

AGENDA
EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS
Tuesday, November 12, 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 - none
6. Public Comment on non-agenda items -- moved to the end of the meeting
7. Emergency Services Reports
 - a. WEGO – none
 - b. Goshen Fire Co - none
 - c. Malvern Fire Co – none
 - d. Good Fellowship – none
 - e. Fire Marshal – none
8. Financial Report – none
9. Approval of Minutes and Treasurer's Report (7:05 PM to 7:10 PM)
 - a. **Minutes – October 15, 2019**
October 22, 2019
 - b. **Treasurers Report – November 7, 2019**
10. Public Hearings - none
11. Old Business
 - a. CZ Woodworking Conditional Use Decision (7:10 PM to 7:20 PM)
 - b. **Consider revised Paoli Pike TND Ordinance (7:20 PM to 7:40 PM)**
 - c. **Consider recommendation for “Not to Exceed” Construction Services Proposal for Paoli Pike Trail Segments C, D & E (7:40 PM to 7:45 PM)**
12. New Business
 - a. **Presentation of 2020 Budget (7:45 PM to 8:05 PM)**
 - b. **Consider date for 2020 Annual Planning Session (8:05 PM to 8:10 PM)**
 - c. **Consider request for Christmas Tree Sales at 1301 West Chester Pike (8:10 PM to 8:15 PM)**
 - d. **Consider recommendation for proposal to prepare Appraisals for the Paoli Pike Trail Segment A (8:15 PM to 8:20 PM)**
 - e. **Consider recommendation for Truck Replacement (8:20 PM to 8:25 PM)**
 - f. **Consider recommendation for Stormwater Management Agreements for 1305 Park Avenue, 1507 Greenhill Road, 1623 Williams Way & 45 Sherman Drive. (8:25 PM to 8:30 PM)**
13. Any Other Matter
14. Continued Public Comment on non-agenda items (8:30 PM to 9:00 PM)
15. Liaison Reports - none
16. Correspondence, Reports of Interest
 - a. **October 15, 2019 – Notice of intent from West Whiteland Township to apply for PennDOT Multimodal Grant**

- b. **October 17, 2019 – Notice of intent to apply for an NPDES for the Bow Tree I Pond**
- c. **October 23, 2019 – Notice of Intent to apply for a DEP for Paoli Pike Trail Segment A.**

17. Adjournment (9:30 PM)

Meetings & Dates of Importance

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	-----
Dec 03, 2019	Board of Supervisors	07:00pm
Dec 04, 2019	Planning Commission	07:00pm
Dec 05, 2019	Parks and Rec Commission	07:00pm
Dec 09, 2019	Municipal Authority	07:00pm

Newsletter Deadline for Spring 2020: February 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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**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
1580 PAOLI PIKE
TUESDAY, OCTOBER 15, 2019
DRAFT MINUTES**

Present: Chairwoman Janet Emanuel; Vice-Chair Marty Shane; Members Mike Lynch, David Shuey and Carmen Battavio; Township Manager Rick Smith; Township Solicitor Kristin Camp; Director of Finance and Assistant Township Manager Jon Altshul; Ernie Harkness (Planning Commission); Erich Meyer (Conservancy Board).

Call to Order & Pledge of Allegiance

Janet called the meeting to order at 7:00 p.m. and asked Township Receptionist Joanne Morgan to lead the pledge of allegiance.

Moment of Silence

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

Recording

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

Chairman's Report

Janet made the following announcements:

- The Board met in Executive Session prior to tonight's meeting for a personnel matter
- 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.
- The Board will announce its decision on the CZ Woodworking Conditional Use Application on November 12, 2019
- Russ Frank has resigned from the Pipeline Task Force
- November 7, 2019 will be "Joanne Morgan Day" in East Goshen Township. Jon explained that Joanne would be retiring soon after 31 and a half years of service.
- East Goshen was a 2019 National Recreation and Parks Association Gold Medal Finalist. Jason presented a five-minute video about the Township's Parks and Recreation Department.

Emergency Service Reports—Westtown East Goshen Police Department

Chief Bernot reminded residents to be vigilant about scams and fraud. She observed that the recent Coffee with a Cop event at the Hershey's Mill Community Center was very successful. She also expressed gratitude for the residents of Rockland Village for reporting a man who may have posed a threat to the community.

Emergency Service Reports—Fire Companies

1 Carmen reported that in East Goshen in September, the Goshen Fire Company responded
2 to 25 fire calls, 11 fire police calls and 181 EMS calls; the Malvern Fire Company
3 responded to 28 calls, of which 4 were BLS and 24 were ALS; and Good Fellowship
4 responded to 44 ALS calls.

5
6 **Financial Report-September**

7 Jon reported that as of September 30th, the General Fund had a positive budget variance
8 of \$412,578 and that he is now projecting the General Fund to finish the year with a
9 deficit of \$191,284. He added that the yield on Township funds has fallen slightly from
10 2.28% at the end of June to 2.15% now and that Utilities Accounts Receivable were near
11 historic lows. He also encouraged residents to attend the November 12, 2019, meeting at
12 which the 2020 Proposed Budget will be released.

13
14 **Approval of Minutes of October 1, 2019**

15 David made a motion to approve the minutes of October 1, 2019. Mike seconded. The
16 motion passed 5-0.

17
18 **Approval of Treasurer's Report of October 10, 2019**

19 Carmen made a motion to graciously accept the receipts and approve the expenditures as
20 presented in the Expenditure Register and as summarized in the Treasurer's Report. Mike
21 seconded. The motion passed 5-0.

22
23 **Public Hearing—Conditional Use Hearing for Zeks Compressed Air Solutions at**
24 **1302 Goshen Parkway**

25 The Board held a Conditional Use hearing to considering modifying Zeks Compressed
26 Air Solutions' 1998 Conditional Use decision to allow for outdoor storage other than
27 metal scrap bins. Carmen made a motion to approve an amendment to the Conditional
28 Use approval for the property located at 1302 Goshen Parkway (UPI 53-3-1.22) owned
29 by Thomson Logistics Assets LLC amending in its entirety condition number six of the
30 Conditional Use approval dated March 18, 1998, to read:

31
32 6. Outdoor Storage shall be permitted so long as all storage areas identified in the
33 applicant's testimony and exhibits are screened from view with a solid fence,
34 which meet or exceed all standards for outdoor storage outlined in §240-32M.

35 a. The applicant shall maintain the fencing and slats for the life of the use.

36 b. The original Conditional Use approval shall remain in effect in its
37 entirety with only the amendment condition #6.

38
39 David seconded. The motion passed 5-0. A court reporter was present and will provide a
40 full transcript of the hearing. A copy of the transcript will be appended to the minutes of
41 this meeting when the decision becomes "final, binding and nonappealable."

42
43 **Consider Business Park Apartments Zoning Ordinance Amendment**

44 Carmen made a motion to deny the application to move the ordinance forward. David
45 seconded.

1 Carmen explained his position that the Township is not ready to change the zoning in the
2 BP district at this time and that more thought is still needed.

3
4 David expressed concern about the long-term viability of suburban corporate parks and
5 stressed that we think about future uses and potential revitalization in the BP District.

6
7 Mike stated that we need to step back and see the forest from the trees. He indicated that
8 this proposal was a distraction from the TND proposal. He added that East Goshen has a
9 unique suburban landscape and that the proposed apartments were too “urban” for East
10 Goshen.

11
12 Marty stated that the business park represents about 10% of our tax revenue and that
13 therefore we need to look closely at how we can ensure that the business community is
14 successful and that the business parks remain full.

15
16 Carmen stated that it’s important that we preserve the rural feel of the Paoli Pike corridor
17 and that we not sacrifice what’s left of the corridor’s present feel. He also expressed
18 concern about “bending over backwards” for developers.

19
20 Michelle Truitt, 1430 Grand Oak Lane, stated that the Township’s existing infrastructure
21 cannot support high density development. She presented the Board with a petition
22 opposing the development signed by over 1,700 people.

23
24 Sean Curran, 1434 Grand Oak Lane, stated that no one moves to a place in order to look
25 towards the future. He also stated that East Goshen is not like Camden, in that it needs
26 revitalization. He also asked what the purpose of having a Zoning Ordinance is if the
27 Board is just going to change it.

28
29 Mike defended the Township’s existing BP zoning and challenged Hankin to develop a
30 proposal that meets the existing zoning requirements.

31
32 Brian Sweet, 646 Meadow Drive, expressed opposition to the proposal because it would
33 double the amount of density that’s allowed elsewhere in the Township.

34
35 Mike noted that the Township did not write the proposed ordinance amendment.

36
37 Kristin explained that the PA Municipal Planning Code requires municipalities to adopt a
38 new Comprehensive Plan every ten years in which they lay out a vision for future growth
39 and that a Zoning Ordinance is not intended to be a stale document. She added that
40 anyone can petition the Board for changes to the Zoning Ordinance and that the Board
41 has the discretion about whether to approve such changes.

42
43 Mike stated that the Township is always looking for ways to protect the value of the
44 Township and by extension, home values here.

1 Joe Francis, 1354 Paoli Pike, stated that he works on Swedesford Road and that his
2 commute used to take 5 minutes, but with all the new commercial construction now takes
3 30 minutes. He stated that change should be embraced, so long as it's the right kind of
4 change. He stressed the need to retain existing companies in East Goshen, but not to fix
5 problems that don't exist. He also suggested that the Township purchase the parcel and
6 convert it into open space.

7
8 Mary Lloyd, 1344 Hollyberry Lane, expressed her opposition to the proposal and worried
9 about the impact of the apartments on nearby homes, as well as the impact on traffic
10 along Paoli Pike, particularly during the morning rush hour when teenagers are driving to
11 school.

12
13 Dan Truitt, 1430 Grand Oak Lane, stated that Marty is wrong on this issue and disagreed
14 with his statement that East Goshen has to change to improve.

15
16 Marty observed that the existing traffic in front of Meadow Drive is terrible in the
17 morning and noted that Hankin's proposal would call for a new traffic light at Meadow
18 Drive to make left turns onto Paoli Pike more feasible.

19
20 Tracy Doogan, a non-East Goshen resident and local realtor, stated that this proposal
21 would negative affect property values and that property values in East Goshen are the
22 highest in the West Chester region.

23
24 Jim Cuccinotta, 1342 Hollyberry Lane, stated that his pharmaceutical company is in the
25 process of relocating from Frazer to East Goshen and that concern about the lack of
26 restaurants in the area was never an issue that was expressed during planning sessions
27 about the relocation. Instead, the company is building a cafeteria. He also indicated that
28 he is reluctant to move forward with a planned addition to his house if his property value
29 will be negatively affected by the apartment construction.

30
31 Janet observed that corporate parks are changing and that the Township can't be blind to
32 that change, but that she has concerns about overbuilding along that stretch of Paoli Pike
33 and that the amendments to the ordinance would impact more than that one parcel.

34
35 The motion passed 3-2, with David and Marty opposed.

36
37 **Consider Recommendation for Stormwater Management Agreement for 707 Peach**
38 **Tree Drive**

39 Marty made a motion to authorize the Chairman to execute the Stormwater Management
40 Operations and Maintenance agreement for 707 Peach Tree Drive. Mike seconded. The
41 motion passed 4-0. (Carmen had left for the evening after the last vote).

42
43 **Consider Recommendation for Grinder Pump Agreement for 204 Line Road**

44 Marty made a motion to authorize the Chairman to execute the Grinder Pump Operations
45 and Maintenance Agreement for 204 Line Road. Mike seconded. The motion passed 4-0.

1
2 **Consider Recommendation for Purchase of New Floor Machine**

3 The Township received two COSTARS quotes for a new 36” floor machine, net of trade-
4 in.

Vendor	Price
Franklin Cleaning	11,895.00
Southeast Cleaning Company	12,779.40

5
6 Marty made a motion to purchase the Nilfisk SC901 floor cleaning machine from
7 Franklin Cleaning Company for \$11,895, net of trade-in. David seconded. David
8 expressed concern that the old floor machine was not on the Township’s capital
9 replacement list. The motion passed 4-0.

10
11 **Consider Recommendation Township Building Roof Replacement**

12 The Township received 8 bids for replacement of the Township Building roof.
13

Bidder	Price
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
Detweiler Roofing	144,200.00
A Women Owned Contractor, Inc	215,350.00
A-1 Construction & Painting Inc	\$764,600 (\$115,600 with corrected value)

14
15 Marty made a motion to award the contract for the replacement of the Township Building
16 roof to Pro Com Roofing Corp in the amount of \$49,681. David seconded. Marty
17 expressed concern about the spread in the prices. David asked about the installation of
18 solar panels on the roof, and whether this replacement should be delayed until after a
19 decision is made on solar at the Township Building. The motion passed 4-0.
20

21 **Consider Recommendation for a Construction Services Proposal for Segments C, D**
22 **& E of the Paoli Pike Trail**

23 Marty and David expressed concern about the lack of a “not to exceed” clause in the
24 contract. Marty asked what the value of having McMahon, as opposed to another
25 engineering firm, do the construction management work, and questioned whether
26 McMahon had sharpened its pencil with this quote. Mark explained that we are required
27 by PennDOT to have a construction manager on site and that this work can’t be
28 performed in-house. The Board directed staff to ask McMahon to provide a “not-to-
29 exceed” proposal and consider the matter again at a future meeting.
30

31 **Consider Recommendation to Submit a PennDOT Multimodal Transportation**
32 **Fund Grant Application for Segment B of the Paoli Pike Trail**

33 Marty made a motion to submit a PennDOT Multimodal Transportation Fund Grant
34 Application in the amount of \$2,865,000 and approve matching funds in the amount of

1 \$999,000. David seconded. Mike and Marty asked about where the matching funds for
2 this grant application would come from. Jon explained that the 2017 Bonds did not
3 include funding for construction of Segment B. He reiterated that the Board's stated
4 intent was to fund soft costs, like borrowing and ROW acquisition from the bond
5 proceeds, but that the construction costs would be borne by grants. Therefore, Township
6 staff would continue to apply for additional grant funding to offset any matching costs.

7
8 **Any Other Matter**

9 Jon explained that he would like to submit a grant application through the PECO
10 Growing Greener program for \$10,000 to help defray the cost of the planned plantings
11 above the Marydell Pond next spring, which are expected to cost \$42,000. Mike made a
12 motion to adopt Resolution 2019-109 authorizing application for a \$10,000 PECO
13 Growing Green Grant. David seconded. The motion passed 4-0.

14
15 Mike made a motion to appoint Brandon Groff to the Futurist Committee. David
16 seconded. The motion passed 4-0.

17
18 Mike made a motion to approve Resolution 2019-98 recognizing November 7, 2019 as
19 Joanne Morgan Day in East Goshen Township. David seconded. The motion passed 4-0.

20
21 **Public Comment**

22 Ernie asked for information about how the cost of the Paoli Pike Trail was being paid.
23 Jon agreed to update his worksheet.

24
25 **Correspondence, Reports of Interest**

26 None

27
28 **Adjournment**

29 There being no further business, Marty made a motion to adjourn at 9:15pm. Mike
30 seconded. The motion passed 4-0.

31
32 Respectfully submitted,
33 *Jon Altshul*
34 *Recording Secretary*

35
36 *Attached: Treasurer's Report of October 10, 2019*

TREASURER'S REPORT
 RECEIPTS AND BILLS

September 27 - October 10, 2019

GENERAL FUND

Real Estate Tax	\$2,034.95	Accounts Payable	\$488,314.35
Earned Income Tax	\$10,300.00	<u>Electronic Pmts:</u>	
Local Service Tax	\$0.00	Credit Card	\$0.00
Transfer Tax	\$0.00	Postage	\$61.18
General Fund Interest Earned	\$7,938.68	Debt Service	\$0.00
Total Other Revenue	\$547,392.16	Payroll	\$125,558.75
Total General Fund Receipts:	\$567,665.79	Total Expenditures:	\$613,934.28

STATE LIQUID FUELS FUND

Receipts	\$0.00	Accounts Payable	\$0.00
Interest Earned	\$142.90	Total Expenditures:	\$0.00
Total State Liquid Fuels Receipts:	\$142.90		

CAPITAL RESERVE FUND

Receipts	\$140.25	Accounts Payable	\$22,050.76
Interest Earned	\$5,330.97	Credit Card	\$0.00
Total Capital Reserve Fund Receipts:	\$5,471.22	Total Expenditures:	\$22,050.76

TRANSPORTATION FUND

Receipts	\$0.00	Accounts Payable	\$32,791.52
Interest Earned	\$840.20	Total Expenditures:	\$32,791.52
Total Transportation Fund Receipts:	\$840.20		

SEWER OPERATING FUND

Receipts	\$23,563.32	Accounts Payable	\$82,992.85
Interest Earned	\$1,330.52	Credit Card	\$0.00
Total Sewer Operating Fund Receipts:	\$24,893.84	Debt Service	\$0.00
		Total Expenditures:	\$82,992.85

REFUSE FUND

Receipts	\$7,573.95	Accounts Payable	\$92,025.69
Interest Earned	\$735.38	Credit Card	\$0.00
Total Refuse Fund Receipts:	\$8,309.33	Total Expenditures:	\$92,025.69

BOND FUND

Receipts	\$0.00	Accounts Payable	\$1,600.00
Interest Earned	\$9,451.01	Total Expenditures:	\$1,600.00
Total Bond Fund Receipts:	\$9,451.01		

SEWER CAPITAL RESERVE FUND

Receipts	\$267.32	Accounts Payable	\$0.00
Interest Earned	\$1,424.72	Total Expenditures:	\$0.00
Total Sewer Capital Reserve Fund Receipts:	\$1,692.04		

OPERATING RESERVE FUND

Receipts	\$0.00	Accounts Payable	\$0.00
Interest Earned	\$503.83	Total Expenditures:	\$0.00
Total Operating Reserve Fund Receipts:	\$503.83		

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**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
1580 PAOLI PIKE
TUESDAY, OCTOBER 22, 2019
DRAFT MINUTES**

Present: Chairwoman Janet Emanuel; Vice-Chair Marty Shane; Members Mike Lynch, David Shuey and Carmen Battavio; Township Manager Rick Smith; Township Solicitor Kristin Camp; Director of Finance and Assistant Township Manager Jon Altshul; Township Zoning Officer Mark Gordon; Dan Daley, John Stipe and Brad Giresi (Planning Commission); Erich Meyer (Conservancy Board); Christina Morley (Pipeline Task Force).

Call to Order & Pledge of Allegiance

Janet called the meeting to order at 7:03 p.m. and asked Tom Comitta to lead the pledge of allegiance.

Moment of Silence

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

Recording

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

Chairman's Report

Janet announced that the Board met in Executive Session prior to tonight's meeting for a legal matter.

Presentation on Paoli Pike/Goshenville Traditional Neighborhood Development Overlay Districts

Mark Gordon presented a Powerpoint presentation on the Traditional Neighborhood Development (TND) Overlay Districts. A copy of the presentation can be found here: <https://eastgoshen.org/wp-content/uploads/2019/10/102219-Powerpoint-Presentation-rev.-5-with-headers.pdf>

At the conclusion of the presentation, Carmen noted the Township's commitment to preserving the past and asked Mark whether the proposal would open the door to developers taking advantage of the Township. Mark observed that the design standards in the TND districts are modest and tasteful, and that the Township works carefully with developers to ensure that the Township's concerns are being addressed. Rick noted that the 50-foot buffer between zoning districts in the TND would give adjacent residential districts more protection from encroaching development than they have now. Carmen also asked if the percentage of certain types of uses could be capped at a certain percentage of all uses in the TND districts. Kristin explained that this would not be allowed under the PA Municipal Planning Code, but that the proposed area and bulk requirements effectively achieves the same purpose.

1
2 Kristin asked Mark to clarify if the TND districts were overlays in which case the
3 existing underlying zoning districts would not go away. Mark confirmed that these are
4 overlay districts. Rick noted that only a handful of new uses would be permitted relative
5 to the existing zoning.

6
7 Mike noted that one of the major new uses permitted would be apartments and asked how
8 this proposal would be fundamentally different than the Hankin proposal that was
9 discussed last week. Kristin responded that the area and bulk requirements in the TND
10 districts allow for much less density than in the Hankin proposal.

11
12 Marie Cattie, 630 Meadow Drive, observed that most Township residents she's spoken
13 with are opposed to more townhouse and apartment development in general and higher
14 density development in particular. She also asked how many dwellings would be
15 permitted at the Perrano and Perakis properties. Mark responded that under current R-2
16 zoning, approximately 15 single family homes would be permitted at the Perrano site and
17 that under the TND-2 proposal, as many as 60 townhomes would be allowed there. Mark
18 also noted that under the current R-3 zoning, the Perakis property currently allows for
19 twins, but not townhomes, and that about 32 townhomes would be permitted there under
20 the TND-2. Ms. Cattie also asked the Board whether the ordinance amendments could be
21 adopted in pieces and not all at once. She added that she supports the construction of the
22 Paoli Pike Trail.

23
24 Christina Morley, Pipeline Task Force, asked Mark when planning on the TND project
25 began. She observed that since the planning work began, Sunoco has been installing new
26 pipelines which could pose a threat to human health and that she has safety concerns
27 about having more people out and more businesses operating with the pipelines nearby.
28 She stated that she is opposed to more development and that she would like the Township
29 to survey residents about whether they want more open space or development.

30
31 Leo Sinclair, 217 Lochwood Lane, raised concerns about allowing public utility facilities
32 in the TND. Mark observed that public utility facilities, which include infrastructure like
33 sanitary sewer pump stations, are currently allowed in these zoning districts now. Rick
34 observed that public utilities like PECO can currently appeal to the Public Utility
35 Commission for a certificate of need as a public utility, in which case they are exempt
36 from local zoning and which makes regulating them at the local level very difficult. Janet
37 observed that this occurred when the PECO substation was originally built at the corner
38 of Strasburg and North Chester Roads. Mr. Sinclair also asked what current uses would
39 not be allowed. Janet observed that there are none, as the Township wants to minimize
40 the potential for non-conforming uses. Mr. Sinclair also asked about what would be done
41 with "abandoned" uses, such as if Sunoco were to abandon the gas station along Paoli
42 Pike. Rick indicated that abandonment of commercial property is highly unlikely.

43
44 Dan Truitt, 1430 Grand Oak Drive, stated that any amendments to the zoning ordinance
45 along Paoli Pike should be a non-starter after last week's meeting. Janet and Mike
46 observed that the TND would provide for much less apartment dwelling density than

1 what was envisioned in the Hankin proposal and in a location much more central to the
2 Town Center. Mr. Truitt also expressed concern about the 15 foot build-to line in the
3 TND-1 and how that may fundamentally change the character of the Township.
4

5 Michelle Truitt, 1430 Grand Oak Lane, expressed concern that a future developer could
6 make a future request to extend the TND districts beyond what is currently proposed. She
7 also asked about how the TND would impact the Goshen Corporate Park. Janet clarified
8 that this proposal would only impact the Goshen Executive Center and not the rest of the
9 Corporate Park. Ms. Truitt submitted a petition opposing the TND ordinance
10 amendments and the Hankin proposal.
11

12 Brian Sweet, 646 Meadow Drive, expressed concerns that the apartment density
13 provision in the TND-1 area and bulk requirements would increase apartment density by
14 about 10% beyond what it is elsewhere in the Township and that residential density
15 would be increased by a factor of two in the TND-2. He noted that one of the reasons that
16 we have vacancies on our commercial corridor is because the Township has allowed
17 developers to dictate the changes to our zoning ordinance.
18

19 Kevin Perrot, 1416 Grand Oak Lane, expressed opposition to the Paoli Pike Trail and the
20 broader 750-mile Philadelphia Trail Circuit. He noted that the crossing of the Chester
21 Valley Trail at Ship Road is dangerous and indicated that the Paoli Pike Trail may raise
22 similar safety issues. Marty provided Mr. Perrot with some background on the planning
23 process for the Trail and the proposed TND ordinance. Marty observed that any change
24 along Paoli Pike as a result of the TND is likely to occur very slowly. Mike reiterated that
25 any new development along Paoli Pike would be gradual and that the Township is trying
26 to strategically manage development. David observed that technically the Paoli Pike Trail
27 is not part of the Philadelphia Trail Circuit and that it is intended for use by East Goshen
28 residents specifically.
29

30 John Hertzog, 940A Cornwallis Drive, noted that he lives about half a mile from the
31 TND-2 district and worried about encroaching development on his property. He asked if
32 anyone in attendance participated in the planning process for the TND ordinance
33 proposal. He also asked if the matter could be put on a voter referendum. David
34 explained that a voter referendum was not legal under state law for this type of policy
35 decision.
36

37 Marian Wilson, 406 Summit House, asked if the Trail would be ADA-accessible, to
38 which Mark responded that it would be. She expressed opposition to the Trail. She stated
39 that she is against development and fears that similar development patterns that occurred
40 in Newtown Square could happen in East Goshen as well.
41

42 Mr. Sinclair noted that the Township has spent \$1.6 million on the Paoli Pike Trail to
43 date and asked Jon to provide the audience with an explanation for how the Trail was
44 being paid for. Jon explained the interplay between the proceeds of the 2017 general
45 obligation bonds and the \$3.6 million in grants that the Township has already received.
46 He reiterated that the net costs for the Township, after grants, would be about \$3 million.

1
2 Mr. Truitt asked how many residents attended the various Planning Commission
3 meetings at which the TND ordinance was discussed. Mark responded that it was normal
4 for 15-20 residents to attend. Mr. Truitt also asked if tax rates would go down now that
5 the debt for Applebrook Park has been paid off. David noted that the Township has not
6 raised tax rates in 17 years, despite the fact costs continue to rise. Mr. Truitt also asked
7 for clarification on electoral and non-electoral debt, which Rick provided.

8
9 Susanne Carson, 628 Thorncroft Drive, reiterated the concern she's heard from other
10 Township residents about not allowing more apartments in the Township.

11
12 Jeff Dean, 1252 Upton Circle, expressed concern that the 20-foot build-to line in the
13 TND-2 was too close to the road for dwelling units and that the 15-foot build to line in
14 the TND-1 could fundamentally change the character of the Township. He also asked if
15 there's anything to prevent a developer from building an apartment building with first-
16 floor retail in the TND-1 and then not filling the retail stores. Mark responded that this is
17 a possibility, but it's more likely that the developer would simply build an apartment
18 building with no retail instead, which would be permitted.

19
20 Kay Coup, 916 N. Chester Road, expressed concern about traffic along Route 352 and
21 Paoli Pike if the Perakis Property were to be developed. Mark explained that any
22 developer would be required to do a traffic study and take appropriate steps to mitigate
23 any traffic impact at that site.

24
25 Marty made a motion to direct staff and the Planning Commission to consider the
26 comments received at tonight's meeting and make revisions to the draft ordinance as
27 appropriate. Mike seconded. The motion passed 4-1, with Carmen opposed.

28
29 **Adjournment**

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

32
33 Respectfully submitted,
34 *Jon Altshul*
35 *Recording Secretary*

**TREASURER'S REPORT
RECEIPTS AND BILLS**

October 10 - November 7, 2019

GENERAL FUND

Real Estate Tax	\$1,315.27
Earned Income Tax	\$628,322.40
Local Service Tax	\$51,021.93
Transfer Tax	\$67,247.07
General Fund Interest Earned	\$7,183.52
Total Other Revenue	\$58,773.14

Total General Fund Receipts: \$813,863.33

Accounts Payable	\$523,507.19
Electronic Pmts:	
Credit Card	\$0.00
Postage	\$1,222.99
Debt Service	\$320,533.23
Payroll	\$270,782.03

Total Expenditures: \$1,116,045.44

STATE LIQUID FUELS FUND

Receipts	\$0.00
Interest Earned	\$139.04
Total State Liquid Fuels Receipts: <u>\$139.04</u>	

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

CAPITAL RESERVE FUND

Receipts	\$14,105.16
Interest Earned	\$5,164.26
Total Capital Reserve Fund Receipts: <u>\$19,269.42</u>	

Accounts Payable	\$205,127.02
Credit Card	\$0.00
Total Expenditures: <u>\$205,127.02</u>	

TRANSPORTATION FUND

Receipts	\$0.00
Interest Earned	\$800.01
Total Transportation Fund Receipts: <u>\$800.01</u>	

Accounts Payable	\$42,913.51
Total Expenditures: <u>\$42,913.51</u>	

SEWER OPERATING FUND

Receipts	\$371,868.50
Interest Earned	\$1,073.31
Total Sewer Operating Fund Receipts: <u>\$372,941.81</u>	

Accounts Payable	\$170,920.80
Credit Card	\$0.00
Debt Service	\$180,296.59
Total Expenditures: <u>\$351,217.39</u>	

REFUSE FUND

Receipts	\$94,826.09
Interest Earned	\$601.00
Total Refuse Fund Receipts: <u>\$95,427.09</u>	

Accounts Payable	\$87,732.79
Credit Card	\$0.00
Total Expenditures: <u>\$87,732.79</u>	

BOND FUND

Receipts	\$0.00
Interest Earned	\$8,949.79
Total Bond Fund Receipts: <u>\$8,949.79</u>	

Accounts Payable	\$31,484.92
Total Expenditures: <u>\$31,484.92</u>	

SEWER CAPITAL RESERVE FUND

Receipts	\$3,022.68
Interest Earned	\$1,350.42
Total Sewer Capital Reserve Fund Receipts: <u>\$4,373.10</u>	

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

OPERATING RESERVE FUND

Receipts	\$0.00
Interest Earned	\$487.01
Total Operating Reserve Fund Receipts: <u>\$487.01</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: NOVEMBER 7, 2019

Attached please find the Treasurer's Report for the weeks of October 11, 2019 – November 7, 2019.

A few noteworthy transactions to bring to your attention:

- We received a \$10,300 rebate from PLGIT for our use of the P-Card between 10/1/18 and 9/30/19. Most of this (\$8,557) was allocated to the Refuse Fund, as AJ Blosenski is by far the largest Township vendor that accepts credit card payments at no cost.
- \$174,705 to FW Houser in the Capital Reserve Fund to close out the Wash Bay project
- We made the final principal payment (\$237,000) on the 1999 Applebrook Park loan last month.

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.

EAST GOSHEN TOWNSHIP
MONTHLY DEBT PAYMENT BREAKDOWN
October 25, 2019

GENERAL FUND:

Interest payment	Principal payment	Year of Issuance	Loan Description	Original loan amount	Remaining Principal	Retirement Date
\$6,443.45	\$0.00	2003	Multi purpose 9 projects	\$5,500,000.00	\$1,794,000.00	2023
\$801.85	\$237,000	1999	Applebrook Park	\$3,000,000.00	\$0.00 *	2019
\$162.93	\$0.00	2000	Spray Irrigation	\$287,000.00	47,000.00	2021
\$71,125.00	\$5,000.00	2017	G Playground , Dams, & Paoli Pike Trail	\$5,310,000.00	\$530,000.00	2037 <i>10/1/2019</i>

SEWER FUND:

Interest payment	Principal payment	Year of Issuance	Loan Description	Original loan amount	Remaining Principal	Retirement Date
\$20,529.30	\$0.00	2008	RCSTP Expansion	\$9,500,000	\$6,221,000.00	2032
\$4,847.91	\$0.00	2013	Diversion Projects	\$2,500,000	\$1,908,000.00	2033
\$39,919.38	\$115,000.00	2017	S West Goshen STP	\$2,840,000	\$2,705,000.00	2037 <i>10/1/2019</i>

* Note Final Principal Payment has been made.

Report Date 10/14/19

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MARP05 run by BARBARA 2 : 14 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
05		SEWER OPERATING								
1393	60070	1	05429 3250	US POSTMASTER ADMIN.- POSTAGE QTR.4 - 2019 UTILITY BILLS	101419	10/14/19	10/14/19	10/14/19	3976	952.01
										952.01
06		REFUSE								
1393	60070	2	06427 3250	US POSTMASTER POSTAGE QTR.4 - 2019 UTILITY BILLS	101419	10/14/19	10/14/19	10/14/19	685	952.01
										952.01
										1,904.02
2 Printed, totaling										1,904.02

FUND SUMMARY

Fund	Bank Account	Amount	Description
05	05	952.01	SEWER OPERATING
06	06	952.01	REFUSE
		1,904.02	

PERIOD SUMMARY

Period	Amount
1910	1,904.02
	1,904.02

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MARPO5 run by BARBARA

9 : 13 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01	GENERAL FUND									
6	60086	1	01454 3000	ABC PAPER & CHEMICAL INC GENERAL EXPENSE PINE SOL CLEANER & TOILET TISSUE	101411	10/21/19		10/21/19		73.73
										73.73
41	60087	1	01438 2450	ALPHA SPACE CONTROL CO INC. MATERIALS & SUPPLIES-HIGHWAYS ROAD STRIPING - DOUBLE YELLOW & SINGLE WHITE	53841	10/21/19		10/21/19		7,364.82
										7,364.82
2898	60090	1	01454 3711	AQUASCAPES UNLIMITED POND TREATMENT	3293	10/21/19		10/21/19		197.00
	60091	1	01454 3711	POND SERVICE 9/25/19 PIN OAK POND TREATMENT	030811	10/21/19		10/21/19		375.00
	60092	1	01454 3717	FENCE INSTALLATION & MATERIALS MARYDELL POND REHAB MARYDELL AQUATIC PLANTS	030810	10/21/19		10/21/19		5,065.00
										5,637.00
82	60093	1	01430 2330	ASSOCIATED TRUCK PARTS VEHICLE MAINT AND REPAIR LED WORK LAMPS	352893	10/21/19		10/21/19		516.00
										516.00
1198	60096	1	01410 5400	BRANDYWINE VALLEY SPCA S.P.C.A. CONTRACT CHESCO STRAY PICK-UP - SEPT.2019	3229	10/21/19		10/21/19		371.50
										371.50
2695	60097	1	01454 3100	BRICKHOUSE ENVIRONMENTAL PROFESSIONAL SERVICES PROF.SERVICE - SEPT.2019 WATER SAMPLING - EGT PARK	2564	10/21/19		10/21/19		737.13
										737.13
197	60100	1	01404 3140	BUCKLEY BRION MCGUIRE & MORRIS LEGAL - ADMIN	20559	10/21/19		10/21/19		502.50
	60100	2	01413 3140	LEGAL SERVICE 9/3/19 - 9/26/19 LEGAL - TWP CODE	20559	10/21/19		10/21/19		829.50
	60100	3	01414 3110	LEGAL SERVICE 9/3/19 - 9/26/19 LEGAL - CODES LEGAL SERVICE 9/3/19 - 9/26/19	20559	10/21/19		10/21/19		130.00

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01	GENERAL FUND									
197	60100	4	01414 3141	BUCKLEY BRION MCGUIRE & MORRIS LEGAL - ZONING HEARING BOARD	20559	10/21/19		10/21/19		177.00
	60100	5	01414 3142	LEGAL SERVICE 9/3/19 - 9/26/19 LEGAL - CONDITIONAL USE	20559	10/21/19		10/21/19		3,257.00
				LEGAL SERVICE 9/3/19 - 9/26/19						4,896.00
4078	60101	1	01462 2490	CHARLESTON MINT, THE MATERIALS & SUPPLIES	2241	10/21/19		10/21/19		2,477.00
				GOLD SULIVAN HOUSE ORNAMENTS						2,477.00
3488	60102	1	01409 3740	CINTAS CORPORATION #287 TWP. BLDG. - MAINT & REPAIRS	4032578200	10/21/19		10/21/19		87.40
	60102	2	01487 1910	WEEK END 10/16/19 CLEAN MATS UNIFORMS	4032578200	10/21/19		10/21/19		560.63
				WEEK END 10/16/19 CLEAN UNIFORMS						648.03
2491	60105	1	01401 3210	COMCAST 8499-10-109-0107472 COMMUNICATION EXPENSE	101019	10/21/19		10/21/19		32.23
				0107472 10/17-11/16/19 FW TV						32.23
3249	60104	1	01401 3210	COMCAST 8499-10-109-0107712 COMMUNICATION EXPENSE	100419	10/21/19		10/21/19		106.85
				0107712 10/5-11/4/19 E.G.PARK LED						106.85
3490	60103	1	01401 3210	COMCAST 8499-10-109-0111284 COMMUNICATION EXPENSE	100419	10/21/19		10/21/19		32.23
				0111284 10/9-11/8/19 SPEC.VIDEO FW						32.23
317	60106	1	01454 3717	CONTRACTOR'S CHOICE MARYDELL POND REHAB	00240705	10/21/19		10/21/19		1,562.50
				EROSION BLANKET - MARYDELL						1,562.50

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MARP05 run by BARBARA 9 : 13 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
218	60108	1	01452 3712	EVANGELISTA, CHARO YOGA EXPENSE ADDL' REGISTRATIONS FALL 2019	7065	10/21/19		10/21/19		429.25
										429.25
4136	60112	1	01401 3210	FIRSTNET - #287290606505 COMMUNICATION EXPENSE SEPTEMBER 2019	505X10082019	10/21/19		10/21/19		830.16
	60112	2	01401 3210	COMMUNICATION EXPENSE LESS CREDIT	505X10082019	10/21/19		10/21/19		-103.75
										726.41
2999	60110	1	01414 3100	FITZPATRICK, CARA M. COURT REPORTERS ATTEND & TRANSCRIBE CONDITIONAL USE HEARING - CZ WOODWORKING - 9/5/19	100919	10/21/19		10/21/19		860.00
	60111	1	01414 3100	COURT REPORTERS ATTEND & TRANSCRIBE CONDITIONAL USE HEARING - CZ WOODWORKING 9/11/19	101519	10/21/19		10/21/19		1,270.00
										2,130.00
1876	60117	1	01438 3845	FOLEY INC. EQUIP. RENTAL -RESURFAC. 2000 GAL.WATER TRUCK RENTAL 7/29 - 8/15/19	A6147901	10/21/19		10/21/19		3,561.00
										3,561.00
1970	60113	1	01413 3130	GANNETT FLEMING COMPANIES ENGINEERING SERVICES PROF.SERVICES THRU 9/27/19 GEOPLAN	065037.01*82929	10/21/19		10/21/19		920.00
										920.00
594	60114	1	01409 3740	HAMMOND & MCCLOSKEY INC. TWP. BLDG. - MAINT & REPAIRS REPAIR WATER CLOSET TANK - WOMEN'S ROOM	9221	10/21/19		10/21/19		223.25
										223.25
103	60115	1	01414 3000	ICC - (SOFTWARE) CODE BOOKS/OTHER '18 ISPSC SWIMMING POOL SPA, '18 IPC SOFT/TABS COMBO & '18 IEBC SOFT/TABS COMBO	1001100638	10/21/19		10/21/19		454.28
										454.28

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
2993				MAST FARMS						
	60124	1	01452 3040	PUMPKIN FESTIVAL 20 BINS OF PUMPKINS	7789	10/21/19		10/21/19		2,300.00
										2,300.00
1851				MAXWELL & SON INC, JW						
	60127	1	01409 3740	TWP. BLDG. - MAINT & REPAIRS PLEXYGLASS FOR BLACKSMITH CASE	59495	10/21/19		10/21/19		68.00
										68.00
1641				NAPA AUTO PARTS						
	60128	1	01430 2330	VEHICLE MAINT AND REPAIR FUEL FILTERS	2-790503	10/21/19		10/21/19		12.00
										12.00
2884				NEOPOST						
	60159	1	01401 3250	POSTAGE INK CARTRIDGES	15871500	10/22/19		10/22/19		222.99
										222.99
951				NFPA						
	60129	1	01411 3000	FIRE MARSHAL - EXPENSES MEMBERSHIP/SUBSCRIP. M.MILLER 2020	102119	10/21/19		10/21/19		175.00
										175.00
3548				OFFICE BASICS						
	60130	1	01401 2100	MATERIALS & SUPPLIES POST-IT FLAGS & PRINT CARTRIDGES	I-1340324	10/21/19		10/21/19		198.58
										198.58
1554				OFFICE DEPOT						
	60131	1	01401 2100	MATERIALS & SUPPLIES BLACK ON WHITE TAPE, POST-IT FLAGS & TONER	384550009001	10/21/19		10/21/19		142.46
	60132	1	01401 2100	MATERIALS & SUPPLIES TONER, PRINT CARTRIDGES, INK & INDEX MAKER	38249408001	10/21/19		10/21/19		329.93
	60133	1	01401 2100	MATERIALS & SUPPLIES TONER, STAPLES & "SCANNED" STAMP	381596304001	10/21/19		10/21/19		281.84
										754.23

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
4091	60134	1	01454 3717	PECO 02280-03067 MARYDELL POND REHAB 02280-03067 8/29-9/30/19 MARYDELL	100419	10/21/19		10/21/19		31.85
										31.85
1052	60136	1	01408 3130	PENNONI ASSOCIATES INC. ENGINEERING SERVICES SERVICE THRU 9/22/19 GEN. CONSULT.	883688	10/21/19		10/21/19		543.25
	60137	1	01408 3130	ENGINEERING SERVICES SERVICE THRU 9/22/19 HERS.MILL ESTS	883696	10/21/19		10/21/19		1,828.00
	60138	1	01408 3131	ENGINEER.& MISC.RECHARGES SERVICE THRU 9/22/19 DUCKLINGS 1302 WILSON	883697	10/21/19		10/21/19		78.75
	60139	1	01408 3131	ENGINEER.& MISC.RECHARGES SERVICE THRU 9/22/19 HANKIN	883698	10/21/19		10/21/19		1,185.00
	60140	1	01408 3131	ENGINEER.& MISC.RECHARGES SERV. THRU 9/22/19 1662 E. BOOT L-3	883699	10/21/19		10/21/19		94.00
	60141	1	01408 3131	ENGINEER.& MISC.RECHARGES SERV. THRU 9/22/19 DIXON - 204 LINE	883700	10/21/19		10/21/19		148.00
										3,877.00
1005	60142	1	01438 2450	PENNSYLVANIA ONE CALL SYSTEM MATERIALS & SUPPLIES-HIGHWAYS MONTHLY ACTIVITY - SEPT. 2019	0000830896	10/21/19		10/21/19		44.47
										44.47
1087	60143	1	01438 2450	PIPE XPRESS INC. MATERIALS & SUPPLIES-HIGHWAYS PERFORATED PIPE & COUPLINGS	101312	10/21/19		10/21/19		405.86
										405.86
2539	60144	1	01409 3740	PRECISION MECHANICAL SERVICES TWP. BLDG. - MAINT & REPAIRS	SC-18394	10/21/19		10/21/19		605.03
	60144	2	01409 3745	REPIPE CONDENSATE DRAIN - BLACKSMTH PW BUILDING - MAINT REPAIRS	SC-18394	10/21/19		10/21/19		605.04
	60144	3	01409 3840	REPLACE FLUE PIPE FOR TUBE HEATER DISTRICT COURT EXPENSES TROUBLESHOOT COURTHOUSE CEILING NOISE - REPAIR AIR HOLDING CELLS	SC-18394	10/21/19		10/21/19		605.03
										1,815.10

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
4203	60145	1	01367 3508	RAKOWSKI, GIFT ART REFUND RE: CANCELLED ART CLASS	824352	10/21/19		10/21/19		55.00
										55.00
2108	60147	1	01487 1910	SIDELINES SPORTSWEAR & PROMOTIONS UNIFORMS 6 ZIP PULLOVERS	6916	10/21/19		10/21/19		287.40
										287.40
4204	60148	1	01430 2330	SPENCER, CAMERON VEHICLE MAINT AND REPAIR BAL. DUE TO COVER VEHICLE DAMAGE RE: EG PW TRAILER ACCIDENT	101819	10/21/19		10/21/19		553.91
										553.91
1297	60149	1	01401 3410	STAPLES CREDIT PLAN ABC APPRECIATION EVENT HOLIDAY PARTY INVITATIONS, ENVELOPES & SEALS	100919	10/21/19		10/21/19		84.13
										84.13
3120	60150	1	01430 2330	STTC SERVICE TIRE TRUCK CTRS INC. VEHICLE MAINT AND REPAIR 2 COOPER TIRES	445770-17	10/21/19		10/21/19		389.84
										389.84
4089	60157	1	01454 3710	WARD LANDSCAPE SERVICES INC. LANDSCAPING PLANT 10 SUGAR MAPLE TREES	071119	10/22/19		10/22/19		5,000.00
	60158	1	01454 3710	LANDSCAPING PRUNE WILLOW TREE	091719	10/22/19		10/22/19		200.00
										5,200.00
1470	60154	1	01410 5310	WESTTOWN TOWNSHIP REGIONAL POLICE BLDG INTEREST OCTOBER 2019	102219	10/22/19		10/22/19		981.04
	60154	2	01410 5320	REGIONAL POLICE BLDG PRINCIPAL OCTOBER 2019	102219	10/22/19		10/22/19		9,583.33
										10,564.37

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MARP05 run by BARBARA

9 : 13 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
03		SINKING FUND								
1876				FOLEY INC.						
	60116	1	03460 7407	PAOLI PK. TRAIL - SEGMENT G EXCAVATOR, COUPLER & BUCKET RENTAL 9/9/19 - 10/7/19	A6262001	10/21/19		10/21/19		5,831.00
										5,831.00
1052				PENNONI ASSOCIATES INC.						
	60135	1	03409 7400	CAPITAL REPLACEMENT-TWP BLDG SERV. THRU 9/22/19 ROOF REPLACEMENT.	883689	10/21/19		10/21/19		6,552.50
										6,552.50
4011				REMINGTON & VERNICK ENGINEERS INC.						
	60146	1	03409 7450	CAPITAL PURCHASE - TWP BLDG PROF. SERVICE THRU 9/30/19 WASH BAY	PCEGT001-17	10/21/19		10/21/19		248.00
										248.00

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MARP05 run by BARBARA 9 : 13 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Data	Check Dte	Recpt Dte	Check#	Amount
05				SEWER OPERATING						
1397				AQUA PA						
60088	1	05429	3000	ADMIN.-GENERAL EXPENSE SEWER BILLING READS - 7/1-9/30/19	49-2119457	10/21/19		10/21/19		33.95
60089	1	05429	3000	ADMIN.-GENERAL EXPENSE SEWER BILLING READS - 7/1-9/30/19 RENTAL COMMUNITY	ET-2119492	10/21/19		10/21/19		60.55
										94.50
151				BLOENSKI DISPOSAL CO, CHARLES						
60094	1	05422	4502	R.C. SLUDGE-LAND CHESTER SWITCH 20 YDS WITH LINER 9/30/19	169592	10/21/19		10/21/19		181.00
60094	2	05422	4502	R.C. SLUDGE-LAND CHESTER SWITCH 20 YDS WITH LINER 10/7/19	169592	10/21/19		10/21/19		181.00
60095	1	05422	4502	R.C. SLUDGE-LAND CHESTER SWITCH 20 YDS WITH LINER 9/23/19	169625	10/21/19		10/21/19		181.00
										543.00
197				BUCKLEY BRION MCGUIRE & MORRIS						
60098	1	05429	3140	ADMIN - LEGAL LEGAL SERVICE - 9/24 - 9/25/19	20560	10/21/19		10/21/19		93.75
										93.75
1747				EAST WHITELAND TOWNSHIP						
60107	1	05429	4520	CONTR. SERV. MALVERN INSTITUTE QTR.3 2019 SEWER PAYMENT	100919	10/21/19		10/21/19		2,802.40
										2,802.40
3043				MAIN POOL & CHEMICAL COMP. INC.						
60125	1	05422	2440	R.C. STP- CHEMICALS 1980 GALS ALUMINUM SULFATE SOLUTION	1979208	10/21/19		10/21/19		2,851.20
60125	2	05422	2440	R.C. STP- CHEMICALS 224 50LB BAGS SODIUM CARBONATE	1979208	10/21/19		10/21/19		3,805.76
										6,656.96
1005				PENNSYLVANIA ONE CALL SYSTEM						
60142	2	05420	3701	C.C. INTERCEPT.-MAINT.&REP MONTHLY ACTIVITY - SEPT. 2019	0000830896	10/21/19		10/21/19		44.47
60142	3	05420	3702	C.C. COLLEC.-MAINT.& REPR. MONTHLY ACTIVITY - SEPT. 2019	0000830896	10/21/19		10/21/19		44.47
										88.94

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
2914				TOWLER, SCOTT A.						
	60151	1	05422 4500	R.C. STP-CONTRACTED SERV. SERVICE RE: RCSTP - SEPT.2019	19-090130-1	10/21/19		10/21/19		16,470.59
										16,470.59
1470				WESTTOWN TOWNSHIP						
	60155	1	05429 4510	CONTR. SERV. CIDER KNOLL QTR.4 - 2019 CIDER	100419-C	10/22/19		10/22/19		19,680.00
	60156	1	05429 4500	CONTR. SERV. SUMMIT HOUSE QTR.4 - 2019 SUMMIT	100419-S	10/22/19		10/22/19		87,330.00
										107,010.00

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08		BOND FUNDS (CAPITAL PROJECTS)								
197				BUCKLEY BRION MCGUIRE & MORRIS						
	60099	1	08459 6000	MISC TRAIL EXPENSES	20563	10/21/19		10/21/19		20.00
				LEGAL SERVICE - 9/16/19 PAOLI PR TR						
										20.00
										210,933.94
0 Printed, totaling										210,933.94

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	61,364.47	GENERAL FUND
03	03	12,631.50	SINKING FUND
05	05	133,760.14	SEWER OPERATING
06	06	3,157.83	REFUSE
08	08	20.00	BOND FUNDS (CAPITAL PROJECTS)
		210,933.94	

PERIOD SUMMARY

Period	Amount
1910	210,933.94
	210,933.94

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
04				ROAD IMPROVEMENTS						
2933	60160	1	04439 6070	TRANS-FLEET CONCRETE PAOLI PIKE @ APPLEBROOK PARK 5.0 CYDS. CONCRETE - HIBBERD TRAF. SIGNAL	163765-2	10/22/19	10/22/19	10/22/19	1028 p	795.00
										795.00
1423	60161	1	04439 6070	VIMCO PAOLI PIKE @ APPLEBROOK PARK ADA CAST IN PLACE RED - HIBBERD - TRAFFIC SIGNAL	625601	10/22/19	10/22/19	10/22/19	1029 p	960.00
										960.00
										1,755.00
										2 Prepays, totaling 1,755.00
										0 Printed, totaling 0.00

FUND SUMMARY

Fund	Bank Account	Amount	Description
04	04	1,755.00	ROAD IMPROVEMENTS
		1,755.00	

PERIOD SUMMARY

Period	Amount
1910	1,755.00
	1,755.00

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Procurement Card Entries

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Per	Budget #	Sub#	Description	Vendr	Vendor Name	Invoice #	Inv Date	Credit	Src	Trx #	#	U
1910			CREDIT CARD PAYMENT									
	01401	3400	NOTICE - BIDS FOR SLOPED ROOF	2226	21ST CENT.MEDIA NEWS #084433	1875867	09/26/19	366.34	PC	70790	1	
	01401	3400	NOTICE - BOS PUBLIC HEARING 10/1/19	2226	21ST CENT.MEDIA NEWS #084433	1868065	09/23/19	418.14	PC	70790	2	
	01401	3400	NOTICE - BOS PUBLIC HEARING 10/1/19	2226	21ST CENT.MEDIA NEWS #084433	1868057	09/23/19	195.40	PC	70790	3	
	05422	3701	STAND BY TIME - SEPT. 2019	4045	ACE DISPOSAL CORPORATION	155141	10/01/19	137.50	PC	70790	4	
	01438	2450	PORTABLE TOILETS - CONSTRUCTION	3140	ACE PORTABLES INC.	154951	10/01/19	105.00	PC	70790	5	
	05422	4500	LAB TESTING RCSTP - 9/24/19	2918	ALS ENVIRONMENTAL	40-2363344	10/14/19	132.00	PC	70790	6	
	06427	4502	WEEK 10/8/19 - 10/15/19	241	C.C. SOLID WASTE AUTHORITY	55260-R	10/15/19	5,800.37	PC	70790	7	
	05422	4502	WEEK 10/8/19 - 10/15/19	241	C.C. SOLID WASTE AUTHORITY	55260-S	10/15/19	619.62	PC	70790	8	
	06427	4502	WEEK 10/1/19 - 10/7/19	241	C.C. SOLID WASTE AUTHORITY	55197-R	10/07/19	5,071.06	PC	70790	9	
	05422	4502	WEEK 10/1/19 - 10/7/19	241	C.C. SOLID WASTE AUTHORITY	55197-S	10/07/19	584.43	PC	70790	10	
	01430	2330	HOSE CLAMPS & BAND SAW BLADE	2442	KENT AUTOMOTIVE	9307059565	10/01/19	789.76	PC	70790	11	
	01430	2320	142.6 GALS. GASOLINE	1161	REILLY & SONS INC	171404-530	10/02/19	280.21	PC	70790	12	
	01430	2320	245.0 GALS. DIESEL	1161	REILLY & SONS INC	171403-531	10/02/19	526.51	PC	70790	13	
	05422	3601	10/7/19 - 11/6/19	2439	VERIZON -7041	652-4805-100619	10/06/19	230.87	PC	70790	14	

15,257.21

15,257.21

GENERAL LEDGER SUMMARY

GL Account #	Debit	Credit	Description
014XX-XXXX	2,681.36		GENERAL FUND Expense Account
01107-1010		2,681.36	GENERAL FUND Bank Account
054XX-XXXX	1,704.42		SEWER OPERATING Expense Account
05100-1005		1,704.42	SEWER OPERATING Bank Account
064XX-XXXX	10,871.43		REFUSE Expense Account
06100-1005		10,871.43	REFUSE Bank Account

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01		GENERAL FUND								
6				ABC PAPER & CHEMICAL INC						
60166	1	01409	3740	TWP. BLDG. - MAINT & REPAIRS	101556	10/29/19		10/29/19		638.62
				PINE SOL CLEANER, TOILET TISSUE, TRASH CAN LINERS & URINAL BLOCKS						
60167	1	01454	3740	EQUIPMENT MAINT. & REPAIR	101556A	10/29/19		10/29/19		79.41
				TOILET TISSUE						
										718.03
1777				ADVANCED ELECTRONIC SECURITY						
60169	1	01409	3740	TWP. BLDG. - MAINT & REPAIRS	6484	10/29/19		10/29/19		559.55
				REPAIR GARAGE CARD READER						
										559.55
1903				ALTHOUSE, GARY						
60168	1	01401	3000	GENERAL EXPENSE	102119	10/29/19		10/29/19		16.60
				TOLLS TO PACO COURSE 10/21/19						
60168	2	01430	2320	VEHICLE OPERATION - FUEL	102119	10/29/19		10/29/19		14.87
				FUEL FOR ESCAPE						
										31.47
119				BEE.NET INTERNET SERVICES						
60170	1	01401	3210	COMMUNICATION EXPENSE	201911006	10/29/19		10/29/19		550.00
				BEE MAIL ACCOUNTS - NOVEMBER 2019						
										550.00
4176				CADMUS GROUP LLC, THE						
60172	1	01401	3120	CONSULTING SERVICES	INV-276879	10/29/19		10/29/19		1,988.32
				WCACOG PLANNING						
60172	2	01116	1000	CLEARING ACCOUNT	INV-276879	10/29/19		10/29/19		8,931.68
				WCACOG PLANNING						
										10,920.00
3488				CINTAS CORPORATION #287						
60173	1	01409	3740	TWP. BLDG. - MAINT & REPAIRS	4033175697	10/29/19		10/29/19		87.40
				WEEK END 10/23/19 CLEAN MATS						
60173	2	01487	1910	UNIFORMS	4033175697	10/29/19		10/29/19		560.63
				WEEK END 10/23/19 CLEAN UNIFORMS						
										648.03

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3250	60174	1	01401 3210	COMCAST 8499-10-109-0107704 COMMUNICATION EXPENSE 0107704 10/23-11/22/19 P & BOOT LED	101519	10/29/19		10/29/19		106.85
										106.85
317	60175	1	01438 2450	CONTRACTOR'S CHOICE MATERIALS & SUPPLIES-HIGHWAYS SIMPSON STRONG SCREW ANCHORS	00241154	10/29/19		10/29/19		33.55
	60176	1	01452 3040	PUMPKIN FESTIVAL ORANGE SAFETY FENCE - PUMPKIN FEST.	00241006	10/29/19		10/29/19		58.70
	60177	1	01454 3717	MARYDELL POND REHAB EROSION BLANKETS	00241008	10/29/19		10/29/19		312.50
	60178	1	01430 2330	VEHICLE MAINT AND REPAIR STIHL FILTER BAG	00241082	10/29/19		10/29/19		34.11
										438.86
3872	60179	1	01409 3740	EAGLE TERMITE & PEST CONTROL TWP. BLDG. - MAINT & REPAIRS PEST CONTROL - OCTOBER 2019	211396	10/29/19		10/29/19		105.00
	60181	1	01454 3100	PROFESSIONAL SERVICES PEST CONTROL - OCTOBER 2019	211402	10/29/19		10/29/19		25.00
	60182	1	01409 3745	PW BUILDING - MAINT REPAIRS PEST CONTROL - OCTOBER 2019	211398	10/29/19		10/29/19		45.00
	60185	1	01409 3840	DISTRICT COURT EXPENSES PEST CONTROL - OCTOBER 2019	211399	10/29/19		10/29/19		50.00
										225.00
430	60186	1	01409 3600	EAST GOSHEN TWP - SEWER TWP. BLDG. - FUEL, LIGHT, WATER QTR. 4 2019 - TWP.	100119-TWP	10/29/19		10/29/19		353.70
	60188	1	01409 3605	PW BLDG - FUEL, LIGHT, SEWER & WATER QTR.4 2019 - PW	100119-PW	10/29/19		10/29/19		387.38
										741.08
473	60189	1	01401 3041	FASTSIGNS PIPELINE TASK FORCE EXPENSES NAMEPLATES FOR TASK FORCE	368-59715	10/29/19		10/29/19		107.66
										107.66
1876	60190	1	01430 2330	FOLEY INC. VEHICLE MAINT AND REPAIR PAVER REPAIR	W0100005630	10/29/19		10/29/19		2,795.17
	60192	1	01454 3717	MARYDELL POND REHAB TRACK DOZER RENTAL 9/30-10/3/19	A6328201	10/30/19		10/30/19		2,395.31
	60193	1	01438 3840	EQUIPMENT RENTAL MINI EXCAVATOR, HYD.THUMB, COUPLER & HD BUCKET RENTAL 9/26-10/24/19	F4036808	10/30/19		10/30/19		3,895.00

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01		GENERAL FUND								
1876				FOLEY INC.						
	60195	1	01454 3717	MARYDELL POND REHAB TRACK DOZER RENTAL 9/30-10/2/19	R4754401	10/30/19		10/30/19		5,030.35
										14,115.83
2903				FRANKLIN CLEANING EQUIP. & SUPPLY CO.						
	60196	1	01409 3745	PW BUILDING - MAINT REPAIRS FULLSCRUB GL, DEFOAMER & GRIT BRUSH	INV021460	10/30/19		10/30/19		401.92
	60197	1	01409 3745	PW BUILDING - MAINT REPAIRS FULLSCRUB GL	INV021461	10/30/19		10/30/19		93.64
										495.56
1957				GEMPLER'S						
	60199	1	01454 3000	GENERAL EXPENSE SHOT LAUNCHER & SCREAMER SIRENS	INV0004420680	10/30/19		10/30/19		65.98
	60200	1	01454 3000	GENERAL EXPENSE SCREAMER SIRENS	INV0004420869	10/30/19		10/30/19		167.98
										233.96
3131				GREAT AMERICA FINANCIAL SERVICES						
	60201	1	01401 3840	RENTAL OF EQUIP. -OFFICE OCTOBER 2019-LANIER MP C600x COPIER	25718687	10/30/19		10/30/19		160.00
										160.00
569				GREAT VALLEY LOCKSHOP						
	60202	1	01409 3740	TWP. BLDG. - MAINT & REPAIRS INSTALL NEW BATTERIES - PW SAFE	2019003183	10/30/19		10/30/19		118.00
										118.00
1849				HICKS BROTHERS LLC						
	60203	1	01454 3717	MARYDELL POND REHAB 588 SMALL BALES STRAW	49110	10/30/19		10/30/19		4,410.00
										4,410.00
2717				HIGGINS & SONS INC., CHARLES A.						
	60204	1	01433 2500	MAINT. REPAIRS.TRAFF.SIG. WIG WAG POLE SET UP ON STURBRIDGE & N. LOCHWOOD - To BE REIMBURSED By INSURANCE	50580	10/30/19		10/30/19		9,595.00
	60205	1	01433 2500	MAINT. REPAIRS.TRAFF.SIG. TRAF.LIGHT REPAIR - RT.352 & BOOT	50560	10/30/19		10/30/19		65.00
	60206	1	01433 2500	MAINT. REPAIRS.TRAFF.SIG. TRAF.LIGHT REPAIR - WCP & STRASBURG	50579	10/30/19		10/30/19		130.00

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										9,790.00
638				HOME DEPOT CREDIT SERVICES						
	60207	1	01409 3740	TWP. BLDG. - MAINT & REPAIRS	101319	10/30/19		10/30/19		126.71
				STAIN, HINGES, BOLTS & PAINT -BLKSMTH						
				SHOP, LOCK FOR MTG. ROOM CABINET &						
				HOOKS FOR KEYBOARD						
	60207	2	01437 2460	GENERAL EXPENSE - SHOP	101319	10/30/19		10/30/19		227.01
				PRES.TREATD LUMBER, SHOPVAC FILTERS						
				, SAND PAPER, SAFETY GLASSES, PALM						
				GLOVES & HANDHELD SPRAYER						
	60207	3	01437 2460	GENERAL EXPENSE - SHOP	101319	10/30/19		10/30/19		162.14
				BATTERIES, WIRELESS DOORBELL BUTTON						
				& GALV.SPIKES						
	60207	4	01454 3740	EQUIPMENT MAINT. & REPAIR	101319	10/30/19		10/30/19		178.42
				PRES.TREATED LUMBER & DECKMATE III						
										694.28
641				HOOBER INC.						
	60208	1	01430 2330	VEHICLE MAINT AND REPAIR	SI482567	10/30/19		10/30/19		21.84
				PAINT GLOSS RED SPRAY						
										21.84
103				ICC - (SOFTWARE)						
	60209	1	01414 3000	CODE BOOKS/OTHER	1001105219	10/30/19		10/30/19		242.00
				'18 IBC SOFT/ TABS COMBO						
	60210	1	01414 3000	CODE BOOKS/OTHER	1001106280	10/30/19		10/30/19		30.50
				'18 CHANGES TO PA UNIFORM CONSTRUCT						
										272.50
679				INTERCON TRUCK EQUIPMENT						
	60211	1	01432 2500	SNOW - MAINTENANCE & REPAIRS	1074491-IN	10/30/19		10/30/19		910.00
				RE-SEAL FORCE AMERICA VALVE & BENCH						
				TEST						
	60212	1	01430 2330	VEHICLE MAINT AND REPAIR	1074394-IN	10/30/19		10/30/19		168.51
				TRAILER JACK & SQUARE PIPEMOUNT						
										1,078.51
719				KEEN COMPRESSED GAS COMPANY						
	60213	1	01430 2330	VEHICLE MAINT AND REPAIR	30670219	10/30/19		10/30/19		95.33
				INTERCON WELD-ON BUTT HINGE & ZIP						
				WHEEL						
										95.33

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01		GENERAL FUND								
3838				KNIGHT BROS. INC.						
	60214	1	01438 2460	TREE REMOVAL MISC.TREE SERVICE-UPTON CR. 9/23 LABOR	14325	10/30/19		10/30/19		1,200.00
	60214	2	01438 2460	TREE REMOVAL MISC.TREE SERVIC - UPTON CR. BUCKET TRUCK 09/23	14325	10/30/19		10/30/19		440.00
	60214	3	01438 2460	TREE REMOVAL MISC.TREE SERV.UPTON CR. 9/23-BRUSH CHIPPER	14325	10/30/19		10/30/19		280.00
	60214	4	01438 2460	TREE REMOVAL MISC. TREE SERV. UPTON CR. 9/25 LABOR	14325	10/30/19		10/30/19		1,200.00
	60214	5	01438 2460	TREE REMOVAL MISC.TREE SERV. UPTON CR. 9/25 BUCKET TRUCK	14325	10/30/19		10/30/19		440.00
	60214	6	01438 2460	TREE REMOVAL MISC.TREE SERV. UPTON CR. 9/25 BRUSH CHIPPER	14325	10/30/19		10/30/19		280.00
	60214	7	01438 2460	TREE REMOVAL MISC.STUMP REMOVAL 9/30 CORNER OF RAYNARD - LABOR	14325	10/30/19		10/30/19		960.00
	60214	8	01438 2460	TREE REMOVAL MISC.STUMP REMOVAL 9/30 CORNER OF RAYNARD -STUMP GRINDER	14325	10/30/19		10/30/19		440.00
	60214	9	01438 2460	TREE REMOVAL LOG PICK-UP UPTON CIRCLE 10/4/19 LOG TRUCK	14325	10/30/19		10/30/19		165.00
	60214	10	01438 2460	TREE REMOVAL LOG PICK-UP UPTON CIRCLE 10/4/19 LABOR	14325	10/30/19		10/30/19		90.00
	60214	11	01438 2460	TREE REMOVAL MISC.TREE SERVICE MILLSTREAM DR. LABOR	14325	10/30/19		10/30/19		1,200.00
	60214	12	01438 2460	TREE REMOVAL MISC.TREE SERVICE MILLSTREAM DR. BUCKET TRUCK 10/04	14325	10/30/19		10/30/19		440.00
	60214	13	01438 2460	TREE REMOVAL MISC.TREE SERVICE MILLSTREAM DR. BRUSH CHIPPER 10/4	14325	10/30/19		10/30/19		280.00
										7,415.00

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
739	60215	1	01454	3717	KNOX EQUIPMENT RENTALS INC. MARYDELL POND REHAB MULCHER RENTAL 10/14/19	47064.1.2	10/30/19	10/30/19		127.05
										127.05
2813	60216	1	01452	3711	LAYFIELD, RUBY PILATES PILATE INSTRUCTION 9/18-10/16/19	102219	10/30/19	10/30/19		231.20
										231.20
787	60217	1	01409	3740	LOW-RISE ELEVATOR CO. INC TWP. BLDG. - MAINT & REPAIRS BASIC MAINTENANCE - OCTOBER 2019	82567	10/30/19	10/30/19		40.00
										40.00
813	60218	1	01438	2450	MAIN LINE CONCRETE MATERIALS & SUPPLIES-HIGHWAYS MASONRY & SUPPLIES - REPAIR FORREST LANE BRIDGE DUE TO ACCIDENT	451929	10/30/19	10/30/19		1,039.35
										1,039.35
4036	60222	1	01409	3740	MELLINGER & SONS LLC., ELVIN E. TWP. BLDG. - MAINT & REPAIRS 1 TON COAL FOR BLACKSMITH SHOP	101519	10/30/19	10/30/19		400.00
										400.00
2750	60223	1	01486	3500	MRM WORKER'S COMP. FUND INSURANCE COVERAGE -PREM. AUDIT PREMIUM 10/1/18-9/30/19	1819AUD3707	10/30/19	10/30/19		12,819.00
										12,819.00
4205	60224	1	01452	3601	MURACH, ALYISSA R. MISCELLANEOUS EVENTS PERFORMANCE FEE - 10/19 GHOST WALK	102119	10/30/19	10/30/19		100.00
										100.00
1641	60225	1	01430	2330	NAPA AUTO PARTS VEHICLE MAINT AND REPAIR BATTERY	2-793896	10/30/19	10/30/19		70.18
	60226	1	01430	2330	VEHICLE MAINT AND REPAIR 4 CY 5 GAL. MOTOR OIL	2-792732	10/30/19	10/30/19		818.13
	60227	1	01430	2330	VEHICLE MAINT AND REPAIR FUEL FILTERS	2-794572	10/30/19	10/30/19		94.20

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1983				YALE ELECTRIC SUPPLY CO						
	60246	1	01454 3740	EQUIPMENT MAINT. & REPAIR	S114179502.001	10/30/19		10/30/19		391.17
				FLOOD LIGHT						
										391.17

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MARF05 run by BARBARA 3 : 03 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
03		SINKING FUND								
1876				FOLEY INC.						
	60191	1	03460 7406	PAOLI PK. TRAIL - SEGMENT F ARTICULATED TRUCK RENTL 10/7-10/9/19	R4727602	10/30/19		10/30/19		3,085.50
										3,085.50
2903				FRANRLIN CLEANING EQUIP. & SUPPLY CO.						
	60198	1	03409 7450	CAPITAL PURCHASE - TWP BLDG SC 901 ST 34D FLOOR SCRUBBER	INV021462	10/30/19		10/30/19		11,995.00
										11,995.00
3551				MCMAHON ASSOCIATES INC.						
	60221	1	03460 7406	PAOLI PK. TRAIL - SEGMENT F PROF. SERV. 6/29-8/2/19 PAOLI TR. F&G	166922	10/30/19		10/30/19		881.31
	60221	2	03460 7407	PAOLI PK. TRAIL - SEGMENT G PROF. SERV. 6/29-8/2/19 PAOLI TR. F&G	166922	10/30/19		10/30/19		881.31
										1,762.62

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MARP05 run by BARBARA 3 : 03 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
05				SEWER OPERATING						
151	60171	1 05422	4502	BLOSENSKI DISPOSAL CO, CHARLES R.C. SLUDGE-LAND CHESTER SWITCH 20YDS WITH LINER 10/14/19	169610	10/29/19		10/29/19		181.00
										181.00
3872	60180	1 05422	3700	EAGLE TERMITE & PEST CONTROL R.C. STP-MAINT.& REPAIRS PEST CONTROL - OCTOBER 2019	211397	10/29/19		10/29/19		45.00
	60183	1 05422	3701	R.C. COLLEC.-MAINT.& REPR PEST CONTROL - OCTOBER 2019	211401	10/29/19		10/29/19		25.00
	60184	1 05420	3705	ASHBRIDGE-MAINT.&REPR PEST CONTROL - OCTOBER 2019	211400	10/29/19		10/29/19		25.00
										95.00
2255	60219	1 05422	3700	MCGOVERN ENVIRONMENTAL LLC R.C. STP-MAINT.& REPAIRS CLEAN OUT TANKS - RCSTP	E-2147557	10/30/19		10/30/19		3,638.75
										3,638.75
2231	60241	1 05422	3700	ULINE R.C. STP-MAINT.& REPAIRS GRAY 32 GALLON TRASHCANS	112846906	10/30/19		10/30/19		151.51
										151.51
1395	60243	1 05422	3700	USA BLUE BOOK R.C. STP-MAINT.& REPAIRS IMI REPAIR KITS	030888	10/30/19		10/30/19		340.50
										340.50

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MARPO5 run by BARBARA 3 : 03 PM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Receipt Dte	Check#	Amount
08		BOND FUNDS (CAPITAL PROJECTS)								
3551				MCMAHON ASSOCIATES INC.						
	60220	1	08459	6001 SEGMENTS A&B ENGINEERING	166908	10/30/19		10/30/19		31,464.92
				PROF.SERV. 6/29-8/2/19 PAOLI TR.A&B						
										31,464.92
										136,642.32
0 Printed, totaling										136,642.32

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	83,927.52	GENERAL FUND
03	03	16,843.12	SINKING FUND
05	05	4,406.76	SEWER OPERATING
08	08	31,464.92	BOND FUNDS (CAPITAL PROJECTS)
		136,642.32	

PERIOD SUMMARY

Period	Amount
1910	136,642.32
	136,642.32

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MARP05 run by BARBARA 10 : 46 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
04				ROAD IMPROVEMENTS						
3551				MCMANON ASSOCIATES INC.						
60251	1	04439	6040	TRAFFIC STUDY	167753	10/31/19	10/31/19	10/31/19	1030 p	220.00
				PROF.SERVICE 8/31-9/27/19 RT.352 & KING ROAD						
										220.00

220.00
1 Prepays, totaling 220.00
0 Printed, totaling 0.00

FUND SUMMARY

Fund	Bank Account	Amount	Description
04	04	220.00	ROAD IMPROVEMENTS
		220.00	

PERIOD SUMMARY

Period	Amount	
1910	220.00	
		220.00

East Goshen Township Fund Accounting

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MARF17 run by BARBARA 4 : 23 PM

Per	Budget #	Sub#	Description	Vendr	Vendor Name	Invoice #	Inv Date	Credit	Src	Trx #	#
1910			CREDIT CARD PAYMENT								
	05422	4500	LAB TESTING RCSTP 10/1-10/6/19	2918	ALS ENVIRONMENTAL	40-2364908	10/21/19	321.00	PC	70883	1
	06427	4502	WEEK 10/16/19 - 10/22/19	241	C.C. SOLID WASTE AUTHORITY	55331-R	10/22/19	7,040.58	PC	70883	2
	05422	4502	WEEK 10/16/19 - 10/22/19	241	C.C. SOLID WASTE AUTHORITY	55331-S	10/22/19	579.60	PC	70883	3
	01430	2320	116.6 GALS. GASOLINE	1161	REILLY & SONS INC	172510-530	10/24/19	244.63	PC	70883	4
	01430	2320	170.0 GALS. GASOLINE	1161	REILLY & SONS INC	172089-530	10/16/19	353.60	PC	70883	5
	01430	2320	470 GALS DIESEL	1161	REILLY & SONS INC	172429-531	10/23/19	1,059.85	PC	70883	6
	01430	2320	413.3 GALS. DIESEL	1161	REILLY & SONS INC	172088-531	10/16/19	920.01	PC	70883	7
	01430	2320	450.0 GALS. DIESEL	1161	REILLY & SONS INC	171807-531	10/09/19	990.45	PC	70883	8
	01409	3840	10/16-11/15/19	2868	VERIZON-1420	7504490-101519	10/15/19	88.66	PC	70883	9
	01409	3605	10/15-11/14/19	2273	VERIZON - 0527	7504491-101419	10/14/19	215.73	PC	70883	10
								11,814.11			
								11,814.11			

GENERAL LEDGER SUMMARY

GL Account #	Debit	Credit	Description
014XX-XXXX	3,872.93		GENERAL FUND Expense Account
01107-1010		3,872.93	GENERAL FUND Bank Account
054XX-XXXX	900.60		SEWER OPERATING Expense Account
05100-1005		900.60	SEWER OPERATING Bank Account
064XX-XXXX	7,040.58		REFUSE Expense Account
06100-1005		7,040.58	REFUSE Bank Account

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MARPO5 run by BARBARA 9 : 56 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01		GENERAL FUND								
1471				WESTTOWN-EAST GOSHEN POLICE						
	60252	1	01410 5300	POLICE GEN.EXPENSE	110119	11/01/19	11/01/19	11/01/19	18376 p	266,786.46
				NOVEMBER 2019 CONTRIBUTION						
										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
1911	266,786.46
266,786.46	

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MARPO5 run by BARBARA 9 : 16 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01	GENERAL FUND									
6	60261	1	01409 3745	ABC PAPER & CHEMICAL INC PW BUILDING - MAINT REPAIRS FLOOR FINISH	101818A	11/07/19		11/07/19		358.34
	60262	1	01409 3745	PW BUILDING - MAINT REPAIRS FLOOR FINISH	101818	11/07/19		11/07/19		179.17
										537.51
1903	60263	1	01487 4600	ALTHOUSE, GARY TRAINING & SEMINARS-EMPLY PENNBC MEETING	102819	11/07/19		11/07/19		67.00
	60263	2	01413 3000	GENERAL EXPENSE PENNBC DUES - 2020	102819	11/07/19		11/07/19		85.00
										152.00
4206	60264	1	01367 3240	AMERICAN CANCER SOCIETY PARK FEES RETURN OF PARK USE DEPOSIT	102919	11/07/19		11/07/19		100.00
										100.00
68	60265	1	01401 3120	AMS APPLIED MICRO SYSTEMS LTD. CONSULTING SERVICES OCTOBER 2019	66121	11/07/19		11/07/19		1,097.00
	60265	2	01414 5001	ZONING IT CONSULTING OCTOBER 2019 - GEO PLAN	66121	11/07/19		11/07/19		28.00
										1,125.00
1657	60266	1	01409 3600	AQUA PA TWP. BLDG. - FUEL, LIGHT, WATER 000309801 0309801 9/26-10/25/19 BS	102919 BS	11/07/19		11/07/19		19.19
	60267	1	01409 3600	TWP. BLDG. - FUEL, LIGHT, WATER 000309820 0309820 9/23-10/22/19 FR	102419 FR	11/07/19		11/07/19		206.40
	60268	1	01409 3600	TWP. BLDG. - FUEL, LIGHT, WATER 000309828 0309828 9/23-10/29/19 TB	102419 TB	11/07/19		11/07/19		298.51
	60269	1	01409 3605	PW BLDG - FUEL, LIGHT, SEWER & WATER 000496917 0309798 9/23-10/22/19 PW	102419 PW	11/07/19		11/07/19		202.25
										726.35
2690	60275	1	01413 3000	ASFPM GENERAL EXPENSE 2020 ANNUAL MEMBERSHIP - M.GORDON	110519	11/07/19		11/07/19		165.00
										165.00

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
3987	60284	1	01454 3740	DUNRITE SAND & GRAVEL EQUIPMENT MAINT. & REPAIR 23 TONS FINE SAND	32385	11/07/19		11/07/19		488.75
										488.75
218	60285	1	01452 3712	EVANGELISTA, CHARO YOGA EXPENSE ADDL' REGISTS.- FALL YOGA SESSIONS	7066	11/07/19		11/07/19		382.50
										382.50
1876	60286	1	01430 2330	FOLEY INC. VEHICLE MAINT AND REPAIR LOCK ASSEMBLY & KNOB	PS100018765	11/07/19		11/07/19		143.02
	60287	1	01430 2330	VEHICLE MAINT AND REPAIR FREIGHT FOR PART DELIVERY	PS100018764	11/07/19		11/07/19		19.31
										162.33
532	60289	1	01414 3000	GENERAL CODE PUBLISHERS CODE BOOKS/OTHER ADDL' COPIES OF CODE BOOK	GC0005078	11/07/19		11/07/19		139.00
										139.00
627	60293	1	01438 2450	HIGHWAY MATERIALS INC. MATERIALS & SUPPLIES-HIGHWAYS 3.02 TONS 9.5mm 0.3<3 H	143645	11/07/19		11/07/19		151.45
										151.45
2788	60296	1	01452 3020	KLEIN TRANSPORTATION TRIPS MOTORCOACH - NYC TRIP 12/14/19	P/9117	11/07/19		11/07/19		1,312.00
										1,312.00
1631	60297	1	01452 3020	KRAPF'S COACHES TRIPS MOTORCOACH - NYC TRIP 12/14/19	27467	11/07/19		11/07/19		1,638.00
										1,638.00
1817	60300	1	01438 2450	LOWES BUSINESS ACCOUNT/GECF MATERIALS & SUPPLIES-HIGHWAYS ECOLIFE GROUND	111219	11/07/19		11/07/19		365.08
	60300	2	01438 2450	MATERIALS & SUPPLIES-HIGHWAYS QUICKCRETE	111219	11/07/19		11/07/19		158.34
										523.42

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MARP05 run by BARBARA 9 : 16 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01	GENERAL FUND									
2884	60305	1	01401 2100	NEOPOST MATERIALS & SUPPLIES NEOPOST INK CARTRIDGES	15883426	11/07/19		11/07/19		148.00
										148.00
3548	60306	1	01401 2100	OFFICE BASICS MATERIALS & SUPPLIES BLACK LASER CARTRIDG	I-356362	11/07/19		11/07/19		177.99
	60307	1	01401 2100	MATERIALS & SUPPLIES 16GB USB DRIVES	I-1353887	11/07/19		11/07/19		53.28
										231.27
2876	60315	4	01409 3740	P T EQUIPMENT LLC. TWP. BLDG. - MAINT & REPAIRS 2019 ANNUAL MAINTENANCE	EA40-21-SI-02	11/07/19		11/07/19		746.00
	60315	5	01409 3745	PW BUILDING - MAINT REPAIRS 2019 ANNUAL MAINTENANCE	EA40-21-SI-02	11/07/19		11/07/19		746.00
										1,492.00
4037	60308	1	01438 2455	PATTON, ETHAN MATER. & SUPPLY-RESURFAC. TRUCK #2 & 6 10/28 & 10/29/19 USE TOTAL OF 10 LOADS OF MILLINGS	19.70	11/07/19		11/07/19		3,475.00
										3,475.00
2352	60313	1	01434 3610	PECO - 99193-01400 STREET LIGHTING 99193-01400 9/24-10/23/19	102919	11/07/19		11/07/19		703.30
	60313	2	01433 2470	UTILITIES - TRAFFIC LIGHTS 99193-01400 9/24-10/23/19	102919	11/07/19		11/07/19		597.91
										1,301.21
3153	60311	1	01409 7505	PECO - 01360-05046 BOOT & PAOLI LED SIGN 01360-05046 9/26-10/25/19 BOOT LED	102819	11/07/19		11/07/19		45.52
										45.52

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
2593	60310	1	01454 3600	PECO - 18510-39089 UTILITIES 18510-39089 10/1-10/30/19 BOW TREE PUMP	103119	11/07/19		11/07/19		67.72
										67.72
2591	60312	1	01454 3600	PECO - 59500-35010 UTILITIES 59500-35010 9/23-10/22/19 POND PUMP	102319	11/07/19		11/07/19		34.36
										34.36
1065	60314	1	01401 3000	PETTY CASH GENERAL EXPENSE	103119	11/07/19		11/07/19		63.37
	60314	2	01401 3010	FRAMES & BALLOONS - JOANNE'S PARTY, SODA FOR MEETINGS 10/29 & 10/30/19 NEIGHBORHOOD UNIVERSITY	103119	11/07/19		11/07/19		55.21
	60314	3	01401 3041	PRETZELS, COOKIES, NAPKINS & PLATES - NEIGHBORHOOD UNIV. PIPELINE TASK FORCE EXPENSES	103119	11/07/19		11/07/19		28.61
	60314	4	01401 3250	TABLECLOTHS & TABLE SKIRTS POSTAGE	103119	11/07/19		11/07/19		10.53
	60314	5	01401 3410	UPS STORE - PKG. TO INTERSTAE CHEM. ABC APPRECIATION EVENT	103119	11/07/19		11/07/19		66.00
	60314	6	01487 1910	STAMPS FOR ABC EVENT INVITATIONS UNIFORMS WEAVERS - BOOTS FOR CHAS	103119	11/07/19		11/07/19		129.95
										353.67
3731	60316	1	01454 3000	RINEHART'S SANITATION SERVICES INC. GENERAL EXPENSE COMFORT STATIONS - APPLEBROOK SIDE	0005716962	11/07/19		11/07/19		157.30
										157.30
4172	60317	1	01409 3740	SERVICEMASTER SERVICES TWP. BLDG. - MAINT & REPAIRS	2031	11/07/19		11/07/19		1,039.50
	60317	2	01409 3840	JANITORIAL SERVICE - NOVEMBER 2019 DISTRICT COURT EXPENSES JANITORIAL SERVICE - NOVEMBER 2019	2031	11/07/19		11/07/19		310.50
										1,350.00

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
2108	60318	1	01401	3010 SIDELINES SPORTSWEAR & PROMOTIONS NEIGHBORHOOD UNIVERSITY SPORTS BOTTLES - NEIGHBORHOOD U.	6932	11/07/19		11/07/19		427.99
										427.99
1324	60319	1	01409	3840 T&G WINDOW CLEANING DISTRICT COURT EXPENSES WINDOW CLEANING	228824	11/07/19		11/07/19		150.00
	60320	1	01409	3740 TWP. BLDG. - MAINT & REPAIRS WINDOW CLEANING	228823	11/07/19		11/07/19		1,000.00
										1,150.00
2257	60321	1	01414	3050 TCA THOMAS COMITTA ASSOCIATES INC. ZONING CONSULTANTS PROF.SERVICE RE: PAOLI PK.ORDINANCE 6/26/19 - 10/28/19	102919	11/07/19		11/07/19		3,841.60
										3,841.60
2231	60323	1	01409	3740 ULINE TWP. BLDG. - MAINT & REPAIRS BLACK UTILITY CART	113379943	11/07/19		11/07/19		143.95
										143.95
1470	60328	1	01410	5310 WESTTOWN TOWNSHIP REGIONAL POLICE BLDG INTEREST NOVEMBER 2019 INTEREST	110719	11/07/19		11/07/19		981.04
	60328	2	01410	5320 REGIONAL POLICE BLDG PRINCIPAL NOVEMBER 2019 PRINCIPAL	110719	11/07/19		11/07/19		9,583.33
										10,564.37
4208	60330	1	01367	3240 WILLIAMS, KIMBERLY PARK FEES REFUND - CANCELLED PARK USE	103019	11/07/19		11/07/19		200.00
										200.00
4207	60329	1	01452	3508 YOUNG REMBRANDTS - CHESTER CNTY. PA ART ART WORKSHOPS 9/30/19	7047903	11/07/19		11/07/19		348.50
										348.50

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
05		SEWER OPERATING								
6	60260	1	05422 3700	ABC PAPER & CHEMICAL INC R.C. STP-MAINT.& REPAIRS TRASH CAN LINERS - SCREEN ROOM	101937	11/07/19		11/07/19		852.57
										852.57
1658		AQUA PA								
	60270	1	05420 3602	C.C. COLLECTION -UTILITIES 000300141 0300141 9/23-10/22/19 GH	102419 GH	11/07/19		11/07/19		18.00
	60271	1	05420 3604	MILL VAL./BARKWAY UTILITIES 000363541 0357724 9/23-10/22/19 BK	102419 BK	11/07/19		11/07/19		18.00
	60272	1	05420 3602	C.C. COLLECTION -UTILITIES 000309826 0309826 9/26-10/25/19 TH	102919 TH	11/07/19		11/07/19		33.47
	60273	1	05420 3602	C.C. COLLECTION -UTILITIES 000305003 0305003 9/27-10/28/19 WW	103019 WW	11/07/19		11/07/19		30.90
	60274	1	05422 3601	R.C. COLLEC.-UTILITIES 001533998 1087842 9/26-10/25/19 TWN	102919 TWN	11/07/19		11/07/19		87.01
										187.38
151		BLOSENSKI DISPOSAL CO, CHARLES								
	60277	1	05422 4502	R.C. SLUDGE-LAND CHESTER SWITCH 20 YDS W/LINER 10/21/19	170645	11/07/19		11/07/19		181.00
										181.00
197		BUCKLEY BRION MCGUIRE & MORRIS								
	60279	1	05429 3140	ADMIN - LEGAL LEGAL SERVICE 10/1/19 - 10/15/19	20845	11/07/19		11/07/19		745.73
										745.73
583		HACH COMPANY								
	60290	1	05422 3700	R.C. STP-MAINT.& REPAIRS PHOSPHORUS TNT	11689162	11/07/19		11/07/19		456.64
	60291	1	05422 3700	R.C. STP-MAINT.& REPAIRS AMMONIA & NITRITE TNT	11685561	11/07/19		11/07/19		345.10
	60292	1	05422 3700	R.C. STP-MAINT.& REPAIRS BUFFER SOLUTION, NITRATE & COD TNT	11681436	11/07/19		11/07/19		449.95
										1,251.69
765		LEC - LENNI ELECTRIC CORPORATION								
	60298	1	05422 3700	R.C. STP-MAINT.& REPAIRS EMERGENCY CALL - SCREEN BLDG.	191049	11/07/19		11/07/19		111.00
										111.00

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MARP05 run by BARBARA 9 : 16 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
05				SEWER OPERATING						
797				M&S SERVICE COMPANY						
60301	1	05420	3702	C.C. COLLEC.-MAINT.& REPR. SERVICE CONTRACT 1/1/20 - 12/31/20	103119	11/07/19		11/07/19		1,331.67
60301	2	05422	3700	R.C. STP-MAINT.& REPAIRS SERVICE CONTRACT 1/1/20 - 12/31/20	103119	11/07/19		11/07/19		1,331.67
60301	3	05422	3701	R.C. COLLEC.-MAINT.& REPR SERVICE CONTRACT 1/1/20 - 12/31/20	103119	11/07/19		11/07/19		1,331.66
60302	1	05422	3702	R.C. COLLECTION-MAINT. & REP I&I SERVICE CALLS - ASHBRIDGE & BARKWAY PUMP STATIONS	3040-19	11/07/19		11/07/19		420.00
60303	1	05422	3700	R.C. STP-MAINT.& REPAIRS SERVICE CALL - RCSTP PUMP STATION	3038-19	11/07/19		11/07/19		280.00
										4,695.00
3043				MAIN POOL & CHEMICAL COMP. INC.						
60304	1	05422	2440	R.C. STP- CHEMICALS 2000 GALS. SULFATE SOLUTION	1979509	11/07/19		11/07/19		2,880.00
60304	2	05422	2440	R.C. STP- CHEMICALS LESS CREDIT-OVERPAYMENT INV.1978696	1979509	11/07/19		11/07/19		-1,892.80
										987.20
2876				P T EQUIPMENT LLC.						
60315	1	05420	3702	C.C. COLLEC.-MAINT.& REPR. 2019 ANNUAL MAINTENANCE	EA40-21-SI-02	11/07/19		11/07/19		746.00
60315	2	05422	3700	R.C. STP-MAINT.& REPAIRS 2019 ANNUAL MAINTENANCE	EA40-21-SI-02	11/07/19		11/07/19		746.00
60315	3	05422	3701	R.C. COLLEC.-MAINT.& REPR 2019 ANNUAL MAINTENANCE	EA40-21-SI-02	11/07/19		11/07/19		746.00
										2,238.00
2827				PECO - 04725-43025						
60309	1	05420	3603	ASHBRIDGE - UTILITIES 04725-43025 10/1-10/30/19 WYLPN PMP	103119	11/07/19		11/07/19		345.96
										345.96
2914				TOWLER, SCOTT A.						
60322	1	05422	4500	R.C. STP-CONTRACTED SERV. SERVICES RE: RCSTP - OCTOBER 2019	19-100131-1	11/07/19		11/07/19		15,117.73
										15,117.73

Report Date 11/08/19

Expenditures Register
GL-1911-71081

PAGE 10

MARP05 run by BARBARA

9 : 16 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
1395				USA BLUE BOOK						
	60324	1	05420 3702	C.C. COLLEC.-MAINT.& REPR. LUG REPAIR CLAMPS & LIFTER BARS	048240	11/07/19		11/07/19		545.82
	60325	1	05422 3701	R.C. COLLEC.-MAINT.& REPR LUG REPAIR CLAMP	047766	11/07/19		11/07/19		240.55
	60326	1	05422 3701	R.C. COLLEC.-MAINT.& REPR LIFTER BARS	047767	11/07/19		11/07/19		392.94
										1,179.31
3529				VERIZON - 442069312 MODEMS						
	60327	1	05420 3601	C.C. INTERCEPTOR-UTILITIES SEPT.26 - OCT.25, 2019 MODEMS	9840879214	11/07/19		11/07/19		100.62
										100.62

Report Date 11/08/19

Expenditures Register
GL-1911-71081

MARP05 run by BARBARA 9 : 16 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
06				REFUSE						
197	60279	2	06427 3140	BUCKLEY BRION MCGUIRE & MORRIS LEGAL SERVICES LEGAL SERVICE 10/1/19 - 10/15/19	20845	11/07/19		11/07/19		745.72
										745.72

0 Printed, totaling 303,104.37

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	98,713.06	GENERAL FUND
03	03	175,652.40	SINKING FUND
05	05	27,993.19	SEWER OPERATING
06	06	745.72	REFUSE
		303,104.37	

PERIOD SUMMARY

Period	Amount
1911	303,104.37
	303,104.37

Report Date 11/08/19

Expenditures Register
GL-1911-71085

PAGE 1

MARP05 run by BARBARA 9 : 53 AM

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
04				ROAD IMPROVEMENTS						
765				LEC - LENNI ELECTRIC CORPORATION						
60331	1	04439	6070	PAOLI PIKE @ APPLEBROOK PARK	191053	11/08/19	11/08/19	11/08/19	1031 p	40,938.51
				ELECTRICAL WORK- NEW TRAFFIC SIGNAL						
										40,938.51
										40,938.51
										40,938.51
										1 Prepays, totaling 40,938.51
										0 Printed, totaling 0.00

FUND SUMMARY

Fund	Bank Account	Amount	Description
04	04	40,938.51	ROAD IMPROVEMENTS
		40,938.51	

PERIOD SUMMARY

Period	Amount	
1911	40,938.51	
		40,938.51

Report Date 11/08/19

Procurement Card Entries

PAGE 1

MARF17 run by BARBARA

10 : 04 AM

Per	Budget #	Sub#	Description	Vendr	Vendor Name	Invoice #	Inv Date	Credit	Srce	Trx #	#	U
1911			CREDIT CARD PAYMENT									
	01401	3400	NOTICE - WCACOG MEETING 11/21	2226	21ST CENT.MEDIA NEWS #884433	1892435	10/18/19	94.39	PC	71086	1	
	06427	4500	RESIDENTIAL PICK-UP NOVEMBER 2019	2762	AJB A.J. BLOSENSKI INC.	9B100156-6	11/01/19	57,910.03	PC	71086	2	
	01401	3000	LITTER COLLECTION - NOVEMBER 2019	2762	AJB A.J. BLOSENSKI INC.	9B100156-1	11/01/19	1,920.00	PC	71086	3	
	05422	4500	LAB TESTING RCSTP 10/15/19	2918	ALS ENVIRONMENTAL	40-2367918	10/31/19	132.00	PC	71086	4	
	06427	4502	WEEK 10/24/19 - 10/31/19	241	C.C. SOLID WASTE AUTHORITY	55397-R	10/31/19	6,549.62	PC	71086	5	
	05422	4502	WEEK 10/24/19 - 10/31/19	241	C.C. SOLID WASTE AUTHORITY	55397-S	10/31/19	345.00	PC	71086	6	
	01401	2100	COFFEE & CREAMER	1990	CRYSTAL SPRINGS	3154612 102519	10/25/19	438.39	PC	71086	7	
	01430	2330	QUICK LINKS, WASHERS, NUTS, SPLICE	2442	KENT AUTOMOTIVE	9307101446	10/17/19	210.53	PC	71086	8	
	05422	3601	10/28/19 - 11/27/19	2773	VERIZON - PW FIOS 0001-15	7528031-102719	10/27/19	111.99	PC	71086	9	
	01401	3210	10/28/19 - 11/27/19	2829	VERIZON - TWP.FIOS 0001-74	5527634-102719	10/27/19	109.99	PC	71086	10	
								67,821.94				
								67,821.94				

GENERAL LEDGER SUMMARY

GL Account #	Debit	Credit	Description
014XX-XXXX	2,773.30		GENERAL FUND Expense Account
01107-1010		2,773.30	GENERAL FUND Bank Account
054XX-XXXX	588.99		SEWER OPERATING Expense Account
05100-1005		588.99	SEWER OPERATING Bank Account
064XX-XXXX	64,459.65		REFUSE Expense Account
06100-1005		64,459.65	REFUSE Bank Account

ACH DEBITS TO GENERAL FUNDS

EXPENSE REPORT

Attachment 2 OF 2


Meeting Date 11/12/2019

10/1/19 - 10/31/19

01 TRX#	Amount Charged	Date	Name		Description
70778	\$33.10	10/22/2019	AUTHNET FEES	SEPT. 2019	CRED.CARD BANK CHARGES
70779	\$159.62	10/22/2019	BANKCARD FEES	SEPT. 2019	CRED.CARD BANK CHARGES
	192.72				
05					
TRX#					
70504	\$350.00	10/1/2019	REIMBURSMENT of BANK FEE	SEPT. 2019	LOCK BOX FEE
70613	\$155.57	10/9/2019	REIMBURSMENT of Credit Card Fee	SEPT. 2019	Paymentus
	505.57				
06					
TRX#					
70505	\$350.00	10/1/2019	REIMBURSMENT BANK FEE	SEPT. 2019	LOCK BOX FEE
70614	\$155.57	10/9/2019	REIMBURSMENT of Credit Card Fee	SEPT. 2019	Paymentus
	505.57				

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: 11/7/2019
To: Board of Supervisors
From: Mark Gordon, Township Zoning Officer 
Re: Paoli Pike TND Ordinance

Dear Board Members,

Pursuant to the Board's direction on October 22, 2019, after the TND presentation and Public Engagement; staff, TCA and the Township Solicitor prepared a revision to the Draft TND ordinances. The changes included:

1. Removing all residential uses from the TND-1
2. Replacing the Build-To Line with a traditional front yard setback of 25'
3. Fixed some language to be consistent throughout the ordinances
4. Removed residential townhouse use from the TND-2
5. Revised the definitions of Pedestrian Gathering Area and TND Open Space

The PC reviewed these changes at their on 11/6 meeting and did not believe the changes proposed would meet the intent of the prior planning initiatives for the Town Center without a residential component in the TND-1. The PC proposes the following edits to the draft:

TND-1:

1. Add "Dwelling units above first floor commercial uses" back into the TND-1, Uses permitted by right section.
2. Add a definition for "Dwelling units above first floor commercial uses".
3. Add Dwellings units above first floor commercial in the Residential uses table specifying that said units have a minimum habitable floor area of 1000 s.f. and a maximum density of 10 dwelling units per acre.
4. Add parking standards for dwelling units above first floor commercial uses to the special design standards section as outlined in the 4/5/2019 version.
5. Amend Front Yard Setback to 15' minimum.
6. Amend buffer yard requirement in the TND-1 to read "Buffer Yard Adjoining Residential Uses"
7. Revise appendices and SALDO amendment to reflect these changes.

TND-2:

No changes.

STAFF RECOMMENDATION:

The current ordinance amendment before you is revision (11/7/2019), this incorporates the latest PC comments. The PC believes the objections from the public were centered around "Apartments" at 16 units per acre. The proposed draft permits dwelling units above first floor commercial at a maximum of 10 units per acre.

The PC also believes that the front yard setback should still be a minimum of 15'. The PC also realized that "Dwelling Units Above First Floor Commercial" needs to be defined and a maximum density set; this has been revised in the current draft as well.

Parking for this residential use in the TND-1 has also been addressed in this revision.

Staff discussed the Buffer Yard requirement and addressed it in the ordinance as a dimensional change reducing the Buffer Yard in the TND-1 from 50' to 25' when adjoining a residential district instead of changing it to "...Adjoining Residential Uses". We believe this is a more applicable standard.

DRAFT MOTION:

Madame Chairman, I move that the Board authorize staff to forward the TND ordinance to the CCPC for review and comment and set a hearing date to formally consider this ordinance for adoption.

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

November 7, 2019

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

Re: Paoli Pike / Traditional Neighborhood Development Overlay (TND)

Dear Board Members:

At their meeting on November 6, 2019 the Planning Commission reviewed the TND Ordinance revision dated 11-4-2019 and voted unanimously in favor of the following motion:

"Mr. chairman, I move that the Planning commission recommend that the Board of Supervisors move the draft TND Overlay ordinance forward to adoption with the following changes:

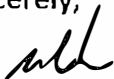
TND-1:

1. Add "Dwelling units above first floor commercial uses" back into the TND-1, Uses permitted by right section.
2. Add a definition for "Dwelling units above first floor commercial uses".
3. Add Dwellings units above first floor commercial in the Residential uses table specifying that said units have a minimum habitable floor area of 1000 s.f. and a maximum density of 10 dwelling units per acre.
4. Add parking standards for dwelling units above first floor commercial uses to the special design standards section as outlined in the 4/5/2019 version.
5. Amend Front Yard Setback to 15' minimum.
6. Amend buffer yard requirement in the TND-1 to read "Buffer Yard Adjoining Residential Uses"
7. Revise appendices and SALDO amendment to reflect these changes.

TND-2:

No changes.

Sincerely,



Mark A. Gordon
Township Zoning Officer

Revised 11-8-2019
Revised 11-4-2019
Further Revised: 10-31-2019
Revised 10-28-2019
Revised: 4-5-2019
4-3-2019
11-1-2018
10-29-2018
10-17-2018
9-26-2018

ZONING ORDINANCE AMENDMENTS

Article I. Title; Intent; Definitions

240-5. Zoning Districts and map.

- A. Zoning Districts. For the purpose of this chapter, the Traditional Neighborhood Development Districts of the Township of East Goshen, are hereby divided into the following districts:

Comment – Kristin to format how the properties are listed

TND-1 Traditional Neighborhood Development-1 Overlay District

Contains the following parcels (Current use and/or owner)

53-4-1 (Goshen Executive Center)

53-4-2 (Sunoco Service Station)

53-4-75 (Township Triangle)

53-4-6.2 (CVS Drugstore)

53-4-6.3 (CVS Drugstore)

53-4-43 (PALCS)

53-4-47 (Residential – D’Abunda)

53-4-48.2 (Office Building)

53-4-48.1 (Office Building)

53-4-49 (Dentist Office)

53-4-77 (Goshen Village Shopping Center)

53-4-77.1A (TB Bank)

53-4-77.1 (District Court & Public Works Annex)

53-4-78.1 (Township Building)

53-4-78.2 (Former M&T Bank)

53-4-79 (Residential – Siquett)

53-4-80.1 (Wawa)

53-4-81 (Swiss Farms)

53-4-80 (Peppermill)

TND-2 Traditional Neighborhood Development-2 Overlay District

Contains the following parcels (Current use and/or owner)

53-4-117 (Residential - Peraino)

53-4-118 (Residential - Tru-Team)

53-4-67 (Residential - Perakis)

53-4-48 (East Goshen Bible Church)

53-4-87 (Goshen Friends)

53-4-86 (Goshen Friends)

240-6. Definitions; word usage.

- B. Definitions. When used in this chapter, the following words, terms and phrases shall have the following meaning, unless expressly stated otherwise or unless the context clearly indicates otherwise.

Artisan Shop

A retail store selling art glass, ceramics, clothing, jewelry, paintings, sculpture, and other similar handcrafted items, where the facility includes an area for crafting of the items being sold.

Dwelling Unit above First Floor Commercial Uses

Add the following to the definition of "Dwelling Unit (or Housing Unit)"

- (5) **Dwelling Unit above First Floor Commercial Uses. – A dwelling unit that is occupied by one family and is located on the second and/or third floor of a building that contains a commercial use on the first floor.**

Outdoor Dining

A defined outdoor area for eating.

Pedestrian Gathering Area

A plaza, courtyard, pocket park, square, tot lot, playground, walkway, promenade, or other like type facility in which features such as pavers, benches, gazebos, pergolas, arbors, trellises, planters, plantings, lighting, and sculpture are installed and maintained. Impervious surfaces within Pedestrian Gathering Areas shall be included for purposes of stormwater management but shall not count for purposes of zoning calculations.

Pop-Up Use

A temporary use that may involve a commercial or retail establishment, an art gallery, a philanthropic use, an educational use, outdoor recreational use, or a seasonal use such as a food stand or food truck.

Revitalization

The enlargement or extension of an existing non-residential building by twenty percent (20%) or more of the gross floor area of the building.

Streetscape

The space formed between buildings and the adjoining street, which is embellished with sidewalks, street trees, and street lights. The Streetscape is framed by buildings, which create the "outdoor room" character of the street as shown in the Design Standards in Section 205-75.A. of the Subdivision & Land Development Ordinance.

TND Open Space

TND Open Space shall include active Open Space and Passive Open Space, including such features as recreational areas, parks, Pedestrian Gathering Areas, dog parks, and playfields.

Revised 11-8-2019
Revised 11-7-2019
Revised 11-4-2019
Further Revised: 10-31-2019
Revised 10-28-2019
Further Revised: 4-5-2019
Revised: 4-3-2019
12-19-2018
11-1-2018
10-29-2018
10-17-2018
9-26-2018
6-20-2018
5-23-2018

ZONING ORDINANCE AMENDMENTS

Article X. Overlay Districts

240-61. Traditional Neighborhood Development: TND-1 Overlay District.

A. Applicability and Conditions of Eligibility.

- (1) The TND-1 Overlay District shall be depicted on the East Goshen Township Zoning Map.
- (2) Whenever Revitalization of an existing non-residential building is proposed, or a new use is proposed, the provisions of this Article X shall apply in lieu of the provisions in the underlying zoning district.
- (2) Whenever a vacant lot is proposed for development, the provisions of this Article X shall apply in lieu of the provisions in the underlying zoning district.
- (3) Whenever an existing building is demolished and new construction is proposed, the provisions of this Article X shall apply in lieu of the provisions in the underlying zoning district.

B. Intent of the TND-1 Overlay District. This district is intended to:

- (1) Implement the East Goshen Township Comprehensive Plan, adopted October 20, 2015.
- (2) Implement the Paoli Pike Corridor Master Plan, adopted December 19, 2017, and promote walkability.
- (3) Comply with Article VII-A Traditional Neighborhood Development, of the Pennsylvania Municipalities Planning Code (MPC), Act 247, as amended and, in particular those purposes and objectives listed in Section 701-A of Article VII-A such as: encouraging innovation for mixed-use, pedestrian-oriented development; extending opportunities for housing; encouraging a more efficient use of land; allowing for integrated, mixed-use, pedestrian-oriented neighborhoods; establishing public space; and fostering a sense of place and community.

- (4) Emulate other successful Villages in the region that are noted for attractive Streetscapes, walkability, and a diversity of uses.
- (5) Emulate the condition of the Blacksmith Shop in Historic Goshenville so that buildings have a direct Streetscape presence.
- (6) Be guided by Section 240-61.F. the Special Design and Development Standards and Appendix A. to this Article, titled, "General Manual of Written and Graphic Design Standards Special Design and Development Standards for Traditional Neighborhood Development - 1 Overlay District" (TND – 1)".
- (7) Be guided by Section 205-75, the Special Design and Development Standards of Article XI. of the Subdivision & Land Development Ordinance.
- (8) Promote a mix of **residential and** non-residential uses.

C. Use Regulations.

- (1) Uses Permitted By Right. The following principal uses are permitted by right in the TND-1 Overlay District if the area, bulk and all other applicable requirements of this chapter are satisfied:
 - (a) Personal service establishment, including the following uses and other personal service uses that the applicant proves to the clear satisfaction of the Zoning Officer are similar in character: retail and/or self-service dry cleaning and laundry, barber shop, beauty salon, and shoe repair.
 - (b) Retail sales, within a building or buildings not to exceed 8,000 square feet of gross leasable area, of the following items and other items that the applicant proves to the clear satisfaction of the Zoning Officer, are similar in character, but not to include the sale of automotive fuels:
 - [1] Furniture and home furnishings.
 - [2] Gift items, legal drugs, newspapers, cameras, stationery, books, cigarettes, flowers, custom-make crafts, luggage and candy.
 - [3] Shoes, cosmetics and apparel or apparel accessories.
 - [4] Hardware, paint, wallpaper and interior decorating supplies.
 - [5] Groceries and related items for common household use.
 - [6] Retail bakeries and other custom production of salads and similar foods.
 - [7] General merchandise such as is commonly found within department stores, "five and ten" variety stores and general merchandise discount stores.
 - [8] Musical instruments or household appliances.

- (c) Standard restaurant.
 - (d) Standard restaurant with Take-Out Service.
 - (e) Fast food restaurant.
 - (f) Business offices, provided that no goods shall be sold on site.
 - (g) Professional offices, including offices of attorneys, accountants, physicians, dentists, realtors, financial consultants, brokers, engineers, architects or other recognized professions.
 - (h) Government office operated by a municipality, county, state, or federal government, by a school district or by a legally constituted municipal authority or a United States Postal Service facility.
 - (i) Place of worship or church.
 - (j) Public Library.
 - (k) Health/Exercise/Tennis Club.
 - (l) Bank, savings and loan or other financial institution.
 - (m) Mailing, reproduction, faxing, commercial art, photography and/or stenographic services.
 - (n) Forestry in accordance with the standards of §240-34.1.
 - (o) Wireless communications facilities on Township-owned property, subject to compliance with the standards in §240-15H.
 - (p) Artisan Shop.
 - (q) Outdoor dining as part of a standard restaurant.
 - (r) Township park, recreational areas, TND Open Space, and Pedestrian Gathering Area.
 - (s) Pop-Up Use.
 - (t) Dwelling Unit above First Floor Commercial Uses.**
- (2) Conditional Uses. The following Conditional Uses may be permitted when authorized by the Board of Supervisors in accordance with §240-31, and the Special Design and Development Standards of §240-61.F.:
- (a) Lot or building containing more than one commercial or office establishment, provided that only uses listed as permitted by right or conditional uses in the TND-1 District shall be permitted.
 - (b) Public utility facility.
 - (c) Child Day-care Center.

- (d) Adult Day-care Center.
 - (e) Cyber charter school campus.
 - (f) Beverage Café.
- (3) Uses by Special Exception. None.
- (4) Accessory Uses. Accessory Uses shall be permitted in accordance with the Special Design and Development Standards of §240-61.F.
- (a) Fences and walls.
 - (b) Solar energy systems.
 - (c) Off-street parking and loading. (See §240-33.)
 - (d) Signs. (See §240-22.)
 - (e) Temporary use.
 - (f) Garage.

D. Lot Area, Width, Building Coverage, Height, Yard and Density Regulations. All uses shall be serviced by centralized sewage disposal and centralized water supply systems. The following requirements shall apply to each use in the TND-1 Overlay District, subject to further applicable provisions of this chapter:

(1) Applicable to all uses including Dwelling Units above First Floor Commercial Uses.

Requirements: TND-1	
Minimum lot area	20,000 square feet
Minimum lot width	
At street line	80 feet
Maximum lot coverage	
By buildings	40%
By total impervious cover	65%
Minimum TND Open Space	10%
Minimum building height	
Feet	20 feet
Maximum building height	
Stories	3
Feet	40 feet
Minimum side yards	10 feet each
Minimum rear yard	50 feet
Minimum front yard	15 feet
Buffer Yard Adjoining Residential Districts	25 feet

Note 1: The required 10% minimum TND Open Space may include a combination of pervious and impervious surfaces. Impervious surfaces shall however be included for purposes of compliance with the Township's stormwater management ordinance.

Note 2: Buffer Yards Adjoining Residential Districts shall be landscaped in accordance with §240-27.C(3).

Note 3: Each Dwelling Unit above First Floor Commercial shall have a minimum 1,000 SF of gross floor area. There shall be a maximum of 10 dwelling units per acre.

E. Other Overlay District Requirements.

In addition to the Plans that are required for a subdivision and land development application, the following additional plans and procedures shall apply.

(1) Procedures.

- (a) Applicants are strongly encouraged to submit a Sketch Plan as the first submission to receive informal comments on the design and layout of the proposed development in the TND-1 Overlay District.
- (b) A Streetscape Plan/Public Realm Plan shall be submitted with the Preliminary and Final Plan submission, and shall be used to gauge compliance and consistency with the TND-1 Overlay District requirements.
- (c) A Specific Manual of Written and Graphic Design Standards shall be submitted.

(2) Streetscape Plan/Public Realm Plan Requirements.

- (a) The Plan shall depict all features proposed within the Streetscape, including: street trees; street lights; trails/pathways; crosswalks; speed tables; on-street parking; and the like.
- (b) The Plan shall depict any area proposed for curb bulb-outs, bus stops, bus shelters, bicycle lanes, bicycle racks, and Pedestrian Gathering Areas.
- (c) The Plan shall depict pavement materials.
- (d) The Plan shall depict all proposed Streets, Alleys, Lanes, Service Drives, and other vehicular thoroughfares.
- (e) The Plan shall include all dimensions for all thoroughfare types.
- (f) The Plan shall depict all: TND Open Space; Passive Open Space; active Open Space; natural Open Space (woodlands, wetlands, etc.); sidewalks; walkways; trails; pathways; crosswalk; pedestrian bridges; and Pedestrian Gathering Areas (plazas, courtyards, and the like).
- (g) A minimum of 2% of the gross lot area shall be depicted as a Pedestrian Gathering Area and depicted on the Plan.

(3) Specific Manual of Written and Graphic Design Standards.

- (a) Applicants shall prepare and submit a Specific Manual of Written and Graphic Design Standards that shall be consistent with Article X-

Appendix A General Manual of Written and Graphic Design Standards.

- (4) Relationship to Other Ordinance Requirements for the TND-1 Overlay District.

- (a) Relationship to other Zoning Ordinance Requirements.

[1] Except if they are in conflict with the regulations in this Article X, all other regulations in this Chapter 240 shall apply to uses and development in this TND-1 District. In the case of a conflict between the provisions in this Article X and other regulations in Chapter 240, the provisions of this Article shall apply.

F. Special Design and Development Standards.

- (1) All submissions in the TND-1 Overlay District shall be designed to be consistent with the Design Standards in Appendix A, titled, "General Manual of Written and Graphic Design Standards Special Design and Development Standards for **Traditional Neighborhood Development - 1 Overlay District (TND – 1)**", which include:
 - (a) Legislative Intent of the Special Design and Development Standards.
 - (b) Building Location.
 - (c) Temporary Uses.
- (2) No submission shall be approved unless there is a finding of consistency with the Design Standards in Appendix A.
- (3) Off-Street Parking and Loading. The parking regulations of Section 240-33 shall apply, except as otherwise provide below.

- (a) Non-Residential (Number of Parking Spaces/1,000 SF gross floor area)

Office	4
Restaurant	10 weekday; 16 weekend
Other	5

- (b) **Dwelling Units above First Floor Commercial. (The number of parking spaces per dwelling unit shall be based on the number of bedrooms) These parking spaces shall be in addition to the parking spaces required for the non-residential use.**

1 Bedroom Dwelling Unit	1.3 parking spaces
2 Bedroom Dwelling Unit	1.5 parking spaces
3 Bedroom Dwelling Unit	2.0 parking spaces

- (c) Parking space area dimensions. The minimum dimensions of parking stalls shall be 9 feet by 18 feet for 90 degree parking, with a minimum drive aisle width of 22 feet for one-way, and 24 feet

for two-way. On-street parallel curbside parking stalls shall be 7 feet wide and 22 feet long.

- (4) All subdivision and land development applications shall be accompanied by a Manual of Written and Graphic Design Guidelines prepared by the Applicant, which shall be consistent with the Design Standards of this Section and Article IX of the Subdivision and Land Development Ordinance.
- (5) TND Open Space Design Standards
 - (a) The TND Open Space shall be made up of the minimum number of parcels possible to avoid fragmentation of the open space within the tract.

F:\Data\Shared Data\Admin Dept\Township Code\Paoli Pike Overlay TND Ord\Draft Ordinances 4-5-19\Draft Ordinances 11-4-2019\TND-1 Zoning 11-8-2019.docx

Appendix A

Chapter 240-62.F.

Zoning Ordinance

Article X. Overlay Districts

General Manual of Written and Graphic Design Standards
Special Design and Development Standards for:

Traditional Neighborhood Development - 1 (TND-1)
Goshenville Overlay District (TND-1)

East Goshen Township - Chester County, PA

TABLE OF CONTENTS

- (a) Legislative Intent of the Special Design & Design Standards
- (b) Building Location



240-61.F.(1)(a) Legislative Intent of the Special Design & Development Standards



Goshenville TND-1 Overlay District



Paoli Pike Streetscape Concept

Legislative Intent:

240-61.F.(1)(a)[1] These Special Design & Development Standards are intended to comply with Article VII-A: Traditional Neighborhood Development, and in particular Section 708-A of the Pennsylvania Municipalities Planning Code titled: Manual of Written and Graphic Design Guidelines.

240-61.F.(1)(a)[2] Placemaking, as described and shown herein, is intended to create a more functional and attractive outcome for the quality of life in the TND-1 Goshenville Overlay District.

240-61.F.(1)(a)[3] These Design Standards shall be utilized to plan, design, construct and maintain buildings, structures, streetscapes, landscapes, and hardscapes of the TND-1 Goshenville Overlay District.

240-61.F.(1)(a)[4] All land development plan submissions shall be accompanied by Architectural Plans and Building Elevations that are consistent with these Design Standards.

240-61.F.(1)(a)[5] All Applications for Land Development in the TND-1 Goshenville Overlay District shall be accompanied by a Specific Manual of Written and Graphic Design Guidelines prepared by the Applicant, which Manual shall be consistent with this Appendix A.

240-61.F.(1)(a)[6] In addition to the Design Standards in this Appendix A, the provisions of Article X TND-1 Goshenville-Overlay District of this Ordinance, and the provisions of Article IX. of the Subdivision Land Development Ordinance shall also apply.

If there is a conflict between the provisions of this Appendix A, and those of Article X or Article IX, the strictest provisions shall apply.

240-61.F.(1)(b) Building Location



Building located at minimum front yard setback



Existing Building with Pergola as transitional feature



Buildings adjoining sidewalk



Mixed-Use Buildings in alignment

Legislative Intent:

240-61.F.(1)(b)[1] Buildings are intended to be located in general alignment with other buildings on a block.

Design Standards:

240-61.F.(1)(b)[2] All buildings shall front on Paoli Pike.

240-61.F.(1)(b)[3] New buildings shall contain variations on the front façade in order to avoid having a flat unbroken wall facing Paoli Pike.

240-61.F.(1)(b)[4] New Buildings shall adjoin sidewalks at street corners, (and parking shall be located behind buildings), unless a Green or Plaza is provided at street corners

240-61.F.(1)(b)[5] Existing Buildings with deep setbacks may have building additions such as Pergolas and Porches to serve as a transitional feature along the Streetscape.

240-61.F.(1)(c) Temporary Uses



Pop-Up Market



Temporary Food Trucks/Vendors



Pop-Up Art Show

Legislative Intent:

240-61.F.(1)(c)[1] Temporary Uses are intended to promote a more Pedestrian-oriented retail environment ~~in Goshenville.~~

240-61.F.(1)(c)[2] Temporary Uses are intended to promote the Village Character ~~of Goshenville.~~

Design Standards:

240-61.F.(1)(c)[3] Temporary Uses may include, but are not limited to: Pop-up Markets, Pop-up Festivals/Events, Pop-up Art shows, food trucks/vendors, food stands, etc.

240-61.F.(1)(c)[4] Temporary Uses shall minimize impacts on surrounding and nearby properties.

240-61.F.(1)(c)[5] Temporary Uses shall not cause vehicular traffic/parking problems, or put pedestrian safety at risk.

240-61.F.(1)(c)[6] Temporary Uses shall be located in an area with sufficient open space available to conduct the proposed use.

Revised 11-8-2019
No changes 11-7-2019
Revised 11-4-2019
Further Revised: 10-31-2019
Revised 10-28-2019
Further Revised: 4-5-2019
Revised: 4-3-2019
11-1-2018
10-29-2018
10-17-2018
9-26-2018
6-20-2018

ZONING ORDINANCE AMENDMENTS

240-62. Traditional Neighborhood Development: TND-2 Overlay District.

A. Applicability and Conditions of Eligibility.

- (1) The TND-2 Overlay District is as shown on the East Goshen Township Zoning Map.

B. Intent of the TND-2 Overlay District. This district is intended to:

- (1) Implement the East Goshen Township Comprehensive Plan, adopted October 20, 2015.
- (2) Implement the Paoli Pike Corridor Master Plan, adopted December 19, 2017, and promote walkability.
- (3) Comply with Article VII-A Traditional Neighborhood Development, of the Pennsylvania Municipalities Planning Code (MPC), Act 247, as Amended and, in particular those purposes and objectives listed in Section 701-A of Article VII-A such as: encouraging pedestrian-oriented development; extending opportunities for housing; encouraging a more efficient use of land; allowing for pedestrian-oriented neighborhoods; establishing public space; and fostering a sense of place and community.
- (4) Emulate other successful Villages in the region that are noted for attractive Streetscapes, walkability, and a diversity of Uses.
- (5) Emulate the condition of the Blacksmith Shop in Historic Goshenville so that buildings have a direct Streetscape presence.
- (6) Be guided by Section 240-62.F., the Special Design and Development Standards and Appendix B. of this Article titled, "General Manual of Written and Graphic Design Standards Special Design and Development Standards for Traditional Neighborhood Development - 2 Overlay District TND -1)".
- (7) Be guided by Section 205-75, the Special Design and Development Standards of Article XI. of the Subdivision and Land Development Ordinance.

C. Use Regulations.

- (1) Uses Permitted By Right. The following principal uses are permitted by right in the TND-2 Overlay District if the area, bulk and all other applicable requirements of this chapter are satisfied:
 - (a) Single-family detached dwelling.
 - (b) Semi-detached dwelling.
 - (c) A lawfully permitted dwelling unit used as a group home, provided that the requirements of §240-38 for such use are met.
 - (d) Forestry in accordance with the standards of §240-34.1.
 - (e) Township Park, recreational areas, TND Open Space, Pedestrian Gathering Area.
- (2) Conditional Uses. The following Conditional Uses may be when authorized by the Board of Supervisors in accordance with §240-31.
 - (a) Place of worship or church.
 - (b) Public or private primary or secondary school.
 - (c) Public utility facility.
- (3) Uses By Special Exception. None.
- (4) Accessory Uses. Accessory Uses shall be permitted in accordance with the Special Design and Development Standards.
 - (a) Home occupation, which may include day care as an accessory use.
 - (b) Storage shed.
 - (c) Fence and wall.
 - (d) Garage.
 - (e) Recreational vehicle storage.
 - (f) Private greenhouse.
 - (g) Tennis court.
 - (h) Swimming pool.
 - (i) Solar energy systems.
 - (j) Signs. (See §240-22.)
 - (k) Temporary structure or use.
 - (l) Home-related business.

- (m) Apartment for care of a relative.
- (n) No-impact home-based business as accessory to a residential dwelling.
- (o) Wind-generated energy systems.
- (p) Off-street parking. (See §240-33.)

D. Lot Area, Width, Building Coverage, Height, Yard and Density Regulations. All uses shall be serviced by centralized sewage disposal and centralized water supply systems. The following requirements shall apply to each use in the TND-2 Overlay District, subject to further applicable provisions of this chapter:

(1) Basic Requirements.

Requirements: TND-2	Residential Uses
Single-Family Detached Dwellings	
Minimum Lot Area	18,000 square feet
Minimum Side Yard	20 feet
Minimum Rear Yard	30 feet
Minimum Front Yard	30 feet
Single-Family Semi-Detached Dwellings	
Minimum Lot Area	12,000 square feet
Minimum Side Yard	20 feet (1 side)
Minimum Rear Yard	30 feet
Minimum Front Yard	30 feet
Total Impervious Coverage	65%
Minimum TND Open Space	10%
Maximum Building Height	30 feet
Maximum Stories	3
Perimeter Buffer Adjoining Residential Districts	50 feet

Note 1: Buffer Yards Adjoining Residential Districts shall be landscaped in accordance with §240-27.C(3)

E. Other Overlay District Requirements.

In addition to the Plans typically submitted for a subdivision and land development application and in addition to the typical procedures, the following shall apply.

- (1) Procedures.
 - (a) Applicants are strongly encouraged to submit a Sketch Plan as the first submission to receive informal comments on the design and layout of the proposed development in the TND-2 Overlay District.
 - (b) A Streetscape Plan/Public Realm Plan shall be submitted with the Preliminary and Final Plan submission, and shall be used to gauge compliance and consistency with the TND-2 Overlay District requirements.

- (c) A Specific Manual of Written and Graphic Design Standards shall be submitted.
- (2) Streetscape Plan/Public Realm Plan Requirements.
 - (a) The Plan shall depict all features proposed within the Streetscape, including: street trees; street lights; trails/pathways; crosswalks; speed tables; on-street parking; and the like.
 - (b) The Plan shall depict any area proposed for curb bulb-outs, bus stops, bus shelters, bicycle lanes, bicycle racks, and Pedestrian Gathering Areas.
 - (c) The Plan shall depict pavement materials.
 - (d) The Plan shall depict all proposed Streets, Alleys, Lanes, Service Drives, and other vehicular thoroughfares.
 - (e) The Plan shall include all dimensions for all thoroughfare types.
 - (f) The Plan shall depict all: TND Open Space; Passive Open Space; active Open Space; natural Open Space (woodlands, wetlands, etc.); sidewalks; walkways; trails; pathways; crosswalks; pedestrian bridges; and Pedestrian Gathering Areas (plazas, courtyards, and the like).
- (3) Specific Manual of Written and Graphic Design Standards
 - (a) Applicants shall prepare and submit a Specific Manual of Written and Graphic Design Standards that shall be consistent with Article X-Appendix B.
- (4) Relationship to Other Ordinance Requirements for the TND-2 Overlay District.
 - (a) Relationship to other Zoning Ordinance Requirements.
 - [1] Except if they are in conflict with the regulations in this Article X, all other regulations in this Chapter 240 shall apply to uses and development in this TND-2 Overlay District. In the case of a conflict between the provisions in this Article X and other regulations in Chapter 240, the provisions of this Article shall apply.

F. Special Design and Development Standards.

- (1) All submissions in the TND-1 Overlay District shall be designed to be consistent with the Design Standards in Appendix B, titled, "General Manual of Written and Graphic Design Standards Special Design and Development Standards for **Traditional Neighborhood Development - 2 Overlay District (TND - 2)**", which include:
 - (a) Legislative Intent of the Special Design and Development Standards.
 - (b) Building Location.
- (2) No submission shall be approved unless there is a finding of consistency with the Design Standards in Appendix B.

- (3) Off-Street Parking and Loading. The parking regulations of Section 240-33 shall apply.
- (4) All subdivision and land development applications shall be accompanied by a Manual of Written and Graphic Design Guidelines prepared by the Applicant, which shall be consistent with the Design Standards of this Section
- (5) TND Open Space Design Standards
 - a) The TND Open Space shall be made up of the minimum number of parcels possible to avoid fragmentation of the open space within the tract.

Appendix B

Chapter 240-62.F.
Zoning Ordinance

Article X. Overlay Districts

General Manual of Written and Graphic Design Standards
Special Design and Development Standards for:

Traditional Neighborhood Development - 2 (TND-2)
Goshenville Overlay District (TND-2)

East Goshen Township - Chester County, PA

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- (a) Legislative Intent of the Special Design & Design Standards
- (b) Building Location



240-62.F.(1)(a) Legislative Intent of the Special Design & Development Standards



Goshenville TND-2 Overlay Districts



Paoli Pike Streetscape Concept

Legislative Intent:

240-62.F.(1)(a)[1] These Special Design & Development Standards are intended to comply with Article VII-A: Traditional Neighborhood Development, and in particular Section 708-A of the Pennsylvania Municipalities Planning Code titled: Manual of Written and Graphic Design Guidelines.

240-62.F.(1)(a)[2] Placemaking, as described and shown herein, is intended to create a more functional and attractive outcome for the quality of life in the TND-2 Goshenville Overlay District.

240-62.F.(1)(a)[3] These Design Standards shall be utilized to plan, design, construct and maintain buildings, structures, streetscapes, landscapes, and hardscapes of the TND-2 Goshenville Overlay District.

240-62.F.(1)(a)[4] All land development plan submissions shall be accompanied by Architectural Plans and Building Elevations that are consistent with these Design Standards.

240-62.F.(1)(a)[5] All Applications for Land Development in the TND-2 Goshenville Overlay District shall be accompanied by a Specific Manual of Written and Graphic Design Guidelines prepared by the Applicant, which Manual shall be consistent with this Appendix A.

240-62.F.(1)(a)[6] In addition to the Design Standards in this Appendix B, the provisions of Article X TND-2 Goshenville Village Overlay District of this Ordinance, and the provisions of Article IX. of the Subdivision Land Development Ordinance shall also apply.

If there is a conflict between the provisions of this Appendix B, and those of Article X or Article IX, the strictest provisions shall apply.

240-62.F.(1)(b) Building Location



Semi-Detached Dwelling at minimum front yard setback



Single-family detached Dwelling at minimum front yard



Single-Family Semi-Detached Dwelling adjoining Sidewalk



Single-Family Dwellings located at Build-To Line

Legislative Intent:

240-62.F.(1)(b)[1] Buildings are intended to be located in general alignment with other buildings on a block.

Design Standards:

240-62.F.(1)(b)[2] There shall be variations on the front yard setback of residential buildings.

240-62.F.(1)(b)[3] New buildings shall contain variations on the front façade in order to add variety and diversity to the buildings.

240-62.F.(1)(b)[4] New Buildings shall adjoin sidewalks at street corners, (and parking shall be located behind buildings), unless a Green or Plaza is provided at street corners

240-62.F.(1)(b)[5] Existing Buildings with deep setbacks shall have building additions such as Pergolas and Porches to serve as a transitional feature along the Streetscape.

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5-23-2018

SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE AMENDMENTS

Article IX. Special Design and Development Standards

205.75. Traditional Neighborhood Development -1 & 2 Overlay District.

A. All submissions in the TND-1 & 2 Overlay District shall be designed to be consistent with the Special Design and Development Standards of Appendix A to the extent applicable in the TND-1 District and TND-2 District, which include:

- (1) Legislative Intent of the Special Design and Development Standards.
- (2) Overview and Key Design Elements.
- (3) Building Design & Proportion.
- (4) Parking Location & Requirements.
- (5) Curb Cuts.
- (6) Streets Walls.
- (7) Street Trees & Other Landscaping.
- (8) Street Lights.
- (9) Sidewalks/Walkways/Crosswalks.
- (10) Streetscape Features & Street Furniture.
- (11) Pedestrian Gathering Areas.
- (12) Internal Street Network.
- (13) Drive-Thru Facilities.
- (14) Development Strategy Plan.

B. Definitions.

(The following words are defined and intended to be codified as part of Article II, Section 205.6. Word Usage.)

Manual of Written and Graphic Design Guidelines

A document that provides written and graphic design guidelines for the TND District, consistent with the Design Standards in Sections 240-61.F. and 240-62.F. of the Zoning Ordinance and Section 205.75.A. of this Ordinance.

Pedestrian Gathering Area

A plaza, courtyard, pocket park, square, tot lot, playground, walkway, promenade, or other like type facility in which features such as pavers, benches, gazebos, pergolas, arbors, trellises, planters, plantings, lighting, and sculpture are installed and maintained.

Service Lane

A thoroughfare type, similar to a common driveway or alley, that provides vehicular access for non-residential development, typically for deliveries, loading and unloading, and parking.

Shared Parking

Off-street parking that two (2) or more landowners or tenants share in accordance with the regulations derived from the ULI-Urban Land Institute publication titled "Shared Parking Second Edition", 2005.

Streetscape

The space formed between buildings and the adjoining street, which is embellished with sidewalks, street trees, and street lights. The Streetscape is framed by buildings, which create the "outdoor room" character of the street as shown in the Design Standards in Section 205-75.A. of the Subdivision & Land Development Ordinance.

Street Wall

The wall of a building adjoining a sidewalk at the edge of the street right-of-way, as in the case of a non-residential use, or adjoining a porch, portico, stoop, or front yard landscaped area as in the case of a residential use; or approved architectural or landscaping elements at least 30 inches but not more than 42 inches in height such as piers, benches, and hedges, in lieu of a building wall. A Street Wall shall extend the entire length of the edge of the street right-of-way, except where curb cuts, driveways and pedestrian access is provided.

TND Open Space

TND Open Space shall include active Open Space and Passive Open Space, including such features as recreational areas, parks, Pedestrian Gathering Areas, dog parks, and playfields.

Traditional Neighborhood Development (TND)

An area of land developed for a compatible mixture of residential and nonresidential uses, including buildings that provide for a mix of uses. Residences, shops, offices, workplaces, public buildings, and parks are interwoven within the neighborhood so that all are within relatively close proximity to each other. Traditional Neighborhood Development is relatively compact, limited in size and oriented toward pedestrian

activity. It has an identifiable center and discernible edge. The center of the neighborhood is in the form of a public park, commons, plaza, square, or prominent intersection of two or more major streets. There is a hierarchy of streets laid out in a rectilinear pattern of inter-connecting streets and blocks that provide multiple routes from origins to destinations, designed to serve the needs of pedestrians and vehicles.

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Appendix A

Chapter 205-75.A.

Subdivision & Land Development Ordinance

ARTICLE IX. DESIGN STANDARDS.

General Manual of Written and Graphic Design Standards
Special Design and Development Standards for:

Traditional Neighborhood Development - 1 & 2 (~~TND 1 & 2~~)
~~Goshenville~~ *Overlay Districts* (TND-1 & 2)

East Goshen Township - Chester County, PA

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- (1) Legislative Intent of the Special Design & Design Standards
- (2) Overview and Key Design Elements
- (3) Building Design & Proportion
- (4) Parking Location & Requirements
- (5) Curb Cuts
- (6) Street Walls
- (7) Street Trees & Other Landscaping
- (8) Street Lights
- (9) Sidewalks/Walkways/Crosswalks
- (10) Streetscape & Street Furniture
- (11) Pedestrian Gathering Areas
- (12) Internal Street Network
- (13) Drive-Thru Facilities
- (14) Development Strategy Plan



205-75.A.(1) Legislative Intent of the Special Design & Development Standards



Goshenville Overlay Districts



Paoli Pike Streetscape Concept

Legislative Intent:

205-75.A.(1)(a) These Special Design & Development Standards are intended to comply with Article VII-A: Traditional Neighborhood Development, and in particular Section 708-A of the Pennsylvania Municipalities Planning Code titled: Manual of Written and Graphic Design Guidelines.

205-75.A.(1)(b) Placemaking, as described and shown herein, is intended to create a more functional and attractive outcome for the quality of life in the TND-1 & TND-2 Goshenville Overlay Districts.

205-75.A.(3)(c) These Design Standards shall be utilized to plan, design, construct and maintain buildings, structures, streetscapes, landscapes, and hardscapes of the TND-1 & TND-2 Goshenville Overlay District.

205-75.A.(3)(d) All land development plan submissions shall be accompanied by Architectural Plans and Building Elevations that are consistent with these Design Standards.

205-75.A.(3)(e) All Applications for Land Development in the TND-1 & TND-2 Goshenville Overlay Districts shall be accompanied by a Specific Manual of Written and Graphic Design Guidelines prepared by the Applicant, which Manual shall be consistent with this Appendix A.

205-75.A.(3)(f) In addition to the Design Standards in this Appendix A, the provisions of Article III-A TND-1 & TND-2 Goshenville Overlay Districts of the Zoning Ordinance, and the provisions of Article IX. of this Ordinance shall also apply.

If there is a conflict between the provisions of this Appendix A, and those of Article X or Article IX, the strictest provisions shall apply.

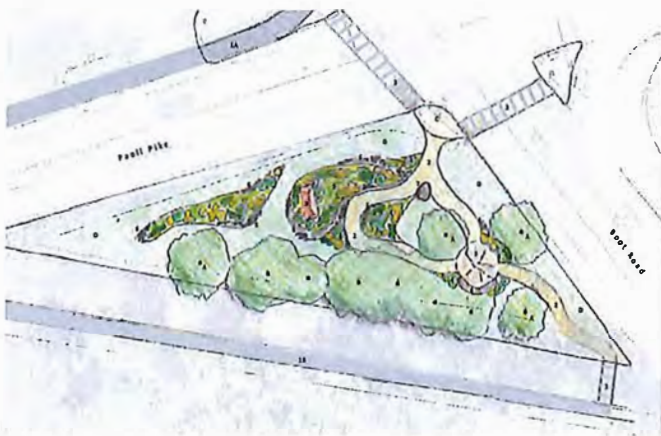
205-75.A.(2) Overview and Key Design Elements



Village Concept in Goshenville



Goshenville Overlay District Development Strategy Plan



Pedestrian Gathering Area Concept

Legislative Intent:

205-75.A.(2)(a) The Vision and Goals of the Goshenville Overlay District include: activating the corridor; connecting people; calming traffic; and enhancing the Town Center of Goshenville.

205-75.A.(2)(b) The TND-1 & TND-2 Goshenville Overlay Districts is intended to accomplish the Vision and Goals by: encouraging innovation for mixed-use pedestrian-oriented development; extending opportunities for housing; encouraging a more efficient use of land; allowing for integrated, mixed-use, pedestrian-oriented neighborhoods; establishing public space; fostering a sense of place and community; and encouraging a diversity of Uses.

205-75.A.(2)(c) The enhancements of Goshenville will be guided through these Special Design & Development Standards, and will address the following Key Design Elements in order to achieve the desired outcome for Goshenville.

Balance Growth & Development to maintain a Small Town Character: to coordinate community development/redevelopment in context with the scale & capacity of Goshenville.

Maintain & Enhance Diversity: to enhance the variety of opportunities to live, work, shop, dine, and play.

Improve & Enhance Attractiveness &

Vitality: to promote a variety of commercial uses in Goshenville that add value, and enhance the vibrancy.

Promote Multi-Modal Transportation: to enable effective mobility & circulation through an interconnect network for buses, motor vehicles, bicycles, and pedestrian.

Enhance Streetscapes: to provide functional, safe, and attractive thoroughfares through interconnect networks for streets, trails/pathways and crosswalks, accented with street trees and street lights,

Protect Historic, Cultural & Natural Resources: to encourage adaptive reuse of viable buildings, protect historic and natural features, and promote conservation of energy.

Enhance the Quality of Life: to maintain and promote parks, recreational areas, and special civic events.

205-75.A.(3) Building Design & Proportion



Facade and Roof Line Articulation



Utilization of stone and wood siding material



Building recesses and projections



Roof Line Variation

Legislative Intent:

205-75.A.(3)(a) Architectural Materials are intended to be durable, long lasting, and sustainable.

205-75.A.(3)(b) The use of traditional materials, such as brick, stone, stucco over stone, and wood siding, is intended to provide a historic reference to Goshenville.

205-75.A.(3)(c) Facade articulation, variation in roof lines, and vertical expression of buildings, is intended to promote consistency with the scale and proportion of traditional Goshenville buildings and Streetscape.

Design Standards:

205-75.A.(3)(d) Utilize brick, stone, stucco over stone, or wood siding to the maximum extent possible.

205-75.A.(3)(e) Create a vertical expression to buildings through the use of crenelation in the form of windows, doors, pilasters, piers, columns, arches, terraces, porches, porticos, stoops, balconies, colonnades, arcades, and the like.

205-75.A.(3)(f) Provide recesses or projections to buildings, from one to two feet, whenever the building exceeds 18 feet in width.

205-75.A.(4) Parking Location & Requirements



Off-street Parking located to the side of the building



Shared Parking located to the rear or side of the buildings



Pier-Fence-Hedge combination screening visible parking

Legislative Intent:

205-75.A.(4)(a) Off-Street parking lots are intended to be located to the rear of buildings.

205-75.A.(4)(b) Existing Parking Lots located in the front of a building are intended to be screened with a pier-fence-hedge combination (see §205-75.A.5.).

205-75.A.(4)(c) Shared Parking is intended to reduce the amount of parking needed and impervious surface coverage.

Design Standards:

205-75.A.(4)(d) Off-Street Parking lots shall be located to the side or rear of buildings or in parking courts.

205-75.A.(4)(e) Off-Street Parking visible from a street shall be screened with a pier-fence-hedge combination.

205-75.A.(4)(f) Shared Parking shall link parking areas on adjoining properties with compatible uses to the maximum extent possible.

205-75.A.(4)(g) Shared Parking shall be governed by a written Agreement between property owners.

205-75.A.(5) Curb Cuts



Continuous Street edge with limited Curb Cuts



Curb Cut allowing continuous Pedestrian access



Curb Cut less than 30 feet in width



Curb Cut located along the rear of the lot/building

Legislative Intent:

205-75.A.(5)(a) Curb Cuts are intended to be limited in width, to help control vehicular access.

205-75.A.(5)(b) Existing wide Curb Cuts are intended to be “necked-down” to minimize pedestrian conflicts, and to provide space for additional Streetscape amenities

Design Standards:

205-75.A.(5)(c) Curb Cuts shall be minimized to enable uninterrupted pedestrian movement along trails/paths.

205-75.A.(5)(d) Existing cross streets or streets along the rear of the lot shall be utilized to access parking to the maximum extent possible.

205-75.A.(5)(e) Any new Curb Cut shall not be more than 30 feet in width for two-way traffic, and not more than 18 feet in width for one-way traffic.

205-75.A.(6) Street Walls



Buildings forming the Street Wall



Brick Wall screening off-street parking



Street Trees utilized as Street Wall along Streetscape

Legislative Intent:

205-75.A.(6)(a) Street Walls are intended to be the predominant Street edge feature in the Goshenville, or when permitted as a combination of architectural and landscape elements such as but not limited to pier-fence-hedge combination, low walls, and street trees/landscaping.

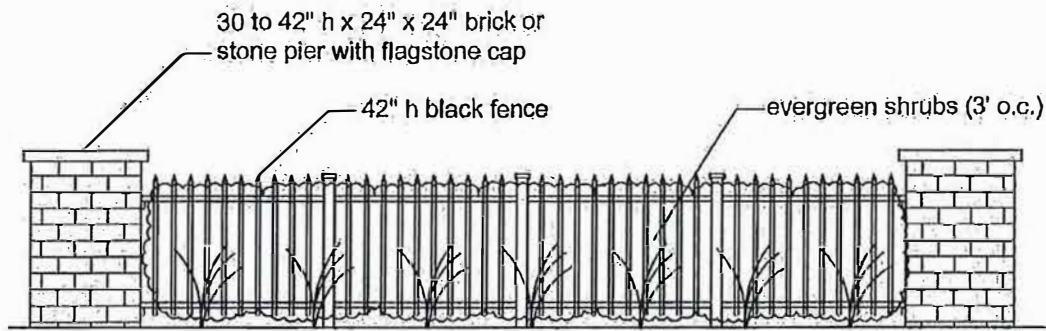
Design Standards:

205-75.A.(6)(b) Existing Street Walls formed by Buildings shall be maintained.

205-75.A.(6)(d) A brick or masonry Street Wall, 30 inches to 42 inches in height, shall be created to create a visual screen to existing off-street parking lots, and proposed off-street parking lots. The wall shall be built and maintained with materials complementary to the principal building and/or structure.

205-75.A.(6)(e) Street Trees and other landscaping may be utilized as the Street Wall along portions of the streetscape without buildings.

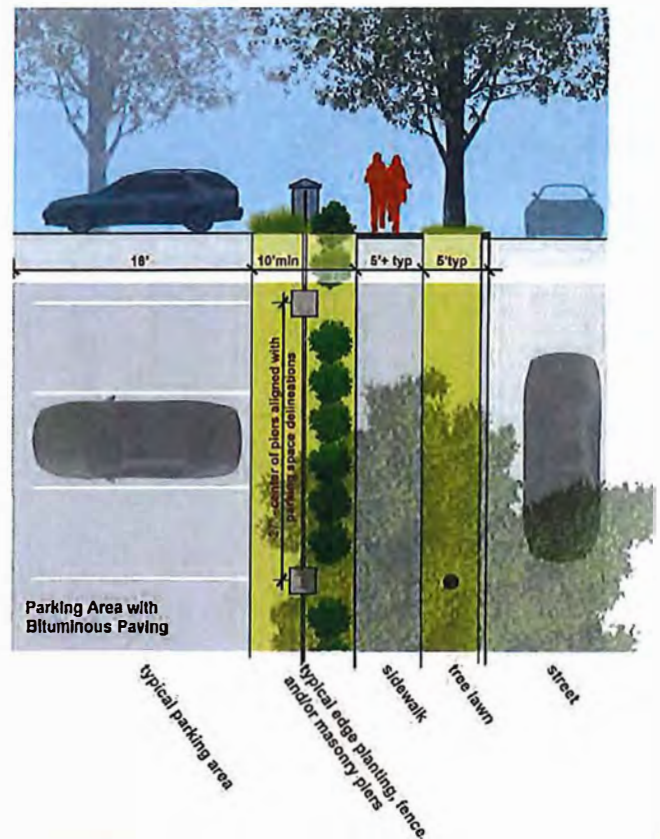
205-75.A.(6) Street Walls: Pier-Fence-Hedge



Typical Section of Pier, Fence & Hedge



Pier-Fence-Hedge combination screening off-street parking



Legislative Intent:

205-75.A.(6)(f) A Pier-Fence-Hedge combination is intended to provide an alternative Street Wall type.

205-75.A.(6)(g) A Pier-Fence-Hedge combination is intended to be used to delineate the Streetscape edge and to help screen the off-parking located adjacent to the roadway.

Design Standards:

205-75.A.(6)(h) A Pier-Fence-Hedge combinations shall be utilized as a form of Street Wall in order to screen off-street parking areas located adjacent to the roadway.

205-75.A.(6)(i) A Pier-Fence-Hedge combinations shall consist of stone/masonry piers, black fence, and evergreen shrubs.

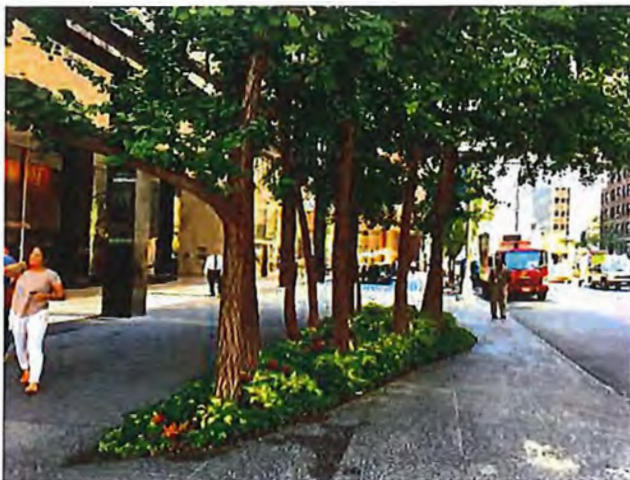
205-75.A.(7) Street Trees & Other Landscaping



Street Trees installed and maintained along both sides of street



Landscaping utilized to soften hardscape features



Layered Landscaping

Legislative Intent:

205-75.A.(7)(a) Street Trees are intended to provide shade and screening, and add a graceful element to the streetscape.

205-75.A.(7)(b) Street Trees are intended to be placed in a regular alternating alignment along both sides of streets, and are intended to form an Allee effect to the streetscape.

205-75.A.(7)(c) Landscaping is intended to provide an attractive edge along the streetscape.

205-75.A.(7)(d) Landscaping is intended to be layered, so that there is a progression of scale from the ground plane, to the sidewalk/building scale, to the overhead canopy.

Design Standards:

205-75.A.(7)(e) Street Trees shall be installed and maintained along both sides of all streets at least two feet (2') behind the Trail/Path, and out of the buffer area along Paoli Pike.

205-75.A.(7)(f) Street Trees shall be installed and maintained in accordance with Section 205-62 of the Subdivision and Land Development Ordinance.

205-75.A.(7)(g) Landscaping shall be utilized to soften hardscape features.

205-75.A.(7)(h) Walkways, Public Space, and view corridors shall be accentuated with Landscaping.

205-75.A.(7)(h) The landscaping shall be diversified through the use of contrasting textures such as: smooth & rough, light & dark, bright & shadow, brilliant & subdued, and natural & man-made.

205-75.A.(8) Street Lights



"Traditional" style Street Lights



Street Light with Vertical Banner



Street Lights located to minimize conflict with Street Trees

Legislative Intent:

205-75.A.(8)(a) Pedestrian-scaled street lights are intended to provide an attractive component to the Streetscape.

205-75.A.(8)(b) Street Lights are intended to provide securing along the trail/paths.

205-75.A.(8)(c) Street Lights are intended to be a "Traditional" style in order to create an identity for Goshenville.

205-75.A.(8)(d) Landscaping is intended to be layered, so that there is a progression of scale from the ground plane, to the sidewalk/building scale, to the overhead canopy.

Design Standards:

205-75.A.(8)(e) Street Lights shall be provided along both sides of streets.

205-75.A.(8)(f) Street Lights shall be 10 to 12 feet in height.

205-75.A.(8)(g) One (1) pedestrian scaled, ornamental street light shall be provided at an average interval of forty-five (45) feet.

205-75.A.(8)(h) Street Lights shall have vertical banners.

205-75.A.(8)(i) Street Lights shall be "Traditional Style" and shall have a black finish as shown on page 8.2.

205-75.A.(8)(j) Street Lights shall be located to minimize conflicts with Street Trees.

205-75.A.(8) Street Lights

This drawing is property of Spring City Electrical Mfg. Co. and is loaned to the recipient with the understanding that it shall not be copied, duplicated, passed on to another person, or used for any purpose other than that for which it is specifically furnished except with Spring City's written permission.

LUMINAIRE SPECIFICATIONS

STYLE: WASHINGTON LED
 HEIGHT: 4'4"
 WIDTH: 16 1/2" DIAMETER
 MATERIAL: CAST ALUMINUM ALLOY ANSI 356 PER A.S.T.M. B26-95
 FINISH: POWDER COAT - RIVER TEXTURE GLOSS BLACK
 GLOBE: CLEAR STIPPLED ACRYLIC
 LAMPING: 60 WATT LED
 VOLTAGE: ELECTROSTATIC 120-277 VOLTS
 COLOR TEMP: 3000K (WARM WHITE)
 DISTRIBUTION: TYPE III (ASYMMETRIC)
 SURGE: 101V

CATALOG NO.: ALUMVSH-LE060EVXX92-39-CR3-YS II-FPA-CU

LAMP POST SPECIFICATIONS

STYLE: WASHINGTON WITH DC TOP
 HEIGHT: 12'-0"
 PHOTOMETRIC CENTER: 14'-0"
 BASE: 17" DIAMETER
 MATERIAL: ONE PIECE, CAST DUCTILE IRON PER A536-84 GRADE 65-45-12
 FINISH: POWDER COAT - RIVER TEXTURE GLOSS BLACK
 ACCESS DOOR: ACCESS DOOR LOCATED IN BASE WITH TAMPER PROOF HEX SOCKET SECURITY MACHINE SCREWS
 GROUND PROVISIONS: DRILL AND TAP (INSIDE WALL OF BASE OPPOSITE ACCESS DOOR TO ACCOMMODATE A 1/4"-20 GROUND STUD (STUD SUPPLIED BY OTHERS)
 ANCHOR BOLTS: (4) 3/4" X 2 1/4" + 3" HOOK (FULLY GALVANIZED WITH 1 GALVANIZED HUT AND 1 GALVANIZED WASHER PER BOLT)
 BOLT PROJECTION: 3" REQUIRED
 TENON: 3 1/2" DIA. X 3" HIGH (TO ACCEPT LUMINAIRE)

CATALOG NO.: DPSVSH-17-12-00-TH350A00-DC-CU

WARRANTY INFORMATION:

ONE PIECE CAST DUCTILE IRON BASE PROTECTED BY SPRING CITY'S 25 YEAR WARRANTY.

SPRING CITY WARRANTS ITS DUCTILE IRON BASES TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP UNDER NORMAL USE AND OPERATION FOR 25 YEARS. NORMAL USE INCLUDES DAMAGE RESULTING FROM MOTOR VEHICLE COLLISIONS.

LED LUMINAIRE, LED DRIVER, AND LED ARRAYS PROTECTED BY SPRING CITY'S 10 YEAR WARRANTY

SPRING CITY WARRANTS ITS LED LUMINAIRE, LED DRIVER, AND LED ARRAYS TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP UNDER NORMAL USE AND OPERATION FOR 10 YEARS. A SINGLE LED FAILURE SHALL BE REPLACED UNDER THE WARRANTY TERMS.

PLEASE VISIT WWW.SPRINGCITY.COM FOR FULL WARRANTY DETAILS.

PLEASE NOTE: PRODUCT MUST MEET PENN DOT PUBLICATION 408 AND BULLETIN 15 STANDARDS AND REQUIREMENTS

SECTION A-A
BASE PLATE DETAIL

Spring City Electrical Mfg. Co. <small>1911 AND MAIN STREETS - P.O. BOX 11 - SPRING CITY, PA. 19476 PHONE (610) 443-4000 - FAX (610) 446-6577 - WWW.SPRINGCITY.COM</small>			
DESCRIPTION	THE WASHINGTON LED LUMINAIRE WITH CAST ROOF ATOP THE WASHINGTON CAST DUCTILE IRON POST		
CUSTOMER	EAST GOSHEN TOWNSHIP		
SCALE	DRAWN BY:	DATE	DRAWING NO.
H.T.S.	W.R.W.	07-05-18	S104301

Design Standards:

205-75.A.(8)(k) Street Lights shall be Washington LED Luminaire with Washington DC Top Lamp Posts from Spring City Electrical Mfg. Co. in a black finish, or approved equal.

205-75.A.(9) Trails/Paths/Crosswalks



Crosswalk Striping connecting opposing accessible sidewalk ramps



Crosswalk in driveway throat continuing the Sidewalk system



Trail/Path with grass buffer



Multi-Use Trail and Crosswalk along Paoli Pike

Legislative Intent:

205-75.A.(9)(a) Trails/Paths are intended to provide opportunities for continuous pedestrian circulation and connection.

205-75.A.(9)(b) Crosswalks are intended to provide pedestrian safety, and continue the Trail/Path system.

Design Standards:

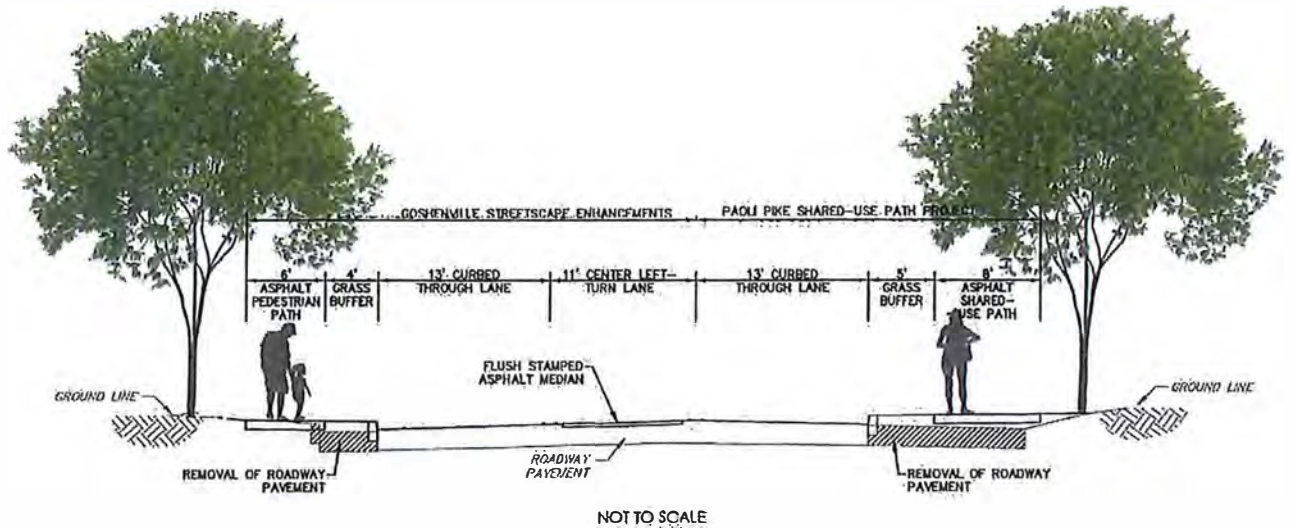
205-75.A.(9)(e) An 8'-10' asphalt multi-use trail with a five foot (5') wide (minimum) grass buffer between the curb and path shall be provided and maintained on the south side of Paoli Pike

205-75.A.(9)(f) A six foot (6') wide asphalt pedestrian path with a four foot (4') wide (minimum) grass buffer between the curb and path shall be provided and maintained on the north side of Paoli Pike.

205-75.A.(9)(g) High visibility Crosswalks with ADA compliant curb ramps shall be provided and maintained at signalized intersections and at all street crossings and curb cuts.

205-75.A.(9)(h) Crosswalks shall be at least six feet (6'-0") in width when they cross streets.

205-75.A.(10) Streetscape & Street Furniture



Paoli Pike Streetscape Section

Legislative Intent:

205-75.A.(10)(a) Streetscapes are intended to be maintained, enhanced, and created to consist of Paths/Trails, Street Trees, Street Lights, Street Furniture, Pedestrian Gathering Spaces, and Cartways.

205-75.A.(10)(b) Street Furniture is intended to provide a functional and attractive component to the West Chester Borough Streetscape.

205-75.A.(10)(c) Streetscape and hardscape paving materials are intended to be referential to Historic Goshenville and promote uniformity and continuity within the Goshenville Streetscape.

205-75.A.(10)(d) Traffic Calming strategies are intended to reduce vehicular travel speeds in order to improve bicycle and pedestrian safety and provide a comfortable environment for walking and biking.

Design Standards:

205-75.A.(10)(e) Streetscapes shall be enhanced with Paths/Trails, Street Trees, Street Lights, Street Furniture, Pedestrian Gathering Spaces, and Traffic Calming Measures.

205-75.A.(10)(f) Brick or Stamped Asphalt Brick shall be utilized in the Hardscape Median, Flush Stamped Asphalt Median, and the Pedestrian Gathering Areas.

205-75.A.(10)(g) Brick or Stamped Asphalt Brick shall be utilized for the Hardscape Paving in order to provide uniformity and continuity within the Goshenville Streetscape.

205-75.A.(10)(g) Retaining Walls utilized to enable the Trail in narrow areas shall be pre-cast stone wall that is referential to Historic Goshenville.

205-75.A.(10) Streetscape & Street Furniture



Stone Wall material referential to Historic Goshenville



Brick utilized in Pedestrian Gathering Area



Paoli Pike Streetscape with Street Trees, Trail/Path, Crosswalk, Traffic Calming Measures, etc.

Design Standards:

205-75.A.(10)(h) Retaining Walls utilized to enable the Trail in narrow areas shall be pre-cast stone wall that is referential to Historic Goshenville.

205-75.A.(10)(i) Traffic Calming Strategies shall include: Gateway Median/Pedestrian Safety Island, Stamped Asphalt Median, Reduced Lane Widths, Gateway Signage, Street Trees/Landscaping, and Painted Rumble Strips (as described in the Paoli Pike Corridor Master Plan).

205-75.A.(10)(j) Street Furniture, such as benches, waste receptacles, street lights, bollards, bicycle racks, fencing etc., shall have a black finish in order to provide uniformity and continuity throughout the Goshenville Streetscape.

205-75.A.(10)(k) All Street Trees, Street Lights, Landscaping, and the like shall be in accordance with this Article XI and the Subdivision and Land Development Ordinance.

205-75.A.(10) Streetscape & Street Furniture



Trash Receptacle (Victor Stanley S-42)



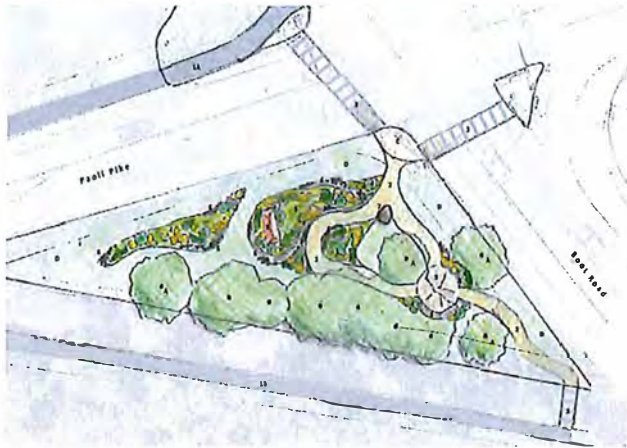
Black Bench (Victor Stanley RB-28)

Design Standards:

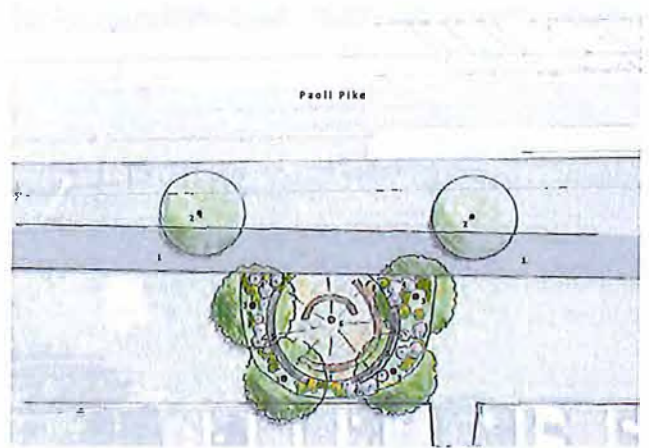
205-75.A.(10)(l) All Benches shall be Victor Stanley Steelsites RB Collection RB -28 in a black finish, or approved equal.

205-75.A.(10)(m) All Trash Receptacles shall be Victor Stanley Ironsites Collection S-42 in a black finish, or approved equal.

205-75.A.(11) Pedestrian Gathering Areas



Pedestrian Gathering Area Concept for the intersection of Paoli Pike and Boot Road



Pedestrian Gathering Area Concept along Paoli Pike



Pedestrian Gathering Area with Hardscape, Shade Trees, shrubs, and benches



Pedestrian Gathering Area as central open space amenity, as part of an Internal Street Network

Legislative Intent:

205-75.A.(11)(a) Pedestrian Gathering Areas are intended to provide passive recreational opportunities along the Paoli Pike Corridor.

205-75.A.(11)(b) Pedestrian Gathering Areas are intended to provide places to rest, shade, and service as focal points along the Streetscape.

205-75.A.(11)(c) Pedestrian Gathering Areas are intended to complement adjoining retail/commercial uses, and be accessible to nearby neighborhoods.

Design Standards:

205-75.A.(11)(d) Pedestrian Gathering Areas shall include a variety of landscape and hardscape features such as shade trees, shrubs, unit pavers, benches, low sitting walls, planters, and pedestrian scaled lighting.

205-75.A.(11)(e) Pedestrian Gathering Areas shall also be built and maintained as a central open space amenity in TND-2 Area neighborhoods.

205-75.A.(12) Internal Street Network



Internal Street Network at Wyndcrest, Sandy Springs, MD, with On-Street Parallel Parking



Internal Street Network at Lake Forest, IL, with On-Street Angled Parking



Internal Street Network at Louella Court, Wayne, PA



Internal Street Network wrapped around Pedestrian Gathering Areas

Legislative Intent:

205-75.A.(12)(a) Internal Street Networks are intended to be interconnected.

Design Standards:

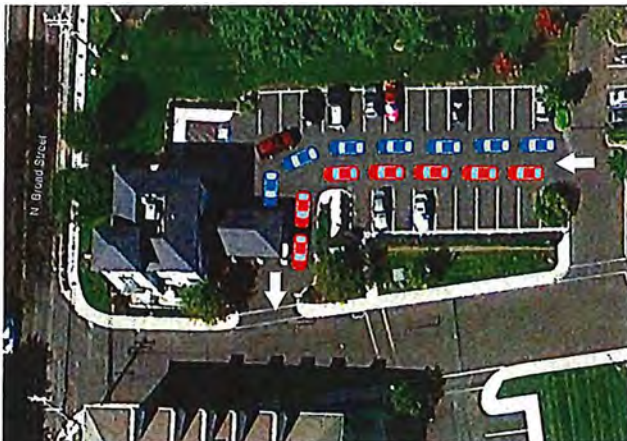
205-75.A.(12)(b) Internal Street Networks shall be designed and built as an interconnected network.

205-75.A.(12)(c) A new internal street shall be designed, built, and maintained to wrap around a Pedestrian Gathering Area, and to provide a counter-clockwise vehicular route as an alternative to a cul-de-sac.

205-75.A.(13) Drive-Thru Facilities



Bank with Drive-Thru Facility located in the rear



Traffic Stacking at Drive-Thru Facility located in the rear



Bank with Drive-Thru Facility located on the side

Legislative Intent:

205-75.A.(13)(a) Drive-Thru Facilities, such as those at Banks and Pharmacies, are intended to have the Drive-Thru component in the back or side of the facility, not along a primary street frontage.

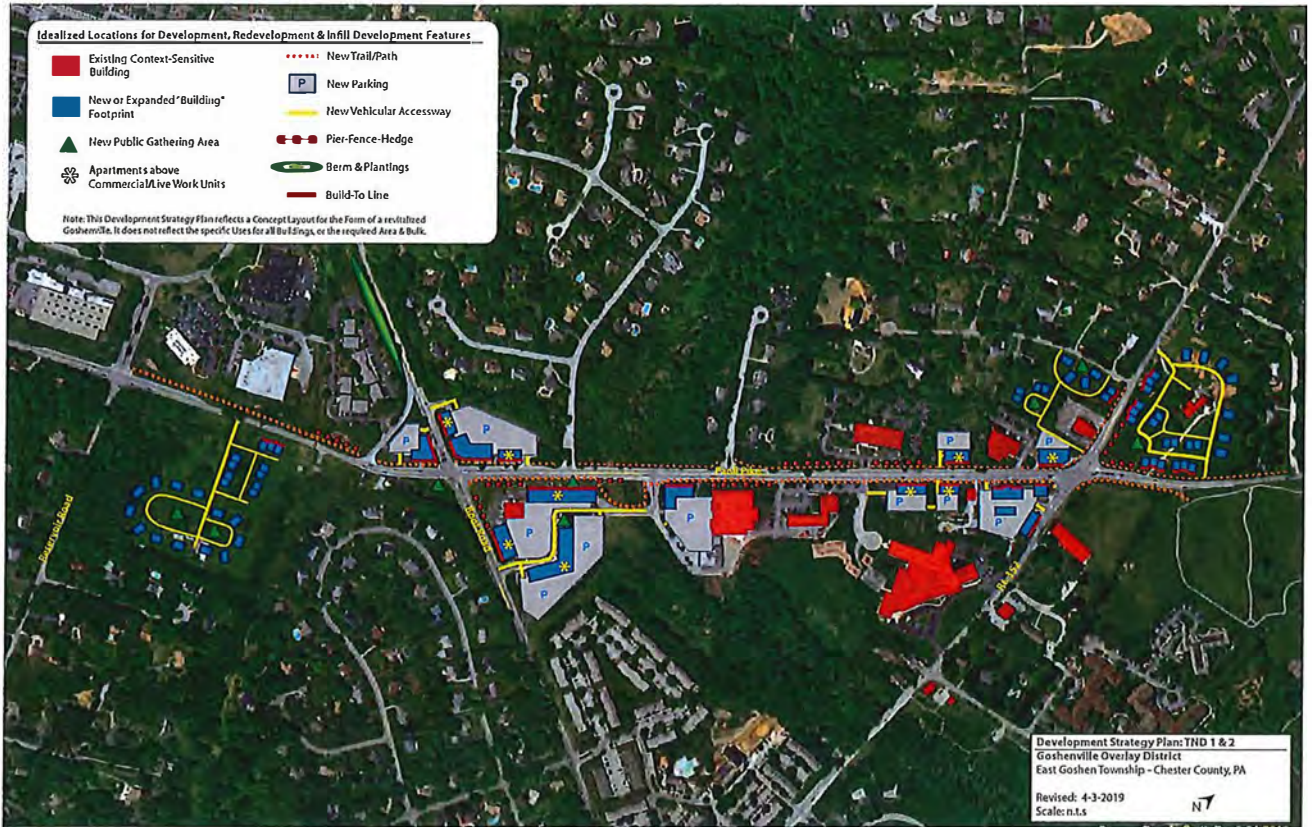
Design Standards:

205-75.A.(13)(b) Drive-Thru Facilities shall not be located along a primary street frontage.

205-75.A.(13)(c) When A Drive-Thru Facility is located on the side of a building, it shall be setback at least 25 feet from the street right-of-way.

205-75.A.(13)(d) Drive-Thru Facilities shall have building materials, colors, and form, complementary to the principal building.

205-75.A.(14) Development Strategy Plan



Goshenville Village Development Strategy Plan (see insert enlargement)

Legislative Intent:

205-75.A.(14)(a) The Development Strategy Plan is intended to guide and inform Development, Redevelopment, and Infill in Goshenville Village.

Design Standards:

205-75.A.(14)(b) Development, Redevelopment, and Infill development shall be consistent with the Development Strategy Plan to the maximum extent possible, relative to the location of buildings at a Build-To Line.

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: 10/29/2019
To: Board of Supervisors
From: Mark Gordon, Township Zoning Officer *mb*
Re: Paoli Pike Trail (PPT)/ Segments C, D, E Construction Services Proposal

Dear Board Members,

As requested, staff requested McMahon Associates revise their Construction Services Proposal with a “NOT TO EXCEED” cost.

The Township has received the revised 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 October 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, and authorize the Chairman to sign the proposal.

TRAIL PROJECT UPDATE:

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

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

Segments C,D,E: All PennDOT permits have been approved and PennDOT advertise the PPT (C,D,E) Construction project on 10/18/2019. 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.

October 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 (Not to Exceed)

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

East Goshen Township

Date: October 29, 2019
To: Board of Supervisors
From: Susan D'Amore

RE: 2020 Annual ABC Planning Session Date & Time

As you know, an ABC planning session is held at the beginning of each year. In January 2019, all ABC members received a Doodle Poll requesting their preference of holding this session on a **Saturday** morning or a **weeknight**. The result of that poll indicated that the majority preferred having the planning session on a weeknight.

In preparing for the 2020 meeting schedule and advertisement, would you please indicate which date for the planning session is preferred? The calendar for January is below for your reference. Also, can you specify a convenient start time?

WED	JAN 01	NEW YEAR'S DAY – OFFICE CLOSED
THURS	JAN 02	PARK & RECREATION COMMISSION, 7PM
MON	JAN 06	REORGANIZATION & REGULAR BOARD OF SUPERVISORS MEETING, 7PM
TUES	JAN 07	BOARD OF AUDITORS, 7 PM
WED	JAN 08	PLANNING COMMISSION, 7PM
WED	JAN 08	CONSERVANCY BOARD, 7PM
THURS	JAN 09	HISTORICAL COMMISSION, 7PM
MON	JAN 13	MUNICIPAL AUTHORITY, 7PM
THURS	JAN 16	FUTURIST COMMITTEE, 7PM
MON	JAN 20	MARTIN LUTHER KING, JR. DAY – OFFICE CLOSED
TUES	JAN 21	BOARD OF SUPERVISORS, 7PM
THURS	JAN 23	PIPELINE TASK FORCE, 5PM
MON	JAN 27	SUSTAINABILITY COMMISSION, 7PM
TUES	JAN 28	PENSION MEETING, 10 AM

Thank you.

DRAFT

RECOMMEND APPROVAL
AS NOTED BELOW

November 13, 2019

Mr. Robert C. Wiggins
1301 West Chester Pike
West Chester, PA 19382

Rick

Re: Christmas Tree Sales

Dear Bob:

Please be advised that at their meeting on Tuesday, November 12, 2019 the Board of Supervisors approved your request for permission to sell Christmas trees on your property at 1301 West Chester Pike, provided adequate off-street parking is provided and clean-up takes place immediately after Christmas. All signs must also be removed at that time.

Please give me a call at 610-692-7171 or email me at rsmith@eastgoshen.org if you have any questions or need additional information.

Sincerely,

Louis F. Smith, Jr.
Township Manager

WIGGINS AUTO TAGS, INC.

1301 West Chester Pike • West Chester, PA 19382 • Phone (610) 692-5641 • Fax (610) 692-5724

10-28-19

EAST GOSHEN TWP
1580 PAOLI PIKE
West Chester PA

OCT 31 2019

I would like permission to sell CHRISTMAS
TREES from THANKSGIVING 2019 thru 12/24/19.

THANK YOU

R. C. Wiggins

ROBERT C WIGGINS

6104058975

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: 10/29/2019
To: Board of Supervisors
From: Mark Gordon, Township Zoning Officer *mlg*
Re: Paoli Pike Trail Easements / Appraisal Proposal / Segment A

Dear Board Members,

As you know the Township Staff and Solicitor have begun trail easement discussions with the two property owners affected by the Trail project within Segment A of the Paoli Pike Trail (Airport Rd. to Ellis Ln.). We are required to follow the PennDOT process for obtaining easements along the trail route and have determined that appropriate appraisals will be needed to make fair compensation offers to the property owners.

We have solicited a proposal from Coyle, Lynch and Co., the same appraisal firm that we worked with for segments C, D, and E. Their proposal for appraisal services for these two parcels is \$6,500 for each parcel, totaling \$13,000.

Appraisals are a professional service and therefore the Township is not required to formally bid this work.

STAFF RECOMMENDATION:

Staff and the Solicitor was very pleased with the work performed by Coyle, Lynch and Co. during the recent easement acquisitions in segments C, D, and E and recommend that the Township utilize Coyle, Lynch and Co. again for the appraisals needed for these two parcels.

DRAFT MOTION:

Madame Chairman, I recommend that the Board accept the proposal from Coyle, Lynch and Co. for trail easement appraisal services for the two parcels in Segment A of the Paoli Pike Trail in the amount \$13,000.

COYLE, LYNCH & COMPANY

VALUATION ADVISORY SERVICES

112 CHESLEY DRIVE

SUITE 250, HAMPTON BUILDING

MEDIA, PENNSYLVANIA 19063-0040

Vox 610-461-5000

Fax 610-461-7284

WWW.COYLELYNCH.COM

JOHN J. COYLE 3RD, MAI, CRE ± 0 0 • □ Δ
JOHN ANTHONY EGAN, MAI, SRA ±
H. MICHAEL McDEVITT, MAI ± 0 ± □
JOHN J. COYLE 4TH, JD, MAI ± 0
BRIAN WILBUR COYLE, MAI ± 0
MACK E. WELLER ±
MICHAEL J. McCLOSKEY, JR., MAI, USMC
OF COUNSEL
(1972 – 2008)

+ PA CERTIFIED GENERAL REAL ESTATE APPRAISER
○ NJ CERTIFIED GENERAL REAL ESTATE APPRAISER
◇ DE CERTIFIED GENERAL REAL ESTATE APPRAISER
• NY CERTIFIED GENERAL REAL ESTATE APPRAISER
± MD CERTIFIED GENERAL REAL ESTATE APPRAISER
Δ TX CERTIFIED GENERAL REAL ESTATE APPRAISER
□ VA CERTIFIED GENERAL REAL ESTATE APPRAISER

October 21, 2019

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

RE: PAOLI PIKE TRAIL
WSFS BANK AND LEARNING CENTER
1301 PAOLI PIKE
EAST GOSHEN TOWNSHIP, CHESTER COUNTY
WEST CHESTER, PENNSYLVANIA
TAX PARCEL NO. 53-3-1.4
PARCEL NO.2
OWNER: THOMSON
CLC JOB NO. 19-248

Mark:

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

We will inspect the subject property, and gather and evaluate data to process the applicable approaches to value. We will develop a complete analysis of the property, and we will communicate either a strip appraisal report or a “before and after” appraisal report for the property in accordance with PennDOT appraisal requirements. This proposal expires on November 30, 2019 unless executed and returned to our office by November 30, 2019.

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

Professional Appraisal Practice formulated by the Appraisal Standards Board of The Appraisal Foundation, is:

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

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

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

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

As indicated on Page 58 of the 14th Edition of the *Appraisal of Real Estate* (published in 2013); on Page 24 of the 13th Edition of the *Appraisal of Real Estate* (published in 2008) and on Page 24 of the 12th Edition of the *Appraisal of Real Estate* (published in 2001), the Appraisal Institute in 1993 adopted the following definition of market value, which was developed by the Appraisal Institute Special Task Force on Value Definitions to clarify distinctions among market value, disposition value, and liquidation value. Market value, as defined by the Task Force, is:

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

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

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

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

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

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

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

- Site plan.

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

We propose a total fee of \$6,500 for this assignment. The assignment will be payable as follows:

- | | |
|--|---------|
| • Upon execution of this contract: | \$0 |
| • Upon inspection of the premises: | \$3,250 |
| • Upon completion of our field work: | \$0 |
| • Upon delivery of the completed report: | \$3,250 |

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

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

The Financial Services Modernization Act of 1999, known as the Gramm-Leach-Bliley Act, has been interpreted to include real estate appraisers as financial institutions in certain instances. Accordingly, it is necessary for us to disclose our policies and practices regarding nonpublic personal and financial information. While we may be provided with or we may

collect various personal information or various financial information in the course of providing appraisal services, we treat this information as confidential. We do not share, sell, publish, refer, communicate, transfer or disclose any information about our customers or clients to any related entities of Coyle, Lynch & Company or to any unrelated entities of Coyle, Lynch & Company.

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

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

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

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

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

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

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

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

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

No survey of the property was made by the appraiser.

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

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

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

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

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

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

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

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

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

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

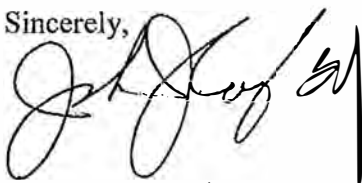
The acceptance of this assignment was not conditioned upon our reporting a specific (dictated) value; nor was the acceptance of the assignment conditioned upon our concluding a requested minimum value or maximum value; nor was the acceptance of the assignment predicated in any way upon the approval,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

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

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

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

Sincerely,



John J. Coyle 3rd, MAI, CRE
President
PA Certified General Real Estate Appraiser #GA-397L

Accepted: _____

Date: _____

19-248 PROPOSAL – 1301 PAOLI PIKE

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PROFESSIONAL PROFILE

JOHN J. COYLE 3RD, MAI, CRE

PRESENT POSITION:

President and Director of the Regional Valuation Department of Coyle, Lynch & Company; Vice President of Coyle Real Estate Company; Director of Real Estate Valuation of Corporate Valuation Advisors; and Vice President of Delaware Valley Realty Advisors, Inc.

Mr. Coyle is a co-director of, co-manager of, and partial owner of the Henderson Group, Inc. The Henderson Group developed, owns, and manages 2,600,000 square feet of industrial, office, and retail properties in 48 buildings in 5 communities in the western Philadelphia, PA (Delaware County) suburbs, and 600,000 square feet of industrial and office space in 11 buildings in Melbourne, FL (Brevard County).

CERTIFICATION:

Mr. Coyle is a licensed Real Estate Broker (RM-024731-A) in the Commonwealth of Pennsylvania since 1972; and a Certified General Real Estate Appraiser in the Commonwealth of Pennsylvania (#GA-397L) since the enactment of the Real Estate Appraisers Certification Act No. 98 of 1990; in the State of New Jersey (#RG-1630); in the State of Delaware (#X10000145); in the State of New York (#46000018883); in the State of Texas (#TX-1335204-G); and in the Commonwealth of Virginia (#4001017681). In recent years, Mr. Coyle has also received reciprocal practice certificates in Rhode Island, Tennessee, Connecticut, Maryland, North

Carolina, Oklahoma, California, Georgia, Florida, and New Hampshire. Mr. Coyle has met the current continuing educational requirements in each state in which he is certified and for each professional organization of which he is a member.

PAST EXPERIENCE:

Mr. Coyle's previous positions include Vice President of Strategis Asset Valuation & Management Company (formerly Realty Appraisals Company); President of Northland Appraisal Company; and Staff Appraiser for Jackson Cross Company.

PROFESSIONAL SOCIETIES:

Mr. Coyle is an MAI member and an SRA member of the Appraisal Institute (the merged entity of the former American Institute of Real Estate Appraisers and the former Society of Real Estate Appraisers), a CRE member of the Counselors of Real Estate, and a Hoyt Fellow of the Homer Hoyt Institute for Advanced Studies. Mr. Coyle is also a Realtor Member of the Delaware Valley Association of Realtors, and past President and Director of the Delaware County Association of Realtors and the Philadelphia Chapter of the Society of Real Estate Appraisers; served as District Governor of the Society of Real Estate Appraisers; and served on the national Board of Directors of the Appraisal Institute. Mr. Coyle presently serves as a Director of the Delaware County Industrial Development Authority.

PROPERTY TYPES EVALUATED: Since 1972, Mr. Coyle has applied his expertise to a wide range of valuation problems. Property types appraised include improved real and personal property assets in the broad classifications of industrial, residential, institutional, commercial, agricultural, and special purpose properties, and a diverse array of undeveloped acreage and developed land. Improved industrial facilities appraised include light, medium, and heavy duty manufacturing plants; laboratory facilities; petroleum refineries; petroleum storage facilities; breweries; processing plants; chemical plants; pilot plants; warehouses; flex buildings; research and development facilities; transportation terminals; food processing plants; landfills; quarries; power generating facilities; and waterfront terminal facilities. Improved residential property types appraised include single family dwellings; garden, mid-rise, and high rise apartment buildings; congregate care facilities; nursing homes; and

continuing care retirement communities. Improved institutional properties appraised include hospitals; colleges; schools; churches; and parsonages. Improved commercial property types appraised include regional shopping malls; regional, community and neighborhood shopping centers; hotels and motels; office buildings; service stations; operations centers; car washes; convenience stores; golf courses; marinas; mobile home parks; and department stores. Improved agricultural properties appraised include farms; fisheries; orchards; ranches; and commercially operated agribusiness facilities. Special purpose properties appraised include railroad rights of way; natural resource tracts consisting of timberlands; water rights; and peat, coal, and limestone reserves; amusement parks; cemeteries; restaurants; bowling alleys; parking garages; pipelines; water distribution systems; sewage treatment plants; and various forms of environmentally challenged properties. Property interests appraised include fee simple estates, leasehold estates, reversionary interests, life estates, leased fee estates, air rights, subsurface rights, and easements, including conservation easements.

EDUCATION:

Mr. Coyle is a graduate of The American University with an MS in Real Estate and Urban Development Planning; and a graduate of Saint Joseph's University with a BS in Business Administration. He has also completed coursework in valuation and related topics presented by the Appraisal Institute, the Society of Office and Industrial Realtors, the American Society of Appraisers, the Center for Business Intelligence, the RS Means Company, the Colorado School of Mines; and the Massachusetts Institute of Technology.

SCOPE OF ASSIGNMENTS:

Mr. Coyle has participated in appraisal and consulting assignments in 51 of the 67 counties in Pennsylvania, each of the 3 counties in Delaware, 20 of the 21 counties in New Jersey, and 33 of the 57 counties in New York. He has worked in 38 of the continental United States for private individuals, corporations, governmental agencies, law firms, and lending institutions in connection with the sale and acquisition of real estate; corporate dissolutions; mortgage financing; ad valorem, income, and estate tax litigation; bankruptcy proceedings; security offerings; condemnation matters; risk control issues; and portfolio management assignments.

EXPERT TESTIMONY:

Mr. Coyle has been qualified as an expert in the valuation of real and/or personal property in the Court of Common Pleas in 28 of the 67 counties in the Commonwealth of Pennsylvania; in the United States District Court for the Eastern District of Pennsylvania; in the Supreme Court of the State of New York; in the Tax Court of the State of New Jersey; in the Chancery Court of the State of Delaware; and in various quasi-judicial proceedings before boards and panels throughout the geographic area he has served.

4/18

COYLE, LYNCH & COMPANY

VALUATION ADVISORY SERVICES

112 CHESLEY DRIVE

SUITE 250, HAMPTON BUILDING

MEDIA, PENNSYLVANIA 19063-0040

VOX 610-461-5000

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JOHN J. COYLE 3RD, MAI, CRE + O ◊ • ◻ ◻

JOHN ANTHONY EGAN, MAI, SRA +

H. MICHAEL McDEVITT, MAI + O ± ◻

JOHN J. COYLE 4TH, JD, MAI + ◊

BRIAN WILBUR COYLE, MAI + O

MACK E. WELLER +

MICHAEL J. McCLOSKEY, JR., MAI, USMC
OF COUNSEL
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+ PA CERTIFIED GENERAL REAL ESTATE APPRAISER

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◻ VA CERTIFIED GENERAL REAL ESTATE APPRAISER

October 21, 2019

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

RE: PAOLI PIKE TRAIL
LEASED PARKING LOT
1305 PAOLI PIKE
EAST GOSHEN TOWNSHIP, CHESTER COUNTY
WEST CHESTER, PENNSYLVANIA
TAX PARCEL NO. 53-3-1.9A
PARCEL NO. 3
OWNER: NATIONAL BANK OF MALVERN
CLC JOB NO. 19-249

Mark:

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

We will inspect the subject property, and gather and evaluate data to process the applicable approaches to value. We will develop a complete analysis of the property, and we will communicate either a strip appraisal report or a "before and after" appraisal report for the property in accordance with PennDOT appraisal requirements. This proposal expires on November 30, 2019 unless executed and returned to our office by November 30, 2019.

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- (1) buyer and seller are typically motivated;
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The most probable price which a specified interest in real property is likely to bring under all the following conditions:

- (1) Consummation of a sale occurs as of a specified date.
- (2) An open and competitive market exists for the property interest appraised.
- (3) The buyer and seller are each acting prudently and knowledgeably.
- (4) The price is not affected by undue stimulus.
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We have utilized the definition of market value contained in the 14th Edition of the *Appraisal of Real Estate* as the controlling definition of market value in this assignment, although the other definitions of market value referenced above are consistent with the definition upon which we have placed the greatest emphasis.

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

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

- Site plan.

- Survey, if available.
- Legal description of each parcel.
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- The two most recent years of expense data associated with occupancy of the real estate whether tenant occupied or owner occupied.
- The two most recent years of capital improvement data.

We propose a total fee of \$6,500 for this assignment. The assignment will be payable as follows:

- | | |
|--|---------|
| • Upon execution of this contract: | \$0 |
| • Upon inspection of the premises: | \$3,250 |
| • Upon completion of our field work: | \$0 |
| • Upon delivery of the completed report: | \$3,250 |

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

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The Financial Services Modernization Act of 1999, known as the Gramm-Leach-Bliley Act, has been interpreted to include real estate appraisers as financial institutions in certain instances. Accordingly, it is necessary for us to disclose our policies and practices regarding nonpublic personal and financial information. While we may be provided with or we may

collect various personal information or various financial information in the course of providing appraisal services, we treat this information as confidential. We do not share, sell, publish, refer, communicate, transfer or disclose any information about our customers or clients to any related entities of Coyle, Lynch & Company or to any unrelated entities of Coyle, Lynch & Company.

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

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

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

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

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

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

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

No survey of the property was made by the appraiser.

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

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

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

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

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

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

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

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

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

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

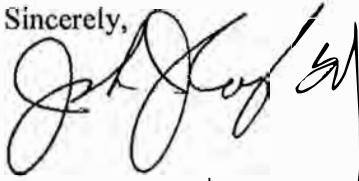
The acceptance of this assignment was not conditioned upon our reporting a specific (dictated) value; nor was the acceptance of the assignment conditioned upon our concluding a requested minimum value or maximum value; nor was the acceptance of the assignment predicated in any way upon the approval,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

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

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

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

Sincerely,



John J. Coyle 3rd, MAI, CRE
President

PA Certified General Real Estate Appraiser #GA-397L

Accepted: _____

Date: _____

19-249 PROPOSAL – 1305 PAOLI PIKE

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PROFESSIONAL PROFILE

JOHN J. COYLE 3RD, MAI, CRE

PRESENT POSITION:

President and Director of the Regional Valuation Department of Coyle, Lynch & Company; Vice President of Coyle Real Estate Company; Director of Real Estate Valuation of Corporate Valuation Advisors; and Vice President of Delaware Valley Realty Advisors, Inc.

Mr. Coyle is a co-director of, co-manager of, and partial owner of the Henderson Group, Inc. The Henderson Group developed, owns, and manages 2,600,000 square feet of industrial, office, and retail properties in 48 buildings in 5 communities in the western Philadelphia, PA (Delaware County) suburbs, and 600,000 square feet of industrial and office space in 11 buildings in Melbourne, FL (Brevard County).

CERTIFICATION:

Mr. Coyle is a licensed Real Estate Broker (RM-024731-A) in the Commonwealth of Pennsylvania since 1972; and a Certified General Real Estate Appraiser in the Commonwealth of Pennsylvania (#GA-397L) since the enactment of the Real Estate Appraisers Certification Act No. 98 of 1990; in the State of New Jersey (#RG-1630); in the State of Delaware (#X10000145); in the State of New York (#46000018883); in the State of Texas (#TX-1335204-G); and in the Commonwealth of Virginia (#4001017681). In recent years, Mr. Coyle has also received reciprocal practice certificates in Rhode Island, Tennessee, Connecticut, Maryland, North

Carolina, Oklahoma, California, Georgia, Florida, and New Hampshire. Mr. Coyle has met the current continuing educational requirements in each state in which he is certified and for each professional organization of which he is a member.

PAST EXPERIENCE:

Mr. Coyle's previous positions include Vice President of Strategis Asset Valuation & Management Company (formerly Realty Appraisals Company); President of Northland Appraisal Company; and Staff Appraiser for Jackson Cross Company.

PROFESSIONAL SOCIETIES:

Mr. Coyle is an MAI member and an SRA member of the Appraisal Institute (the merged entity of the former American Institute of Real Estate Appraisers and the former Society of Real Estate Appraisers), a CRE member of the Counselors of Real Estate, and a Hoyt Fellow of the Homer Hoyt Institute for Advanced Studies. Mr. Coyle is also a Realtor Member of the Delaware Valley Association of Realtors, and past President and Director of the Delaware County Association of Realtors and the Philadelphia Chapter of the Society of Real Estate Appraisers; served as District Governor of the Society of Real Estate Appraisers; and served on the national Board of Directors of the Appraisal Institute. Mr. Coyle presently serves as a Director of the Delaware County Industrial Development Authority.

PROPERTY TYPES EVALUATED:

Since 1972, Mr. Coyle has applied his expertise to a wide range of valuation problems. Property types appraised include improved real and personal property assets in the broad classifications of industrial, residential, institutional, commercial, agricultural, and special purpose properties, and a diverse array of undeveloped acreage and developed land. Improved industrial facilities appraised include light, medium, and heavy duty manufacturing plants; laboratory facilities; petroleum refineries; petroleum storage facilities; breweries; processing plants; chemical plants; pilot plants; warehouses; flex buildings; research and development facilities; transportation terminals; food processing plants; landfills; quarries; power generating facilities; and waterfront terminal facilities. Improved residential property types appraised include single family dwellings; garden, mid-rise, and high rise apartment buildings; congregate care facilities; nursing homes; and

continuing care retirement communities. Improved institutional properties appraised include hospitals; colleges; schools; churches; and parsonages. Improved commercial property types appraised include regional shopping malls; regional, community and neighborhood shopping centers; hotels and motels; office buildings; service stations; operations centers; car washes; convenience stores; golf courses; marinas; mobile home parks; and department stores. Improved agricultural properties appraised include farms; fisheries; orchards; ranches; and commercially operated agribusiness facilities. Special purpose properties appraised include railroad rights of way; natural resource tracts consisting of timberlands; water rights; and peat, coal, and limestone reserves; amusement parks; cemeteries; restaurants; bowling alleys; parking garages; pipelines; water distribution systems; sewage treatment plants; and various forms of environmentally challenged properties. Property interests appraised include fee simple estates, leasehold estates, reversionary interests, life estates, leased fee estates, air rights, subsurface rights, and easements, including conservation easements.

EDUCATION:

Mr. Coyle is a graduate of The American University with an MS in Real Estate and Urban Development Planning; and a graduate of Saint Joseph's University with a BS in Business Administration. He has also completed coursework in valuation and related topics presented by the Appraisal Institute, the Society of Office and Industrial Realtors, the American Society of Appraisers, the Center for Business Intelligence, the RS Means Company, the Colorado School of Mines; and the Massachusetts Institute of Technology.

SCOPE OF ASSIGNMENTS:

Mr. Coyle has participated in appraisal and consulting assignments in 51 of the 67 counties in Pennsylvania, each of the 3 counties in Delaware, 20 of the 21 counties in New Jersey, and 33 of the 57 counties in New York. He has worked in 38 of the continental United States for private individuals, corporations, governmental agencies, law firms, and lending institutions in connection with the sale and acquisition of real estate; corporate dissolutions; mortgage financing; ad valorem, income, and estate tax litigation; bankruptcy proceedings; security offerings; condemnation matters; risk control issues; and portfolio management assignments.

EXPERT TESTIMONY:

Mr. Coyle has been qualified as an expert in the valuation of real and/or personal property in the Court of Common Pleas in 28 of the 67 counties in the Commonwealth of Pennsylvania; in the United States District Court for the Eastern District of Pennsylvania; in the Supreme Court of the State of New York; in the Tax Court of the State of New Jersey; in the Chancery Court of the State of Delaware; and in various quasi-judicial proceedings before boards and panels throughout the geographic area he has served.

BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

November 6, 2019

To: Board of Supervisors

From: Mark Miller

Re: Truck Replacement

The 2020 Proposed Budget includes \$90,000 for the purchase of a small dump truck (Ford F550) to replace a heavy duty pick-up truck (Ford F350), purchased in 2010 that will be fully depreciated in 2020. Upgrading to a larger truck—but still small compared with a traditional dump truck—will allow Public Works to more efficiently haul heavy materials (gravel, dirt) than they can currently in an F350 and at the same time, allow for Township dump trucks to access driveways, right of ways and easements without inadvertently turving lawns, as sometimes happens with the larger dump trucks.

However, because a new F550 has a delivery time of 4-5 months, we would like to order the truck now so that we will have it in time for the spring. Payment would not be made until the truck is received in 2020. Therefore, on an accrual basis, the truck would be a 2019 purchase, whereas on a cash basis, it would be a 2020 purchase.

Below is the cost breakdown of a new Ford F550, with trade in of the old vehicle, from the COSTAR dealers.

Fred Beans of West Chester Inter-Con Truck Equipment	\$29,198.00 including the trade \$50,343.00 Body, Hydraulics, Plow and Spreader with Brine System Total \$79,541.00
Hoskins Ford Inter-Con Truck Equipment	\$34,987.00 including the trade \$50,343.00 Body, Hydraulics, Plow and Spreader with Brine System Total \$85,330.00

Recommended motion: I move that we purchase a Ford F550 with a plow and spreader from Fred Beans of West Chester and Inter-Con Truck Equipment in the amount of \$79,541, net of trade-in of the old Ford F350.

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: 10/29/2019
To: Board of Supervisors
From: Mark Gordon, Township Zoning Officer *mlb*
Re: SWM O&M Agreement

Dear Board Members:

The Code Department has received the following Stormwater Management Operation and Maintenance agreements for authorization by the Board of Supervisors:

1. 1305 Park Ave (addition)
2. 1507 Greenhill Road (hardscaping project)
3. 1623 Williams Way (new detached garage)
4. 45 Sherman Drive (new swimming pool)

Staff Recommendation:

Staff has reviewed these projects and the SWM O&M Agreements and recommends that the Board authorize the Chairman to sign the SWM agreements.

Draft Motion:

Madame Chairman, I move that the Board authorize the Chairman to execute the storm water management operation and maintenance agreements for:

1. 1305 Park Ave
2. 1507 Greenhill Road
3. 1623 Williams Way
4. 45 Sherman Drive

101 Commerce Drive
Exton, Pennsylvania 19341



Tel: (610) 363-9525
www.westwhiteland.org

October 15, 2019

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



Re: Ship Rd. Couplet: North Leg – West Whiteland Township, Chester County
PennDOT Multimodal Transportation Fund Application

Dear Mr. Smith, *Rock*

This letter shall serve as notice that West Whiteland Township is making an application through the Pennsylvania Department of Transportation's Multimodal Transportation Fund (MTF) to complete the Ship Rd. Couplet: North Segment. This proposed project is part of a larger project listed in the Township's (2015) Capital Improvement Plan (CIP). The CIP identified the need for significant improvements at the intersection of Lincoln Highway and Ship Rd. to accommodate anticipated future development. The proposed project serves to benefit the community by creating a safe and well-connected transportation network in the immediate area that offers multiple options for travel to schools, places of employment, shops, and public parks. It also will increase the capacity of the intersection with little impact to the existing historic structures located there.

The Ship Rd. Couplet Project consists of a single-lane, one-way road for southbound Ship Road that would be located west of Ship Inn north of Lincoln Hwy. and behind St. Mary's Chapel south of Lincoln Highway. All lanes of existing Ship Road would become one-way northbound north of Springdale Dr. with traffic signals for the northbound and southbound lanes synced along Lincoln Hwy. It also includes a multi-use trail from the existing Chester Valley Trail (CVT) to the proposed Chester Valley Trail Extension south of the Route 30 Bypass. With the CVT connection this project is also consistent with the (2017) Chester Valley Trail: Extension to Downingtown Feasibility Study/Master Plan, goals and recommendations of the (2015) Lincoln Hwy. & Whitford Rd. Corridors Plan, and the (2013) Chester County Bicycle and Pedestrian Plan.

The Township would utilize MTF funding for the north segment of the project – 600 LF roadway and trail between the CVT crossing and Lincoln Hwy. An additional 225 LF two-way roadway connection would also be included opposite of the existing access to Saints Philip and James Church and School. The Township has secured funding from previously collected traffic impact fees to use as a match for this segment of the project.

The south segment of this project – 1,800 LF roadway, new traffic signal and trail between Lincoln Hwy. and existing Ship Rd. (north of Route 30 Bypass) – will be completed by developers as part of a private mixed-use development located on the southwest corner of the intersection consisting of three retail buildings, including a Wawa, 90 small lot single family homes, and 60 townhomes.

If you have any questions about this project, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mimi Gleason', with a long horizontal flourish extending to the right.

Mimi Gleason

West Whiteland Township Manager

October 17, 2019

EGOST00016
Township of East Goshen
1580 Paoli Pike
West Chester, PA 19380

**RE: ACT 67, 68 & 127 NOTIFICATION OF PENDING APPLICATION
BOW TREE POND 1 RESTORATION PROJECT
EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PA**



Dear Planning Commission:

Acts 14, 67, 68 and 127, which amended the Municipalities Planning Code, direct state agencies to consider comprehensive plans and zoning ordinances when reviewing applications for permitting of facilities and infrastructure, and specify that state agencies may rely upon comprehensive plans and zoning ordinances under certain conditions as described in Sections 619.2 and 1105 of the Municipalities Planning Code. The Pennsylvania Department of Environmental Protection's Policy for Consideration of Local Comprehensive Plans and Zoning Ordinances in DEP Review of Permits for Facilities and Infrastructure (DEP's Land Use Policy) provides direction and guidance to DEP staff, permit applicants, and local and county governments for the implementation of Acts 67, 68 and 127 of 2000. This policy can be found at www.depweb.state.pa.us; keyword: Land Use.

In accordance with DEP's Land Use Policy, enclosed please find a Municipal Land Use Letter that is to be submitted with our permit application to DEP for an NPDES Permit for Stormwater Discharges Associated with Construction Activities. Please complete the attached form and return within 30 days to:

Name of Applicant: East Goshen Township

Address of Applicant: 1580 Paoli Pike, West Chester, P 19380

Project Location: Bow Tree Lane & Beaumont Circle, East Goshen Township Chester County, PA

Project Description: The applicant proposes to rehabilitate and repair the existing 1.6 acre pond. The pond is owned by East Goshen Township and is on Township parkland. This is a rehabilitation project and no changes to the parkland are proposed.

Please do not send this form to DEP, as we must include the Municipal Land Use Letter with our permit application. If we do not receive a response from you **within 30 days**, we shall proceed to submit our permit application to DEP without the Municipal Land Use Letter. If the Municipal Land Use Letter is not submitted with our permit application, and we provide proof to DEP that we attempted to obtain it, DEP will assume there are no substantive land use conflicts and proceed with the normal application review process.

If you have any questions, please do not hesitate to contact me at (215) 254-7776.

Sincerely,

PENNONI ASSOCIATES INC.



Nathan M. Cline, PE
Township Engineer

Attachments – Sample County Land Use Letter, NPDES Permit Application Land Use Questions

cc: East Goshen Township, File

Date: _____

To: Pennoni Associates Inc.
Attn: Nathan M. Cline, P.E.
One South Church St. 2nd Floor
West Chester, PA 19382

From: Township of East Goshen

Re: **Act 67, 68 & 127 Notification of Pending Application
Bow Tree Pond 1 Rehabilitation Project
East Goshen Township, Chester County, Pennsylvania**

The municipality of East Goshen Township states that it:

- _____ Has adopted a municipal or multi-municipal comprehensive plan.
If yes, please provide date of adoption.
- _____ Has not adopted a municipal or multi-municipal comprehensive plan.

The municipality of East Goshen Township states that it:

- _____ Has adopted a county zoning ordinance, or a municipal or joint-municipal zoning ordinance.
- _____ Has not adopted a county zoning ordinance, or a municipal or joint-municipal zoning ordinance.

If applicable:

The municipality of East Goshen Township states that its zoning ordinance is generally consistent with its municipal comprehensive plan and the county comprehensive plan.

The above referenced project:

_____ meets the provisions of the local zoning ordinance.

If zoning approval is required for the project to proceed, the above referenced project:

- _____ has received zoning approval.
- _____ has not received zoning approval.

If the proposed project has not received zoning approval:

What is the status of the zoning request for the proposed project? (e.g. Special Exception Approval from the Zoning Hearing Board required, Conditional Use approval from the Governing Body required)

Is there a legal challenge by the applicant with regard to zoning for the proposed project?

Name and Contact Information for Municipal Zoning Officer:

Additional comments (attach additional sheets if necessary):

Submitted By:

Name	
Title	
Contact Information (Address & Phone)	
Signature	
Date	



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

PRINCIPALS

Joseph W. McMahon, P.E.
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

ASSOCIATES

John J. Mitchell, P.E.
Christopher J. Williams, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.



October 23, 2019

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

**RE: Paoli Pike Shared Use Path Project: Segment A
East Goshen Township, Chester County
McMahon Project No. 816417.20**

Dear Mr. Smith :

As you are aware, it is our intent to submit a Small Projects Joint Permit application to the Pennsylvania Department of Environmental Protection (DEP) for the following project in East Goshen Township's name:

1. **Project Name:** Paoli Pike Shared Use Path Project: Segment A
2. **Project Description:** This project is the construction of a segment of the Paoli Pike Shared Use path between Airport Road and Ellis Lane in East Goshen Township. The work will consist of the construction of approximately 730 linear feet of a 10-foot wide shared use path adjacent to Paoli Pike through the Township. The path will consist of pervious asphalt pavement with concrete ADA curb ramps at intersections and major driveways.

To accommodate the width of the new path, an existing culvert will need to be extended. This culvert conveys an Unnamed Tributary to East Branch Chester Creek under Paoli Pike. This work will take place within the FEMA floodplain for the waterway. The proposed path will not exceed the existing grade, resulting in negligible impacts to the flood plain.

3. **Applicant Name:** East Goshen Township
4. **Applicant Contact:** Stephen C. Giampaolo, P.E.
McMahon Associates, Inc.
835 Springdale Drive, Suite 200
Exton, PA 19341

Act 14, which amended the Commonwealth of Pennsylvania Administrative Code requires that the applicant for a DEP permit give written notice to the municipality(ies) and the county(ies) in which the permitted activity is located. In addition, Acts 67, and 68, which amended the Municipalities Planning Code to support sound land use practices and planning efforts, direct state agencies to consider comprehensive plans and zoning ordinances when reviewing applications for permitting of facilities and infrastructure, and specify that state agencies may


rely upon comprehensive plans and zoning ordinances under certain conditions as described in Sections 619.2 and 1105 of the Municipalities Planning Code. Enclosed is the Permit Registration Form and the General Information Form (GIF) which have been completed for this project. The DEP invites you to review the attached documents and comment on the land use aspects of this project; please be specific to DEP when identifying any areas of conflict. If you wish to submit comments for DEP to consider in a land use review of this project, you must respond within 30 days to the DEP regional office at:

DEP Waterways and Wetland Program
Southeast Regional Office
2 East Main Street
Norristown, PA 19401

If there are no comments received by the end of the comment period, DEP will assume that there are no substantive land use conflicts and proceed with the normal application review process.

Please recognize receipt of the notification by signing for the certified mail. The certified mail receipt will be forwarded to the PA DEP as evidence of your notification. We appreciate your time and efforts. Should you have any questions or require additional information, feel free to contact me at 610-594-9995 (ext. 5129).

Respectfully,


Steve Giampaolo, P.E.
Senior Project Manager

SCG/jmw