

AGENDA
EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS
1580 Paoli Pike, 2nd Floor
Tuesday, April 19, 2022
7:00 PM

To Join Zoom Meeting:

Link: <https://us02web.zoom.us/j/89783180904>

Passcode: 733323

Dial In Number: 1 301 715 8592

Meeting ID: 897 8318 0904

During this hybrid BOS meeting, public comment will be handled as follows:

- The Zoom public is asked to remain muted during the meeting when the Board is talking.
- If you do not wish to be seen on the Board Room TVs or the YouTube Recording, your camera must be turned off via Zoom.
- In-person public participants will be given the *first* opportunity to comment and ask questions on each agenda item that requires a Board vote.
- The Zoom public participants will be given the *second* opportunity to comment and ask questions on each agenda item that requires a Board vote.
 - Zoom participants wishing to comment must raise their hand icon, state their name, and must speak one at a time.

1. Call to Order (7:00 PM)
2. Pledge of Allegiance
3. Moment of Silence

Announce that this meeting is being recorded via Zoom. A recording will be uploaded later to the Township's YouTube channel for viewing.

4. Chairman's Report (7:05 PM to 7:10 PM)
 - *Keep East Goshen Beautiful Day* will take place on Saturday, April 23rd. Please stop at the township building between 8 AM – 9 AM to register, pick-up supplies, and discuss street assignment)
 - Saturday, April 23rd is also our Arbor Day Celebration. Proclamation and tree planting will take place at 9:30 AM in the Clymer's Woods section of the park (Corner of Line Road and Paoli Pike)
 - East Goshen Sustainability Expo will take place on Sunday, April 24th from 12 PM to 4 PM. More information can be found on our website under the calendar.
 - Township Yard Sale in on Saturday, April 30th. Please call the township to register.
 - The Board met in joint Executive Session on April 11th with WEGO partner Westtown Township to discuss personnel matters.
5. Public Hearings – None
6. Emergency Services Reports (7:10 PM to 7:15 PM)
 - a. WEGO – Chief Brenda Bernot
 - b. [Goshen Fire Co – March 2022](#)
 - c. [Malvern Fire Co – March 2022](#)
 - d. [Good Fellowship – March 2022](#)
 - e. Fire Marshal – Carmen Battavio
7. [Financial Report – As of March 31, 2022 \(7:15 PM to 7:20 PM\)](#)

8. Approval of Minutes and Treasurer’s Report (7:20 PM to 7:25 PM)
 - a. Minutes – None
 - b. Treasurer’s Report – March 31, 2022 to April 14, 2022
9. Old Business – None
10. New Business
 - a. Discussion of the possibility of a park in the Milltown neighborhood of the township. (not to be confused with the Milltown Dam Project) (7:25 PM to 7:40 PM)
 - b. Discussion on East Goshen’s Authorities, Boards, and Commissions (ABCs) and future structure of such ABCs. (7:40 PM to 7:55 PM)
 - c. Zoning Hearing Board Application for 14 Broad Street. (7:55 PM to 8:05 PM)
 - d. Discussion on long-range planning session date. (8:05 PM to 8:10 PM)
11. Standing Issues/Projects (8:10 PM to 8:15 PM)
 - a. Hershey’s Mill Dam Project
 - b. Milltown Dam Project
12. Any Other Matter
13. Public Comment (8:15 PM to 8:45 PM)
14. Liaison Reports - none
15. Correspondence, Reports of Interest.
16. Adjournment (8:45 PM)

Meetings & Dates of Importance

<i>Date</i>	<i>Meeting</i>	<i>Time</i>
April 19	Board of Supervisors	7:00 pm
April 21	Futurist Committee	7:00 pm
April 23	Keep East Goshen Beautiful	8:00 am
April 24	SAC EXPO	12:00 pm
April 25	Sustainability Advisory Committee	7:00 pm
April 30	Township Yard Sale	9:00 am
May 3	Board of Supervisors	7:00 pm
May 4	Planning Commission	7:00 pm
May 5	Park and Recreation Commission	7:00 pm
May 9	Municipal Authority	7:00 pm
May 11	Conservancy Board	7:00 pm
May 12	Pipeline Task Force	5:30 pm
May 12	Historical Commission – CANCELED	-----
May 17	Election Day – no meetings in building	-----
May 19	Futurist Committee	7:00 pm
May 19	Zoning Hearing Board	7:00 pm
May 23	SAC	7:00 pm
May 24	Board of Supervisors	7:00 pm
May 30	Memorial Day – Township Closed	-----

Newsletter Deadline for Summer 2022: May 16.

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 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 each 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.

Westtown East Goshen Regional Police Department

Do you want to get the latest news about what is happening with the Westtown-East Goshen (WEGO) Police Department? WEGO has an online tool called CRIME WATCH that gives the public direct access to crime and public safety related information happening in our community. Local residents are encouraged to visit the website and connect with the police department social media sites.

To sign up for CRIME WATCH, <https://chester.crimewatchpa.com/wegopd/53548/content/links>.

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Goshen Fire Company Monthly Operations Report

March 2022



Monthly Overview

Responses (Fire, EMS and Fire Police) are running approximately 12% above last year.

Fire crews responded to 30 automatic fire alarms for the month, which is 25% above the monthly average of 24. Year-to-date AFA responses are 27% higher than this time last year. The YTD increase is attributed to numerous AFA's at assisted living/nursing facilities and an increase in residential AFA's and CO alarms.

Fundraising - The Fire Company is holding an Easter Flower Sale on April 15, 16 and 17 at Station 56 (1299 Boot Rd)

The Fire Company approved the purchase of 2 replacement ambulances, with an estimated 16-18 month delivery window. In addition to delivery delays, vehicle costs have increased significantly since the last ambulance purchase in 2019.

Fire Responses per Municipality	Monthly Responses	Monthly Manhours	YTD 2022 Responses	YTD 2022 Manhours	YTD 2021 Responses	YOY Variance
East Goshen	21	64	48	120	54	-11%
West Goshen	17	49	49	166	40	23%
Westtown	9	28	24	52	10	140%
Willistown	5	44	12	87	14	-14%
Other	6	64	16	116	15	7%
Total - Fire	58	249	149	541	133	12%

Fire Police Responses per Municipality	Monthly Responses	Monthly Manhours	YTD 2022 Responses	YTD 2022 Manhours	YTD 2021 Responses	YOY Variance
East Goshen	9	12	23	58	30	-23%
West Goshen	10	26	32	75	28	14%
Westtown	4	19	18	58	13	38%
Willistown	7	38	13	58	10	30%
Other	3	11	15	27	8	88%
Total - Fire Police	33	106	101	276	89	13%

EMS Responses per Municipality	Monthly Responses	Monthly Manhours	YTD 2022 Responses	YTD 2022 Manhours	YTD 2021 Responses	YOY Variance
East Goshen	157	229	467	746	494	-5%
West Goshen	106	144	361	556	278	30%
Westtown	35	57	106	174	69	54%
Willistown	32	49	86	146	70	23%
Other	5	2	31	24	27	15%
Total - EMS	335	481	1051	1646	938	12%

Total Responses per Municipality	Monthly Responses	Monthly Manhours	YTD 2022 Responses	YTD 2022 Manhours	YTD 2021 Responses	YOY Variance
East Goshen	187	305	538	924	578	-7%
West Goshen	133	219	442	797	346	28%
Westtown	48	104	148	284	92	61%
Willistown	44	131	111	291	94	18%
Other	14	77	62	167	50	24%
Total - Goshen Fire Company	426	836	1301	2463	1160	12%

Goshen Fire Company Monthly Operations Report March 2022



Monthly Updates

Key Indicators

Patients Treated	259	
Patients 65 and Over	191	74%
EMS Calls to Assisted Living and Retirement Facilities	133	38%
Automatic Fire/CO Alarms	30	52%

Major Incidents

Junkyard Fire - West Nottingham Twp - Assist Oxford FC	3/5/2022
Building Fire - Malvern Boro - Assist Malvern FC	3/6/2022
Vehicle Fire - Rt 3 @ Stoneham Dr - Willistown	3/11/2022
Brush Fire - 2066 Dutton Mill Rd - Willistown	3/19/2022
Vehicle Fire - Airport Rd & Wrights La - West Goshen	3/19/2022
Vehicle Fire - Rt 3 & Sagewood Dr - Willistown	3/27/2022
House Fire - 1128 Paul Lane - West Goshen	3/31/2022

Events

None	
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Fundraising Activities

Easter Flower Sale - 4/15, 4/16, 4/17	Upcoming
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Personnel Updates

None	
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Apparatus Updates

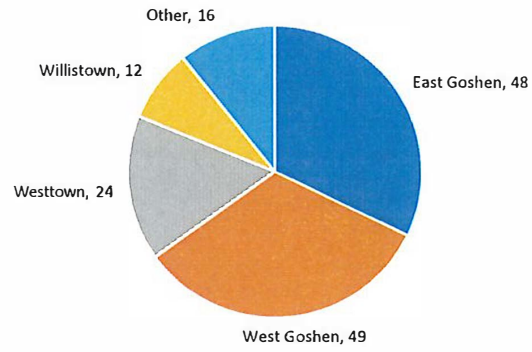
Approved the purchase of 2 replacement ambulances

Goshen Fire Company Monthly Operations Report

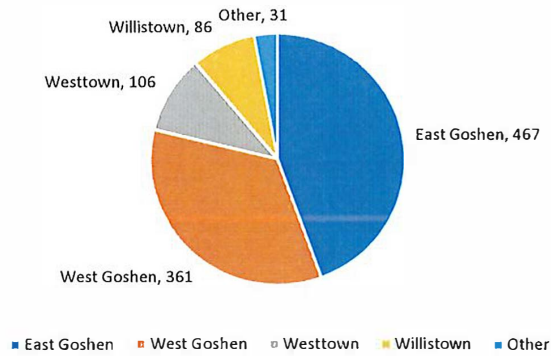
March 2022



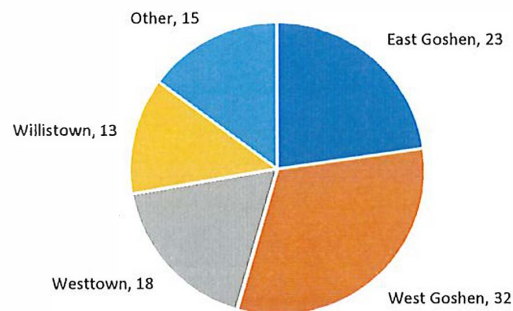
YTD Fire Calls by Township



YTD EMS Calls by Township



YTD Fire Police Calls by Township





Goshen Fire Company Monthly Automatic Alarm Report

01-Apr-22

1:44:37 PM

DATE	ADDRESS	TOWNSHIP	INCIDENT TYPE	# Calls in 2022	# Calls Last 12 Mos.
3/5/2022	1361 BOOT RD	East Goshen	735 - Alarm system sounded due to malfunction	2	15
3/6/2022	100 LINE RD	East Goshen	735 - Alarm system sounded due to malfunction	2	2
3/11/2022	905 AIRPORT RD	East Goshen	740 - Unintentional transmission of alarm, other	2	4
3/11/2022	204 CHESHIRE CIR	East Goshen	745 - Alarm system activation, no fire - unintentional	1	1
3/18/2022	1354 BOOT RD	East Goshen	745 - Alarm system activation, no fire - unintentional	4	4
3/18/2022	1625 HIGHLAND AVE	East Goshen	743 - Smoke detector activation, no fire - unintentional	1	1
3/23/2022	43 MARY FRAN DR	East Goshen	736 - CO detector activation due to malfunction	1	1
3/24/2022	17 WATERVIEW RD	East Goshen	745 - Alarm system activation, no fire - unintentional	1	1
3/25/2022	1615 E BOOT RD	East Goshen	743 - Smoke detector activation, no fire - unintentional	2	2
3/28/2022	1615 E BOOT RD	East Goshen	745 - Alarm system activation, no fire - unintentional	2	2
3/28/2022	905 AIRPORT RD	East Goshen	740 - Unintentional transmission of alarm, other	2	4
3/31/2022	331 APPLEBROOK DR	East Goshen	745 - Alarm system activation, no fire - unintentional	1	1
3/6/2022	1138 WEST CHESTER PIKE	West Goshen	745 - Alarm system activation, no fire - unintentional	1	4
3/7/2022	450 ELLIS LN	West Goshen	735 - Alarm system sounded due to malfunction	3	5
3/7/2022	1130 WEST CHESTER PIKE	West Goshen	710 - Malicious, mischievous false call, other	11	15
3/10/2022	1220 WILSON DR	West Goshen	745 - Alarm system activation, no fire - unintentional	1	3
3/10/2022	450 ELLIS LN	West Goshen	743 - Smoke detector activation, no fire - unintentional	3	5
3/13/2022	1237 PAOLI PIKE	West Goshen	714 - Central station, malicious false alarm	1	1
3/15/2022	1008 GREENHILL RD	West Goshen	745 - Alarm system activation, no fire - unintentional	1	1
3/18/2022	1130 WEST CHESTER PIKE	West Goshen	710 - Malicious, mischievous false call, other	11	15
3/20/2022	1130 WEST CHESTER PIKE	West Goshen	710 - Malicious, mischievous false call, other	11	15
3/21/2022	1130 WEST CHESTER PIKE	West Goshen	714 - Central station, malicious false alarm	11	15
3/23/2022	1157 PHOENIXVILLE PIKE	West Goshen	735 - Alarm system sounded due to malfunction	1	1

DATE	ADDRESS	TOWNSHIP	INCIDENT TYPE	# Calls in 2022	# Calls Last 12 Mos.
3/29/2022	1130 WEST CHESTER PIKE	West Goshen	735 - Alarm system sounded due to malfunction	11	15
3/4/2022	1518 MANLEY RD	Westtown	746 - Carbon monoxide detector activation, no CO	1	1
3/12/2022	631 PICKET WAY	Westtown	746 - Carbon monoxide detector activation, no CO	1	1
3/13/2022	1539 APPLETREE RD	Westtown	745 - Alarm system activation, no fire - unintentional	1	2
3/19/2022	1650 WEST CHESTER PIKE	Westtown	746 - Carbon monoxide detector activation, no CO	1	2
3/22/2022	1090 POWDERHORN DR	Westtown	745 - Alarm system activation, no fire - unintentional	1	1
3/31/2022	974 DELCHESTER RD	Willistown	743 - Smoke detector activation, no fire - unintentional	2	2

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Malvern Fire Company

424 East King Street
Malvern, PA 19355

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

East Goshen Township 2022 EMS Statistics

January:

37 Calls; 10 BLS (7 Transports); 27 ALS (18 Transports)
0 Fire; 0 Auto Accidents; 36 Medical; 1 Relocate

February:

37 Calls; 7 BLS (4 Transports); 30 ALS (14 Transports)
0 Fire; 0 Auto Accidents; 37 Medical

March:

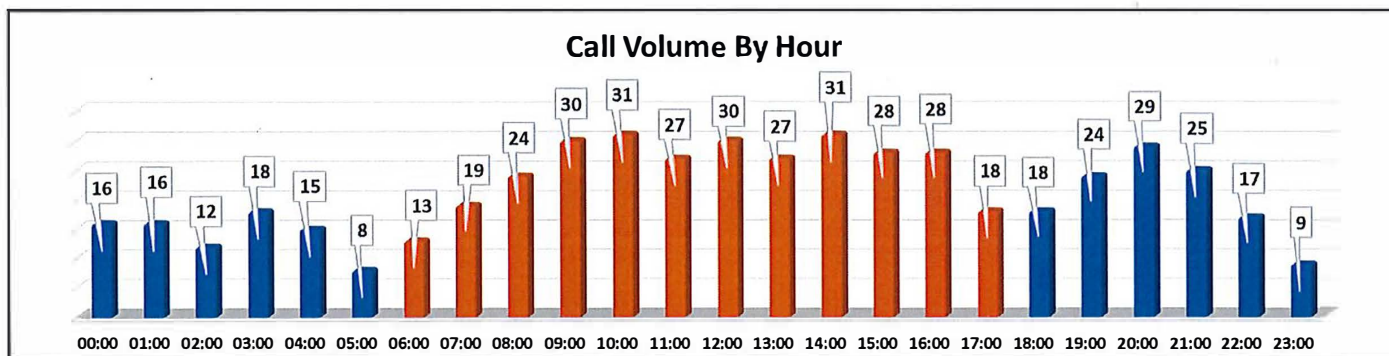
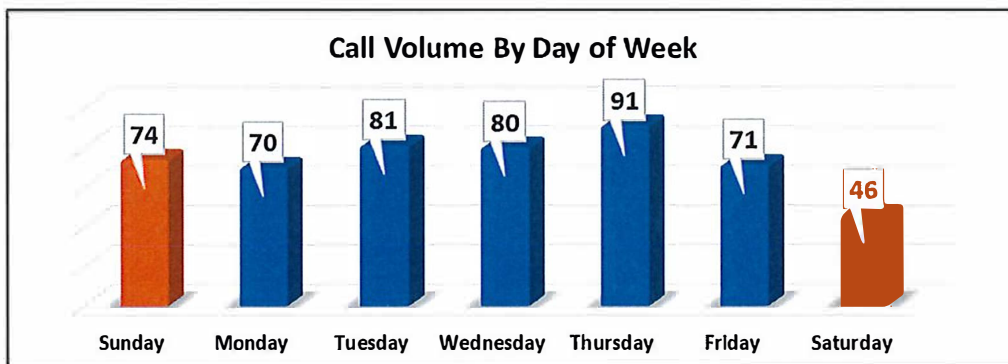
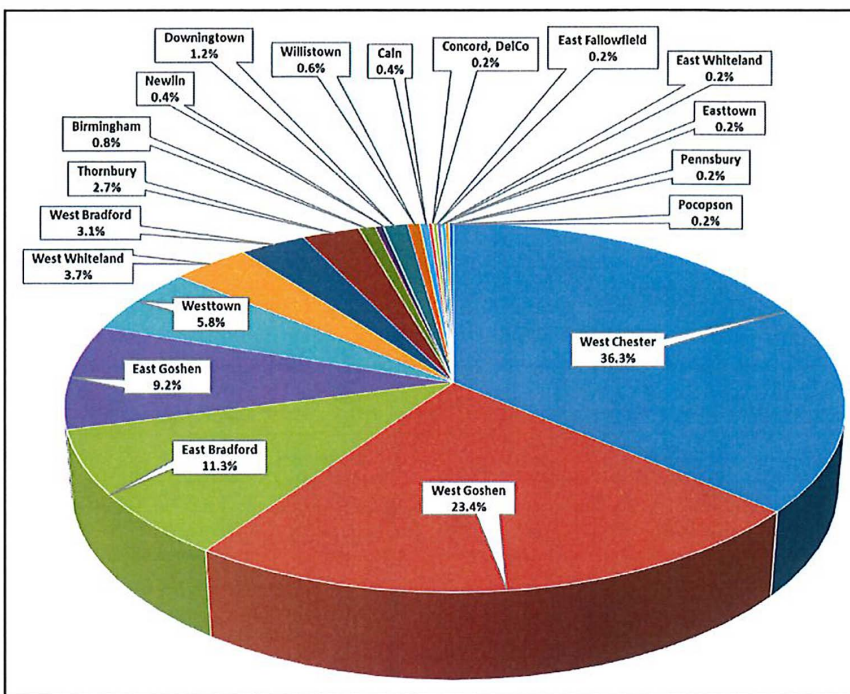
38 Calls; 7 BLS (5 Transports); 31 ALS (16 Transports)
1 Fire; 0 Auto Accidents; 37 Medical



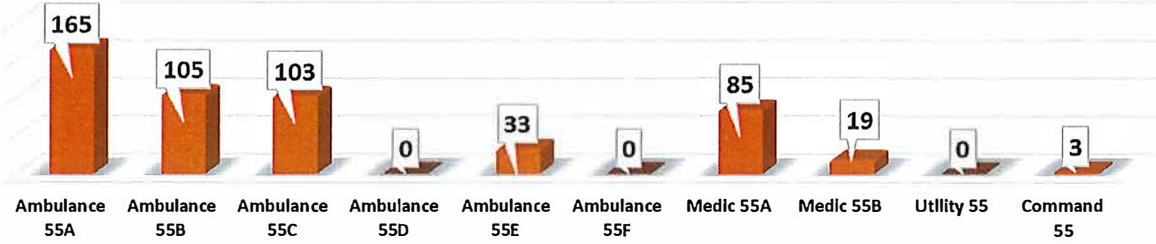
March 2022
OPERATIONS REPORT

CALL VOLUME

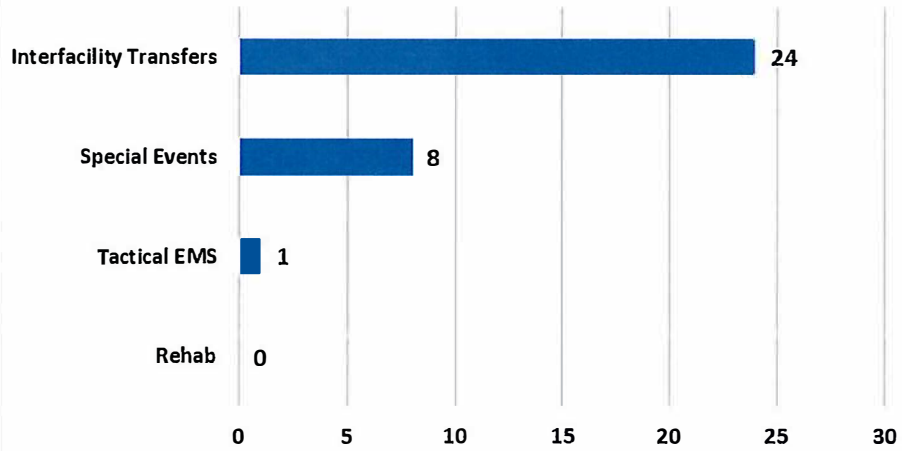
Municipality	Month	% of Calls	YTD
West Chester	186	36.3%	529
West Goshen	120	23.4%	429
East Bradford	58	11.3%	175
East Goshen	47	9.2%	171
Westtown	30	5.8%	132
West Whiteland	19	3.7%	72
West Bradford	16	3.1%	65
Thornbury	14	2.7%	39
Birmingham	4	0.8%	15
Newlin	2	0.4%	7
Downingtown	6	1.2%	
Willistown	3	0.6%	
Caln	2	0.4%	
Concord, DelCo	1	0.2%	
East Fallowfield	1	0.2%	
East Whiteland	1	0.2%	
Easttown	1	0.2%	
Pennsbury	1	0.2%	
Pocopson	1	0.2%	
	513		



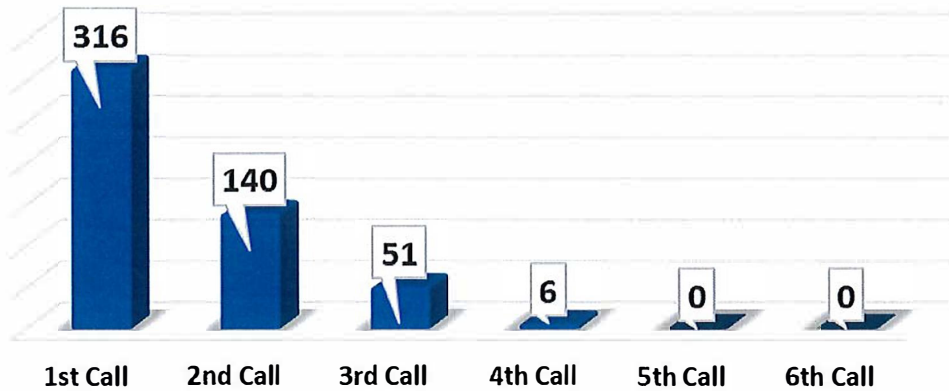
Call Volume By Vehicle



Interfacility Transports & Special Operations



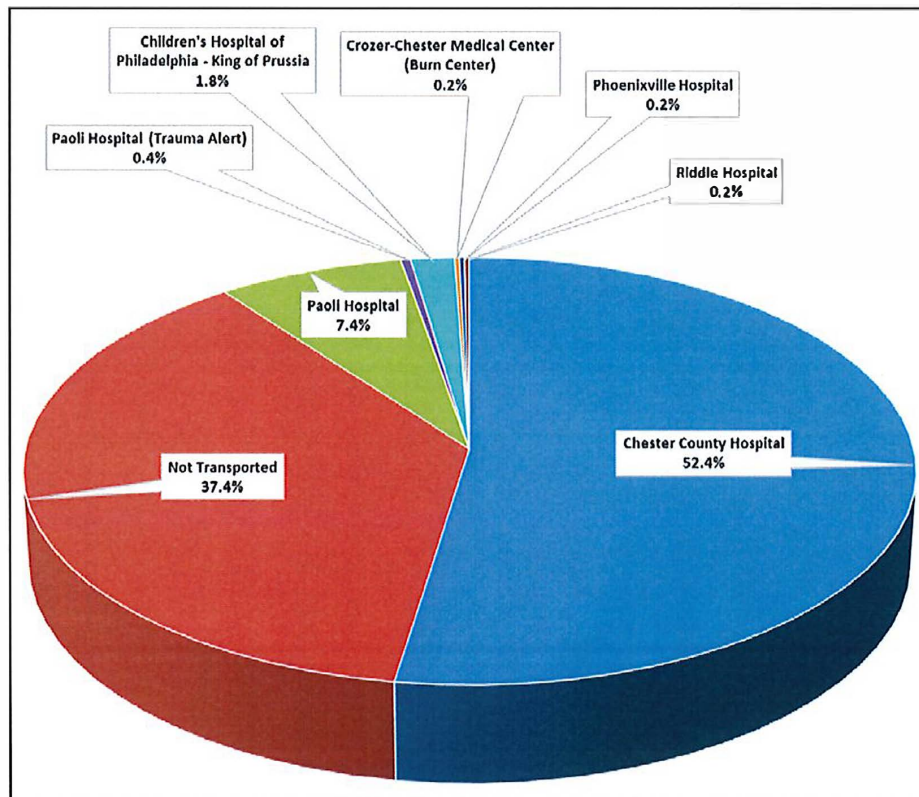
Call Sequence



HOSPITAL DESTINATION INFORMATION

Receiving Hospital	Total	%
Chester County Hospital	269	52.4%
Not Transported	192	37.4%
Paoli Hospital	38	7.4%
Paoli Hospital (Trauma Alert)	2	0.4%
Children's Hospital of Philadelphia - King of Prussia	9	1.8%
Crozer-Chester Medical Center (Burn Center)	1	0.2%
Phoenixville Hospital	1	0.2%
Riddle Hospital	1	0.2%
	513	
	Transported: 321	62.6%
	Not Transported: 192	37.4%
	513	

Non-Transport Breakdown	
Refusal	58
Recalled Enroute	34
Recalled On Scene	62
No Services	26
Lift Assist	6
DOA	6
Released to BLS	0
External ALS Assist	0
	192



MISCELLANEOUS CALL INFORMATION

Average Times	
Dispatch To Enroute	01:18
Enroute To On Scene	06:22
On Scene Time	16:19
Transport Time	09:38
ER Wait Time	09:04
Dispatch To Available	46:26

Alcohol / Drug Suspicion		
	Total	%
Alcohol	43	8.4%
Alcohol and Drugs	6	1.2%
Drugs	9	1.8%
Total:	58	11.3%
Unknown / Unable to Determine	9	1.8%

Calls Covering Other Agencies	
Goshen Fire Co.	10
Minquas Fire Co.	7
Uwchlan Ambulance	7
Malvern Fire Co.	3
Longwood Fire Co.	2
Concordville Fire Co.	2
Berwyn Fire Co.	1
TowerDIRECT EMS	1
Washington Hose Co.	1
	34

Responses By Station	
Main Station (Station 55)	358
East Goshen (Station 155)	43
East Bradford (Station 255)	112

West Chester University Calls		
	Total	%
Total WCU Calls	25	4.9%
WCU Calls in West Chester	20	3.9%
WCU Calls in West Goshen	3	0.6%
WCU Calls in East Bradford	2	0.4%

Call Types		
BLS - Sick Person	64	12.5%
ALS - Cardiac Problems	44	8.6%
BLS - Fall / Lift Assist	44	8.6%
ALS - Respiratory Difficulty	41	8.0%
BLS - Emotional Disorder	31	6.0%
BLS - Injured Person	23	4.5%
BLS - Overdose	23	4.5%
ALS - Syncope	20	3.9%
Accident - BLS	18	3.5%
EMS - Stand By - Fire	16	3.1%
ALS - Abdominal Pain	15	2.9%
ALS - CVA/Stroke	15	2.9%
ALS - Seizures	13	2.5%
ALS - Overdose	12	2.3%
ALS - Hemorrhaging	11	2.1%
ALS - Unresponsive Person	11	2.1%
ALS - Cardiac/Resp Arrest	10	1.9%
ALS - Fall	10	1.9%
BLS - Abdominal Pain	10	1.9%
ALS - Unconscious Person	9	1.8%
ALS - Hypotension	7	1.4%
ALS - Emotional Disorder	6	1.2%
BLS - Back Pain	6	1.2%
BLS - Hemorrhaging	6	1.2%
ALS - Diabetic Emergency	5	1.0%
BLS - Seizures	5	1.0%
BLS - Syncope	5	1.0%
BLS - Unknown Nature	5	1.0%
ALS - Injured Person	4	0.8%
Accident - ALS	4	0.8%
Alarm - BLS Medical	4	0.8%
BLS - Assault w/Injury	4	0.8%
ALS - Allergic/Med Reaction	3	0.6%
BLS - Allergic/Med Reaction	3	0.6%
Accident - Pedestrian	2	0.4%
ALS - Back Pain	1	0.2%
ALS - Burns - Misc	1	0.2%
BLS - DOA	1	0.2%
BLS - Exposure to Heat/Cold	1	0.2%
	513	

Memo

To: Board of Supervisors
From: Dave Ware
Re: March 2022 Financial Report
Date: April 14, 2022

As of March 31st, net of pass throughs, the general fund had YTD revenues of \$2,649,510 and expenses of \$2,497,710 for a surplus of \$151,799. As of March 31st, the general fund balance was \$6,080,358.

Actual YTD revenue finished 35% lower than budget and 32% lower than prior year. While building permit revenue is up \$153K versus budget and \$141K versus prior year, RE Property Tax collected by the County is a shortfall of \$1.6M versus budget and prior year. This is a timing issue which effectively results in a month lag in reporting. I have been in contact with the County and our March receipts should total \$1.4M.

Total YTD expenses are within 1% of budget and 2% higher than prior YTD.

Outlook

In conclusion, through three months of 2022, East Goshen Township is managing expenses to budget in an inflationary environment where fuel costs and supply chain expenses have risen steadily since early 2021. The 12 month trailing March 2022 C-CPI-U was 8.1%. While revenue is down in total comparatively versus both budget and prior year, strong EIT YTD and an expected ramp up of RE Property Tax receipts indicates that we are still currently on track to meet our 2022 Budget expectations, though this looks to be a tough year.

Other funds

- The **State Liquid Fuels Fund** had \$515,339 in revenues and \$0 in expenses. The fund balance is \$515,468.
- The **Capital Reserve Fund** had \$60,580 in revenues and \$193,893 in expenses. The fund balance is \$4,739,973.
- The **Transportation Fund** had \$113 in revenues and \$148,910 in expenses. The fund balance is \$461,556.
- The **Sewer Operating Fund** had \$920,966 in revenues and \$656,269 in expenses. The fund balance is \$1,285,826.
- The **Refuse Fund** had \$364,858 in revenues and \$326,097 in expenses. The fund balance is \$533,572.
- The **Bond Fund** had \$276 in revenues and \$30,587 in expenses. The fund balance is \$2,757,596.
- The **Sewer Capital Reserve Fund** had \$370 in revenues and \$27,034 in expenses. The fund balance is \$2,334,488.
- The **Operating Reserve Fund** had \$368 in revenues and \$1,250,000 transferred to the Infrastructure Sustainability Fund. The fund balance is \$1,535,256.
- The **ARPA Fund** had \$33 in revenues and \$0 in expenses. The fund balance is \$914,697.
- The **Infrastructure Sustainability Fund** had \$1,250,039 in revenues and \$40 in expenses. The fund balance is \$1,589,057.

MONTH END FUND BALANCE REPORT
 ALL FUNDS MARCH 2022
 * NOTE: GENERAL FUND INCLUDES PASS-THROUGH ACCOUNTS

	GENERAL FUND*	LIQUID FUELS STATE FUND	CAP RESV FUND	TRANSPORT. FUND	SEWER OP. FUND	REFUSE FUND	SEWER CAP RESV FUND	OPERATING RESERVE	INFRASTRUCTURE SUSTAIN	TOWNSHIP FUNDS	MUNICIPAL AUTHORITY	BOND FUND	ARPA FUND
01/01/22 BEGINNING BALANCE	\$5,739,288	\$130	\$4,873,286	\$610,352	\$1,021,128	\$494,811	\$2,361,152	\$2,784,888	\$339,058	\$18,224,092	\$11,620	\$2,787,907	\$914,664
RECEIPTS													
310 TAXES	\$2,069,627	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,069,627	\$0	\$0	\$0
320 LICENSES & PERMITS	\$116,223	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$116,223	\$0	\$0	\$0
330 FINES & FORFEITS	\$14,387	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,387	\$0	\$0	\$0
340 INTERESTS & RENTS	\$26,687	\$84	\$805	\$113	\$135	\$75	\$370	\$368	\$39	\$28,638	\$1	\$276	\$33
350 INTERGOVERNMENTAL	\$300	\$515,255	\$59,776	\$0	\$0	\$0	\$0	\$0	\$0	\$575,330	\$0	\$0	\$0
360 CHARGES FOR SERVICES	\$295,053	\$0	\$0	\$0	\$920,832	\$364,783	\$0	\$0	\$0	\$1,580,667	\$282	\$0	\$0
380 MISCELLANEOUS REVENUES	\$551,697	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$551,697	\$141	\$0	\$0
390 OTHER FINANCING SOURCES	\$121,861	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,250,000	\$121,861	\$55,248	\$0	\$0
	\$3,195,835	\$515,339	\$60,580	\$113	\$920,966	\$364,858	\$370	\$368	\$1,250,039	\$5,058,430	\$55,671	\$276	\$33
EXPENDITURES													
400 GENERAL GOVERNMENT	\$384,059	\$0	\$1,838	\$0	\$0	\$0	\$0	\$0	\$0	\$385,896	\$0	\$0	\$0
410 PUBLIC SAFETY	\$1,787,834	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,787,834	\$0	\$0	\$0
420 HEALTH & WELFARE	\$38,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,650	\$0	\$0	\$0
426 SANITATION & REFUSE	\$0	\$0	\$0	\$0	\$561,185	\$326,097	\$0	\$0	\$0	\$887,282	\$58,164	\$0	\$0
430 HIGHWAYS,ROADS & STREETS	\$445,585	\$0	\$28,675	\$148,910	\$0	\$0	\$0	\$0	\$0	\$623,170	\$0	\$0	\$0
450 CULTURE-RECREATION	\$98,465	\$0	\$102,583	\$0	\$0	\$0	\$0	\$0	\$0	\$201,049	\$0	\$30,587	\$0
460 CONSERVATION & DEVELOPMENT	\$3,799	\$0	\$60,453	\$0	\$0	\$0	\$0	\$0	\$0	\$64,252	\$0	\$0	\$0
470 DEBT SERVICE	\$7,993	\$0	\$0	\$0	\$66,870	\$0	\$0	\$0	\$0	\$74,863	\$0	\$0	\$0
480 MISCELLANEOUS EXPENDITURES	\$276,265	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$276,265	\$0	\$0	\$0
490 OTHER FINANCING USES	\$1,386	\$0	\$345	\$0	\$28,214	\$0	\$27,034	\$1,250,000	\$40	\$1,306,979	\$0	\$0	\$0
	\$3,044,035	\$0	\$193,893	\$148,910	\$656,269	\$326,097	\$27,034	\$1,250,000	\$40	\$5,646,239	\$58,164	\$30,587	\$0
2022 SURPLUS/(DEFICIT)	\$151,799	\$515,339	(133,313)	(148,796)	264,697	38,761	(26,664)	(1,249,632)	1,249,999	(587,809)	(2,492)	(30,311)	33
CLEARING ACCOUNT ADJUSTMENTS	\$189,271												
03/31/22 ENDING BALANCE	<u>\$6,080,358</u>	<u>\$515,468</u>	<u>\$4,739,973</u>	<u>\$461,556</u>	<u>\$1,285,826</u>	<u>\$533,572</u>	<u>\$2,334,488</u>	<u>\$1,535,256</u>	<u>\$1,589,057</u>	<u>\$19,075,553</u>	<u>\$9,127</u>	<u>\$2,757,596</u>	<u>\$914,697</u>

EAST GOSHEN TOWNSHIP
 Variance Detail Report
 Month to Date As of March 31, 2022
GENERAL FUND

				Versus Budget	
				Favorable/ (Unfavorable)	
	MTD Pr Yr	MTD Budget	MTD Actual		Comments on MTD Budget Variance

REVENUES

LOCAL ENABLING TAXES	1,825,526	1,834,553	599,045	(1,235,507)	Timing of Property Tax & EIT
LICENSE & PERMITS	0	500	0	(500)	
FINES	2,306	3,083	1,944	(1,140)	
INTEREST EARNINGS	200	254	801	547	
RENTS	8,365	8,513	8,513	(0)	
STATE SHARED REVENUE & ENTITLEMENT	2,429	1,546	300	(1,246)	
GENERAL GOVERNMENT	1,459	250	758	508	
PUBLIC SAFETY	34,234	31,102	142,528	111,426	\$116K higher building permits
HIGHWAY & STREETS	1,005	566	0	(566)	
CULTURE & RECREATION	6,941	8,976	13,132	4,156	Summer Programs
MISCELLANEOUS REVENUE	6,594	6,770	4,012	(2,758)	Sunoco payment to Transportation Fund in 2022
INTERFUND OPERATING TRANSFERS	163,003	128,000	121,861	(6,139)	Lower sewer transfer
TOTAL REVENUES	2,052,063	2,024,113	892,894	(1,131,219)	

EXPENSES

GENERAL GOVERNMENT	91,218	127,339	98,713	28,626	Timing/Amount of Audit & Legal Expense
TAX COLLECTION	15,591	9,930	14,587	(4,657)	Higher EIT commission vs budget
GENERAL GOVERNMENT BLDG & PLANT	28,238	34,862	33,569	1,293	
PUBLIC SAFETY	398,285	389,047	389,235	(188)	
PLANNING & ZONING	28,829	34,110	36,820	(2,711)	
RECYCLING	0	0	0	0	
PUBLIC WORKS - SANITATION	29,650	20,577	19,065	1,512	
PUBLIC WORKS - HWYS ROADS & STREETS	116,604	138,313	143,890	(5,577)	Vehicle Maintenance/Repair
PARTICIPANT RECREATION	9,057	16,169	20,356	(4,187)	Summer Program supplies
PARKS	15,195	25,532	40,767	(15,235)	Timing of landscaping & park maintenance
CONSERVATION & DEVELOPMENT	64	100	64	36	
HISTORICAL	43	107	380	(273)	
DEBT SERVICE	4,095	2,686	2,726	(40)	
PENSION FUND CONTRIBUTION	0	18,900	18,900	0	
INSURANCE PREMIUMS	(657)	57,521	60,984	(3,463)	
EMPLOYEE BENEFITS	17,713	18,511	22,086	(3,575)	
INTERFUND TRANSFERS	0	0	0	0	
TOTAL EXPENSES	753,925	893,705	902,145	(8,439)	

RESULTS FROM OPERATIONS	1,298,138	1,130,408	(9,250)	(1,139,658)	
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EAST GOSHEN TOWNSHIP
 Variance Detail Report
 Year to Date As of March 31, 2022
GENERAL FUND

	YTD Pr Yr	YTD Budget	YTD Actual	Versus Budget	Comments on YTD Budget Variance
				Favorable/ (Unfavorable)	
REVENUES					
LOCAL ENABLING TAXES	3,470,892	3,586,672	2,040,352	(1,546,320)	(\$1.6M) Property Tax delay
LICENSE & PERMITS	107,957	110,652	116,223	5,571	Street Encroachment Permits
FINES	7,261	9,611	14,387	4,776	
INTEREST EARNINGS	724	921	1,147	226	
RENTS	25,096	25,540	25,540	(0)	
STATE SHARED REVENUE & ENTITLEMENT	3,928	3,100	300	(2,800)	
GENERAL GOVERNMENT	8,371	10,100	2,914	(7,186)	Engineering recharges
PUBLIC SAFETY	66,357	82,659	230,291	147,632	\$153K higher building permits
HIGHWAY & STREETS	1,005	979	363	(616)	
CULTURE & RECREATION	49,497	66,171	86,244	20,073	Summer Programs/class sign-ups
MISCELLANEOUS REVENUE	18,112	43,941	9,890	(34,052)	No insurance proceeds YTD
INTERFUND OPERATING TRANSFERS	163,003	128,000	121,861	(6,139)	
TOTAL REVENUES	3,922,202	4,068,345	2,649,510	(1,418,835)	
EXPENSES					
GENERAL GOVERNMENT	230,072	265,660	230,766	34,894	Timing/Amount of Audit Expense
TAX COLLECTION	29,032	20,898	42,905	(22,007)	Higher EIT vs budget
GENERAL GOVERNMENT BLDG & PLANT	67,045	82,117	81,113	1,004	
PUBLIC SAFETY	1,244,266	1,215,162	1,215,927	(765)	
PLANNING & ZONING	83,547	92,188	95,497	(3,309)	
RECYCLING	0	0	0	0	
PUBLIC WORKS - SANITATION	73,006	59,124	81,693	(22,569)	More stormwater & sewer hours vs budget
PUBLIC WORKS - HWYS ROADS & STREETS	416,680	404,821	402,458	2,363	
PARTICIPANT RECREATION	26,031	33,641	41,260	(7,620)	Timing of yoga expense
PARKS	37,826	50,472	60,352	(9,879)	Timing of landscaping & park maintenance
CONSERVATION & DEVELOPMENT	107	167	129	39	
HISTORICAL	207	267	524	(257)	
DEBT SERVICE	12,285	8,059	8,178	(119)	
PENSION FUND CONTRIBUTION	0	56,700	48,977	7,723	Return of contributions for unvested participant
INSURANCE PREMIUMS	171,458	131,793	128,772	3,021	
EMPLOYEE BENEFITS	57,243	61,450	59,161	2,289	
INTERFUND TRANSFERS	0	0	0	0	
TOTAL EXPENSES	2,448,806	2,482,518	2,497,710	(15,192)	
RESULTS FROM OPERATIONS	1,473,396	1,585,827	151,799	(1,434,027)	

**EAST GOSHEN TOWNSHIP
MEMORANDUM**

TO: BOARD OF SUPERVISORS
FROM: DAVE WARE
SUBJECT: PROPOSED PAYMENTS OF BILLS
DATE: APRIL 13, 2022

Attached please find the Treasurer's Report for the weeks of March 30, 2022 – April 13, 2022.

General Fund revenue over this period was driven by Earned Income Tax payments, Real Estate Transfer Tax receipts, quarterly Goshen Fire Company reimbursement, quarterly reimbursements from Sewer/Refuse/MA Funds, insurance dividends, building permit and parks and recreation fees. Expenses for this period include general and capital contributions to WEGO, insurance payments, HR services, pension contributions, legal fees, and normal operating expenses.

The Capital Reserve Fund incurred roughly \$300 in expenses regarding traffic planning and design that was fully reimbursed with grant money.

The Bond Fund incurred \$32K in expenses for the engineering services relating to the stream restoration, bid and construction phases of the Hershey's Mill Dam project which should be completed by June 2022.

The ARPA Fund incurred \$769 in expenses to finalize add-ons and upgrades to the hybrid meeting room project.

Recommended motion: Madam Chair, 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.

**TREASURER'S REPORT
RECEIPTS AND BILLS**

March 30, 2022 - April 13, 2022

GENERAL FUND

Real Estate Tax	\$2.89
Earned Income Tax	\$88,660.80
Local Service Tax	\$4,468.29
Transfer Tax	\$98,528.11
General Fund Interest Earned	\$801.47
Total Other Revenue	\$815,465.15

Total General Fund Receipts: \$1,007,926.71

STATE LIQUID FUELS FUND

Receipts	\$0.00
Interest Earned	\$84.31
Total State Liquid Fuels Receipts:	\$84.31

CAPITAL RESERVE FUND

Receipts	\$304.65
Interest Earned	\$551.67
Total Capital Reserve Fund Receipts:	\$856.32

TRANSPORTATION FUND

Receipts	\$0.00
Interest Earned	\$46.66
Total Transportation Fund Receipts:	\$46.66

SEWER OPERATING FUND

Receipts	\$28,946.03
Interest Earned	\$84.27

Total Sewer Operating Fund Receipts: \$29,030.30

REFUSE FUND

Receipts	\$4,819.30
Interest Earned	\$54.98
Total Refuse Fund Receipts:	\$4,874.28

BOND FUND

Receipts	\$0.00
Interest Earned	\$188.45
Total Bond Fund Receipts:	\$188.45

SEWER CAPITAL RESERVE FUND

Receipts	\$0.00
Interest Earned	\$251.00
Total Sewer Capital Reserve Fund Receipts:	\$251.00

OPERATING RESERVE FUND

Receipts	\$0.00
Interest Earned	\$247.41
Total Operating Reserve Fund Receipts:	\$247.41

INFRASTRUCTURE SUSTAINABILITY FUND

Receipts	\$0.00
Interest Earned	\$25.25
Total Infrastructure Sustainability Fund Receipts:	\$25.25

ARPA - COVID RELIEF FUND

Receipts	\$0.00
Interest Earned	\$15.54
Total ARPA - COVID Relief Fund Receipts:	\$15.54

Accounts Payable	\$473,948.09
Electronic Pmts:	
Credit Card	\$4,491.33
Postage	\$0.00
Debt Service	\$0.00
Payroll	\$109,366.86

Total Expenditures: \$587,806.28

Accounts Payable \$0.00

Total Expenditures: \$0.00

Accounts Payable \$304.65
Credit Card \$0.00

Total Expenditures: \$304.65

Accounts Payable \$0.00

Total Expenditures: \$0.00

Accounts Payable \$152,508.17

Electronic Pmts:
 Credit Card \$1,460.00
 Debt Service \$0.00

Total Expenditures: \$153,968.17

Accounts Payable \$0.00

Credit Card \$88,313.07

Total Expenditures: \$88,313.07

Accounts Payable \$32,427.85

Total Expenditures: \$32,427.85

Accounts Payable \$0.00

Total Expenditures: \$0.00

Accounts Payable \$0.00

Total Expenditures: \$0.00

Accounts Payable \$0.00

Total Expenditures: \$0.00

Accounts Payable \$769.00

Total Expenditures: \$769.00

Report Date 03/31/22

Expenditures Register
GL-2203-82797

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
03 CAPITAL RESERVE FUND										
1349				TRAFFIC PLANNING & DESIGN INC.						
68280	1	03460	7403	PAOLI PK. TRAIL - SEGMENT.C	INV.#21	03/31/22	03/31/22	03/31/22	1496	101.55
				PAOLI PK. SHARED USE PATH PROJ.#21						
68280	2	03460	7404	PAOLI PK. TRAIL - SEGMENT.D	INV.#21	03/31/22	03/31/22	03/31/22	1496	101.55
				PAOLI PK. SHARED USE PATH PROJ.#21						
68280	3	03460	7405	PAOLI PK. TRAIL - SEGMENT.E	INV.#21	03/31/22	03/31/22	03/31/22	1496	101.55
				PAOLI PK. SHARED USE PATH PROJ.#21						
										304.65
										304.65
										304.65
										1 Printed, totaling 304.65

FUND SUMMARY

Fund	Bank Account	Amount	Description
03	03	304.65	CAPITAL RESERVE FUND
		304.65	

PERIOD SUMMARY

Period	Amount	
2203	304.65	
		304.65

Legend:
 Expenditures Register Spooling to Windows Printers
 Print those ready to UPDATE
 Sorting by vendor
 Printing for GL Period 2203
 Doing a page break
 MARP05 run by BARBARA 2 : 02 PM

Report Date 04/01/22

Expenditures Register
GL-2204-82837

PAGE 1

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01 GENERAL FUND										
1471				WESTTOWN-EAST GOSHEN POLICE						
	68281	1	01410	5300 POLICE GEN.EXPENSE	040122	04/01/22	04/01/22	04/01/22	22838 p	328,601.43
				APRIL 2022 CONTRIBUTION						
										328,601.43
										328,601.43
										1 Prepays, totaling 328,601.43
										0 Printed, totaling 0.00

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	328,601.43	GENERAL FUND
		<u>328,601.43</u>	

PERIOD SUMMARY

Period	Amount
2204	328,601.43
<u>328,601.43</u>	

Legend:
 Expenditures Register Spooling to Windows Printers
 Print those ready to UPDATE
 Sorting by vendor
 Printing for GL Period 2204
 Doing a page break
 MARP05 run by BARBARA 4 : 51 PM

Report Date 04/13/22

Expenditures Register
GL-2204-82973

PAGE 2

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
102				B&D COMPUTER SOLUTIONS						
	68299	1	01401 3120	CONSULTING SERVICES MARCH 2022	00003385	04/13/22		04/13/22		2,000.00
	68299	2	01407 2130	COMPUTER EXPENSE 500 GB HARD DRIVE - B.PHILLIPS	00003385	04/13/22		04/13/22		105.00
										2,105.00
119				BEE.NET INTERNET SERVICES						
	68300	1	01401 3210	COMMUNICATION EXPENSE APRIL 2022 BEEMAIL ACCOUNTS	202204002	04/13/22		04/13/22		800.00
										800.00
3345				BOTTARO, JESSICA						
	68303	1	01452 3050	EGG HUNT REIMBURSEMENT FOR DONUTS/COFFEE	041122	04/13/22		04/13/22		51.56
										51.56
1198				BRANDYWINE VALLEY SPCA						
	68304	1	01410 5400	S.P.C.A. CONTRACT MARCH 2022 STRAY PICK/UP ACTIVITY	18431	04/13/22		04/13/22		382.07
										382.07
197				BUCKLEY BRION MCGUIRE & MORRIS						
	68305	1	01414 3110	LEGAL - CODES LEGAL SERVICE - GENERAL 3/2-3/9/22	28167	04/13/22		04/13/22		140.00
										140.00
3488				CINTAS CORPORATION #287						
	68307	1	01409 3740	TWP. BLDG. - MAINT & REPAIRS WEEK END 3/30/22 CLEAN MATS	4114976775	04/13/22		04/13/22		68.55
	68307	2	01487 1910	UNIFORMS WEEK END 3/30/22 CLEAN UNIFORMS	4114976775	04/13/22		04/13/22		710.24
	68308	1	01409 3740	TWP. BLDG. - MAINT & REPAIRS WEEK END 4/06/22 CLEAN MATS	4115666066	04/13/22		04/13/22		68.55
	68308	2	01487 1910	UNIFORMS WEEK END 4/06/22 CLEAN UNIFORMS	4115666066	04/13/22		04/13/22		710.24
										1,557.58
1986				CLEAN RIGHT BUILDING SERVICES INC						
	68310	1	01409 3740	TWP. BLDG. - MAINT & REPAIRS JANITORIAL SERVICE - MARCH 2022	CL10363	04/13/22		04/13/22		1,420.65
	68310	2	01409 3840	DISTRICT COURT EXPENSES JANITORIAL SERVICE - MARCH 2022	CL10363	04/13/22		04/13/22		424.35
										1,845.00

Report Date 04/13/22

Expenditures Register
GL-2204-82973

PAGE 3

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01	GENERAL FUND									
2043				CLEAN-FLO INTERNATIONAL						
68309	1	01454	3725	SATELITE PARK IMPROVEMENT (PONDS) POND MAINTENANCE 4/2022-3/2023	11961	04/13/22		04/13/22		930.00
										930.00
497				COLLIFLOWER INC.						
68311	1	01432	2500	SNOW - MAINTENANCE & REPAIRS BODY & NOSE PIECE ASSEMBLIES	01692948	04/13/22		04/13/22		321.06
68312	1	01430	2330	VEHICLE MAINT AND REPAIR TRIG GUN N WEEP, NON-VALVED NIPPLES & COUPLERS	01687201	04/13/22		04/13/22		208.70
										529.76
293				COLONIAL ELECTRIC SUPPLY						
68313	1	01409	3740	TWP. BLDG. - MAINT & REPAIRS OUTLET BOXES FOR MEETING ROOM <i>Mtg Room floor</i>	14512421	04/13/22		04/13/22		26.41
										26.41
3250				COMCAST 8499-10-109-0107704						
68314	1	01401	3210	COMMUNICATION EXPENSE 0107704 FINAL BILL-PAOLI & BOOT LED	040122	04/13/22		04/13/22		34.49
										34.49
2899				COMMONWEALTH OF PENNSYLVANIA						
68315	1	01116	1000	CLEARING ACCOUNT UNCLAIMED PROPERTY	041122	04/13/22		04/13/22		317.65
										317.65
1990				CRYSTAL SPRINGS						
68316	1	01401	2100	MATERIALS & SUPPLIES COFFEE & SWEETENER	3154612 040822	04/13/22		04/13/22		222.39
										222.39
3613				DELAWARE VALLEY HEALTH TRUST						
68317	1	01486	1560	HEALTH, ACCID. & LIFE APRIL 2022 PREMIUM - MED./RX	22594	04/13/22		04/13/22		57,599.97
68317	2	01213	1000	DENTAL INSURANCE W/H APRIL 2022 PREMIUM - DENTAL	22594	04/13/22		04/13/22		1,975.57
										59,575.54

Report Date 04/13/22

Expenditures Register
GL-2204-82973

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
3352	68320	1	01430 2600	GAP POWER RENTALS PLUS LLC MINOR EQUIP. PURCHASE STIHL CHAIN SAW	1734012	04/13/22		04/13/22		2,049.99
										2,049.99
4536	68321	1	01401 3000	GRANATT LLC GENERAL EXPENSE HR MANAGEMENT SERVICE	7731	04/13/22		04/13/22		7,000.00
										7,000.00
3131	68378	1	01401 3840	GREAT AMERICA FINANCIAL SERVICES RENTAL OF EQUIP. -OFFICE LANIER MP C6004ex COPIER-MARCH 2022	31439799	04/13/22		04/13/22		160.00
68378	2	01401 3840		RENTAL OF EQUIP. -OFFICE LANIER MP C6004ex COPIER-APRIL 2022	31439799	04/13/22		04/13/22		186.00
										346.00
569	68322	1	01409 3740	GREAT VALLEY LOCKSHOP TWP. BLDG. - MAINT & REPAIRS SERVICE TWO SAFES	2022000813	04/13/22		04/13/22		125.00
										125.00
627	68324	1	01438 2450	HIGHWAY MATERIALS INC. MATERIALS & SUPPLIES-HIGHWAYS 8.26 TONS 25mm, 0<30 C	262235	04/13/22		04/13/22		438.61
										438.61
2442	68326	1	01430 2330	KENT AUTOMOTIVE VEHICLE MAINT AND REPAIR SHEET METAL PLUGS	9309386168	04/13/22		04/13/22		81.22
										81.22
739	68327	1	01454 3740	KNOX EQUIPMENT RENTALS INC. PARK MAINTENANCE & REPAIR MINI-TRACK BOXER LOADER, AUGER & AUGER POWER HEAD RENTAL 9/9-9/10/21	82223.1.2	04/13/22		04/13/22		275.00
										275.00

Report Date 04/13/22

Expenditures Register
GL-2204-82973

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
1927				LAMB MCERLANE PC						
68328	1	01404	3140	LEGAL - ADMIN LEGAL SERV. MARCH 2022 ADMIN/GEN	310062-1/210951	04/13/22		04/13/22		388.25
68329	1	01404	3140	LEGAL - ADMIN LEGAL SERV. MARCH 2022 PARKS/TRAILS	310062.2/210952	04/13/22		04/13/22		152.50
68330	1	01404	3140	LEGAL - ADMIN LEGAL SERV. MARCH 2022 ORDINANCES	310062.3/210953	04/13/22		04/13/22		542.50
68331	1	01438	1510	LEGAL - PUBLIC WORKS LEGAL SERV. MARCH 2022 PUB.WKS.	310062.6/210954	04/13/22		04/13/22		300.00
68332	1	01414	3110	LEGAL - CODES LEGAL SERV. MARCH 2022 ZONING/CODES	310062.8/210955	04/13/22		04/13/22		800.00
68333	1	01414	3143	LEGAL - SUBDIVISION & LAND DEVELOP LEGAL SERV. MARCH 2022 APPLEBRK	31062.01/210956	04/13/22		04/13/22		200.00
68334	1	01414	3143	LEGAL - SUBDIVISION & LAND DEVELOP LEGAL SERV. MAR. 2022 S/LD MEGERIAN	31062.03/210957	04/13/22		04/13/22		300.00
68335	1	01414	3141	LEGAL - ZONING HEARING BOARD LEGAL SERV. MAR. 2022 ZHB-14 BROAD	31062.07/210958	04/13/22		04/13/22		150.00
										2,833.25
759				LAWN & GOLF SUPPLY COMPAN						
68336	1	01430	2330	VEHICLE MAINT AND REPAIR BALLFIELD GROOMER	60013	04/13/22		04/13/22		312.30
										312.30
4537				LENTHE, ALICE						
68337	1	01452	3601	MISCELLANEOUS EVENTS REIMBURSEMENT FOR EXPO STICKERS	040522	04/13/22		04/13/22		28.59
										28.59
2861				LITTLE INC., ROBERT E.						
68338	1	01430	2330	VEHICLE MAINT AND REPAIR JDC FUEL PUMP	03-908476	04/13/22		04/13/22		54.75
68339	1	01430	2330	VEHICLE MAINT AND REPAIR JOHN DEERE LATCHES	03-905037	04/13/22		04/13/22		38.61
										93.36
813				MAIN LINE CONCRETE						
68340	1	01436	2450	STORMWATER MATERIALS & SUPPLIES 4 TONS SAND BAR & BAGS <i>Inlet repairs</i>	497350	04/13/22		04/13/22		244.00
										244.00

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
1851	68341	1	01409 3740	MAXWELL & SON INC, JW TWP. BLDG. - MAINT & REPAIRS HARDWARE & LOCKS FOR MEETING ROOM LOCK BOX & COUNTER SINK	66762	04/13/22		04/13/22		44.92
										44.92
4509	68342	1	01430 2330	NAPA AUTO PARTS #38707306 VEHICLE MAINT AND REPAIR OIL, FUEL & AIR FILTERS	7008-085294	04/13/22		04/13/22		822.90
										822.90
1641	68343	1	01430 2330	NAPA AUTO PARTS #38807306 VEHICLE MAINT AND REPAIR LIFT BLADE	086822	04/13/22		04/13/22		117.36
	68343	2	01430 2330	VEHICLE MAINT AND REPAIR NAPAGOLD AIR FILTER	087155	04/13/22		04/13/22		41.47
	68343	3	01430 2330	VEHICLE MAINT AND REPAIR NAPA CABIN AIR	087357	04/13/22		04/13/22		21.68
	68343	4	01430 2330	VEHICLE MAINT AND REPAIR OIL, AIR & FUEL FILTERS	087039	04/13/22		04/13/22		121.19
	68343	5	01430 2330	VEHICLE MAINT AND REPAIR 12 QTS. SAE15W40 OIL	082397	04/13/22		04/13/22		70.44
	68343	6	01430 2330	VEHICLE MAINT AND REPAIR CORE DEPOSIT REFUND	082998	04/13/22		04/13/22		-54.00
	68343	7	01430 2330	VEHICLE MAINT AND REPAIR CORE DEPOSIT REFUND	082999	04/13/22		04/13/22		-18.00
	68343	8	01430 2330	VEHICLE MAINT AND REPAIR BATTERIES & CORE DEPOSIT	082948	04/13/22		04/13/22		339.86
										640.00
827	68344	1	01454 3723	NEW ENTERPRISE STONE & LIME INC. BALL FIELDS 9.88 TONS DIAMOND-TEX PREMIUM	7755460	04/13/22		04/13/22		327.52
										327.52
2352	68353	1	01434 3610	PECO - 99193-01400 STREET LIGHTING 99193-01400 2/22-3/23/22	040122	04/13/22		04/13/22		660.03
	68353	2	01433 2470	UTILITIES - TRAFFIC LIGHTS 99193-01400 2/22-3/23/22	040122	04/13/22		04/13/22		580.07
										1,240.10

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
3153	68351	1	01409	7505	PECO - 01360-05046 BOOT & PAOLI LED SIGN 01360-05046 3/1-3/30/22 BOOT LED	033122	04/13/22	04/13/22		34.83
										34.83
2593	68349	1	01454	3600	PECO - 18510-39089 UTILITIES 18510-39089 3/4-4/4/22 BOW TR. PUMP	040522	04/13/22	04/13/22		78.33
										78.33
2591	68352	1	01454	3600	PECO - 59500-35010 UTILITIES 59500-35010 2/24-3/25/22 POND PUMP	032822	04/13/22	04/13/22		37.96
										37.96
1032	68354	1	01409	3600	PECO - 99193-01302 TWP. BLDG. - FUEL, LIGHT, WATER 99193-01302 2/25-3/28/22	040722	04/13/22	04/13/22		3,823.65
68354	2	01454	3600	UTILITIES 99193-01302 2/25-3/28/22	040722	04/13/22	04/13/22			169.94
										3,993.59
4091	68350	1	01454	3717	PECO 02280-03067 MARYDELL POND REHAB 02280-03067 3/3-4/1/22 MARYDELL	040122	04/13/22	04/13/22		68.44
										68.44
2039	68355	1	01409	3740	PREMIUM FIRE & SECURITY LLC TWP. BLDG. - MAINT & REPAIRS SUPPLY & INSTALL NEW STARLINK CELL DIALER	13413	04/13/22	04/13/22		900.00
68356	1	01409	3740	TWP. BLDG. - MAINT & REPAIRS SUPPLY & INSTALL NEW NAPCO CELL DIALER - BLACKSMITH SHOP	13417	04/13/22	04/13/22			1,170.00
68357	1	01409	3740	TWP. BLDG. - MAINT & REPAIRS SUPPLY & INSTALL NEW NAPCO CELL DIALER-PLANK HOUSE	13416	04/13/22	04/13/22			1,170.00
										3,240.00

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4503	68359	1	01401 3120	SEATRUSTIT LLC CONSULTING SERVICES EMAIL MIGRATIONS - MARCH 2022	204	04/13/22		04/13/22		2,289.60
										2,289.60
2121	68360	1	01409 3740	SHERWIN-WILLIAMS CO. TWP. BLDG. - MAINT & REPAIRS 5 5 GAL.CANS PAINT	9353-6	04/13/22		04/13/22		131.75
										131.75
2108	68361	1	01487 1910	SIDELINES SPORTSWEAR & PROMOTIONS UNIFORMS 24 SAFETY GREEN SHORT SLEEVE SHIRTS	9156	04/13/22		04/13/22		358.80
										358.80
4003	68362	1	01409 3740	SIETER, EMMA TWP. BLDG. - MAINT & REPAIRS CLEANING OF PLANK HOUSE	040622	04/13/22		04/13/22		300.00
										300.00
1783	68363	1	01411 6000	STATE WORKERS INSURANCE FUND VOLUNTEER FIREFIGHTER WORKERS COMP POLICY# 05918452 INSTL.5 OF 11	040122	04/13/22		04/13/22		3,442.00
										3,442.00
2878	68365	1	01483 5315	TD AMERITRADE FBO 913-022866 PENSION - DC NON-UNIFORM FOB 913-022866 APRIL 2022	041322	04/13/22		04/13/22		15,750.00
										15,750.00
2055	68368	1	01486 3500	UNIVEST INSURANCE LLC INSURANCE COVERAGE -PREM. BOND RENEWAL -D.WARE	16040	04/13/22		04/13/22		5,619.00
										5,619.00
4512	68369	1	01409 3740	VAZQUEZ, JUAN MARTINEZ TWP. BLDG. - MAINT & REPAIRS PAINTING - PW AREA 17 HOURS	041122	04/13/22		04/13/22		510.00
										510.00

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
4485	68370	1	01401	3210	VERIZON - 542413545-00001 COMMUNICATION EXPENSE FEB.22 - MAR.21,2022 D.DAVIS CELL	9902375231	04/13/22	04/13/22		42.20
										42.20
2829	68372	1	01401	3210	VERIZON - TWP.FIOS 0001-74 COMMUNICATION EXPENSE 3/28-4/27/22 FIOS TWP.	5527634-032722	04/13/22	04/13/22		109.99
										109.99
1470	68374	1	01410	5310	WESTTOWN TOWNSHIP REGIONAL POLICE BLDG INTEREST APRIL 2022 - INTEREST	041322	04/13/22	04/13/22		1,085.53
	68374	2	01410	5320	REGIONAL POLICE BLDG PRINCIPAL APRIL 2022 - PRINCIPAL	041322	04/13/22	04/13/22		9,122.80
										10,208.33
4207	68377	1	01452	3508	YOUNG REMBRANDTS - CHESTER CNTY. PA ART ART INSTRUCTION 4/8/22	040922	04/13/22	04/13/22		89.25
										89.25

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
05 SEWER OPERATING										
40				ALLIED CONTROL SERVICES						
68287	1	05420	3703	C.C. INTERCEPT.-MAINT & REP - I&I ON-SITE FLOW METER CALIBRATION	316539	04/13/22		04/13/22		1,079.00
										1,079.00
1397				AQUA PA						
68289	1	05429	3100	ADMIN.- PROFESSIONAL SERV SEWER READINGS- COMMER. 1/1-3/31/22	49-3651380	04/13/22		04/13/22		34.30
68290	1	05429	3100	ADMIN.- PROFESSIONAL SERV SEWER READINGS-RESIDEN. 1/1-3/31/22	52-3650815	04/13/22		04/13/22		870.10
68291	1	05429	3100	ADMIN.- PROFESSIONAL SERV SEWER READINGS-RENTALS 1/1-3/31/22	ET-3651600	04/13/22		04/13/22		60.90
										965.30
1658				AQUA PA						
68292	1	05422	3601	R.C. COLLEC.-UTILITIES 001533998 1087842 2/23-3/23/22 TWN	032522 TWN	04/13/22		04/13/22		62.65
										62.65
2914				BIG FISH ENVIRONMENTAL SERVICES INC.						
68301	1	05422	4500	R.C. STP-CONTRACTED SERV. SERVICES RE: RCSTP - MARCH 2022	22-0331	04/13/22		04/13/22		16,323.18
										16,323.18
151				BLOENSKI DISPOSAL CO, CHARLES						
68302	1	05422	4502	R.C. SLUDGE-LAND CHESTER SWITCH 20 YDS. W/LINER 3/28/22	182933	04/13/22		04/13/22		207.50
										207.50
583				HACH COMPANY						
68323	1	05422	3700	R.C. STP-MAINT. & REPAIRS SULFURIC ACID, PHOSPHORUS TNT & DEIONIZED WATER	12941862	04/13/22		04/13/22		1,075.64
										1,075.64
2876				P T EQUIPMENT LLC.						
68358	1	05422	3700	R.C. STP-MAINT. & REPAIRS ANNUAL POWER GENERATION EQUIP. SERV PLAN - 2022	032922	04/13/22		04/13/22		1,953.34
68358	2	05420	3702	C.C. COLLEC.-MAINT. & REPR. ANNUAL POWER GENERATION EQUIP. SERV PLAN - 2022	032922	04/13/22		04/13/22		1,953.33

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
05 SEWER OPERATING										
2876	68358	3	05422 3701	P T EQUIPMENT LLC. R.C. COLLEC.-MAINT.& REPR ANNUAL POWER GENERATION EQUIP. SERV PLAN - 2022	032922	04/13/22		04/13/22		1,953.33
										5,860.00
2827	68348	1	05420 3603	PECO - 04725-43025 ASHBRIDGE - UTILITIES 04725-43025 3/4-4/5/22 WYLPEN PUMP	040622	04/13/22		04/13/22		462.71
										462.71
1031	68347	1	05420 3602	PECO - 99193-01204 C.C. COLLECTION -UTILITIES 99193-01204 3/2-3/31/22	040722	04/13/22		04/13/22		414.11
68347	2	05420 3604	MILL VAL./BARKWAY UTILITIES 99193-01204 3/2-3/31/22	040722	04/13/22		04/13/22			339.83
68347	3	05420 3600	C.C. METERS - UTILITIES 99193-01204 3/2-3/31/22	040722	04/13/22		04/13/22			10.14
68347	4	05422 3601	R.C. COLLEC.-UTILITIES 99193-01204 3/2-3/31/22	040722	04/13/22		04/13/22			321.46
68347	5	05422 3600	R.C STP -UTILITIES 99193-01204 3/2-3/31/22	040722	04/13/22		04/13/22			8,549.28
										9,634.82
4504	68364	1	05422 4500	SUBURBAN TESTING LABS INC. R.C. STP-CONTRACTED SERV. LAB TESTING RCSTP 2/22-3/22/22	P2000554	04/13/22		04/13/22		1,552.95
										1,552.95
1385	68366	1	05422 2440	UNIVAR USA INC. R.C. STP- CHEMICALS 4 CONTAINERS ALUM.SULFATE	50121537	04/13/22		04/13/22		2,543.00
68367	1	05422 2440	R.C. STP- CHEMICALS 216 BAGS SODA ASH LITE	50121536	04/13/22		04/13/22			5,517.28
										8,060.28
3529	68371	1	05420 3601	VERIZON - 442069312 MODEMS C.C. INTERCEPTOR-UTILITIES FEB.26 - MAR.25, 2022 MODEMS	9902693845	04/13/22		04/13/22		120.14
										120.14

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
2773				VERIZON - PW FIOS 0001-15						
	68373	1	05422 3601	R.C. COLLEC.-UTILITIES 3/28-4/27/22 FIOS PW	7528031-032722	04/13/22		04/13/22		94.00
										94.00
1470				WESTTOWN TOWNSHIP						
	68375	1	05429 4500	CONTR. SERV. SUMMIT HOUSE QTR.2 2022 SEWER - SUMMIT	040122-S	04/13/22		04/13/22		87,330.00
	68376	1	05429 4510	CONTR. SERV. CIDER KNOLL QTR.2 2022 SEWER - CIDER	040122-C	04/13/22		04/13/22		19,680.00
										107,010.00

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
08 BOND FUNDS (CAPITAL PROJECTS)										
197				BUCKLEY BRION MCGUIRE & MORRIS						
	68306	1	08459 6000	MISC TRAIL EXPENSES	28171	04/13/22		04/13/22		520.00
				LEGAL SERV.- PAOLI PK. TRAIL 3/8 -						
				03/30/22						
										520.00
1970				GANNETT FLEMING INC.						
	68318	1	08454 6060	HERSHEY'S MILL CONSTRUCTION	0000006925	04/13/22		04/13/22		22,400.00
				PROF.SERVICES - HMD STREAM RESTORE-						
				DAM 1/1-2/25/22						
	68319	1	08454 6060	HERSHEY'S MILL CONSTRUCTION	0000006924	04/13/22		04/13/22		9,507.85
				PROF.SERVICES - HM BID & CONSTRUCT.						
				1/1-2/25/22						
										31,907.85

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
19	M&T Covid									
4520				NEW ERA TECHNOLOGY						
68345	1	19409	7400	HYBRID CONFERENCE MEETING ROOM BOARDROOM AV UPGRADES	136590-WC	04/13/22		04/13/22		511.00
68346	1	19409	7400	HYBRID CONFERENCE MEETING ROOM BOARDRM AV UPGRADES - CABLE RACEWAY ADDITION	136591-WC	04/13/22		04/13/22		258.00
										769.00

0 Printed, totaling 331,051.68

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	145,346.66	GENERAL FUND
05	05	152,508.17	SEWER OPERATING
08	08	32,427.85	BOND FUNDS (CAPITAL PROJECTS)
19	19	769.00	M&T Covid
		<u>331,051.68</u>	

PERIOD SUMMARY

Period	Amount
2204	<u>331,051.68</u>
	<u>331,051.68</u>

Legend:
 Expenditures Register Spooling to Windows Printers
 Print those ready to pay
 Sorting by vendor
 Printing for GL Period 2204
 Doing a page break
 Creating a CSV File
 MARP05 run by BARBARA 12 : 59 PM

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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
2204			CREDIT CARD PAYMENT									
	06427	4500	RESIDENTIAL PICK-UP APRIL 2022	2762	AJB A.J. BLOSENSKI INC.	24132618	04/01/22	76,049.84	PC	82974	1	
	06427	4502	WEEK 3/23/22 - 3/31/22	241	C.C. SOLID WASTE AUTHORITY	63322-R	03/31/22	6,492.65	PC	82974	2	
	05422	4502	WEEK 3/23/22 - 3/31/22	241	C.C. SOLID WASTE AUTHORITY	63322-S	03/31/22	773.07	PC	82974	3	
	06427	4502	WEEK 4/01/22 - 4/07/22	241	C.C. SOLID WASTE AUTHORITY	64307-R	04/07/22	5,770.58	PC	82974	4	
	05422	4502	WEEK 4/01/22 - 4/07/22	241	C.C. SOLID WASTE AUTHORITY	64307-S	04/07/22	686.93	PC	82974	5	
	01430	2320	90.30 GALS. GASOLINE	1161	REILLY & SONS INC	123117229	04/07/22	298.17	PC	82974	6	
	01430	2320	347.10 GALS. DIESEL	1161	REILLY & SONS INC	12317171	04/07/22	1,422.07	PC	82974	7	
	01430	2320	171.5 GALS. GASOLINE	1161	REILLY & SONS INC	12273426	03/31/22	605.22	PC	82974	8	
	01430	2320	506.4 GALS. DIESEL	1161	REILLY & SONS INC	12273425	03/31/22	2,165.87	PC	82974	9	
								94,264.40				
								94,264.40				

GENERAL LEDGER SUMMARY

GL Account #	Debit	Credit	Description
014XX-XXXX	4,491.33		GENERAL FUND Expense Account
01107-1010		4,491.33	GENERAL FUND Bank Account
054XX-XXXX	1,460.00		SEWER OPERATING Expense Account
05100-1005		1,460.00	SEWER OPERATING Bank Account
064XX-XXXX	88,313.07		REFUSE Expense Account
06100-1005		88,313.07	REFUSE Bank Account

Legend:

Procurement Card Entries Spooling to Windows Printers
 Printing for GL Period 2204
 Printing for Status N
 Creating a CSV Spreadsheet file.
 MARP17 run by BARBARA 1 : 22 PM

MEMO

Date: April 12, 2022

From: Derek Davis, Township Manager

To: Board of Supervisors

Re: Discussion on the possibility of a park project in the Milltown section of the Township

First and foremost, this subject should not be confused with the Milltown Dam Project which is totally separate. Earlier this year, there was some interest in gauging the board's appetite for a possible park in the Milltown section of East Goshen on the southern side of Route 3/West Chester Pike. The township owns a section of land off of School Lane in the Milltown neighborhood just over 1 ½ acres large.

The original idea included some recreational activities such as basketball court, pickle ball court, swing set and playground equipment, etc. In speaking with individual board members, there seems to be some disagreement on the prioritization of this project and when we should be taking a look at implementing such an infrastructure project while the much larger Milltown Dam project is going to be taking place in close proximity.

I'd like for the board to discuss this matter so staff has more direction for the immediate future. Some points to keep in mind regardless of how the board would like to move forward:

- Discussion with immediate neighbors would need to take place. That neighborhood and surrounding area is fairly dense compared to other sections of the township. The affect of such a park (both negative and positive) will be felt mostly by those residents. Input from them on what activities they'd like would be very important.
- The site is over 1 acre which means, depending on the specifics of what would be constructed, an Erosion and Sediment plan may be required from the county. E&S controls will be needed regardless.
- Storm water for added impervious surface would needed to be calculated and BMPs may need to be installed.
- This is not yet budgeted so we would need to have that conversation ASAP (maybe the long-range planning session in June?). Grant cycles, if the board is inclined to go for grants, would complicate the timeline.
- The site has extensive "fill" such as black top and other debris. This was the site of a school at one time so the foundation still exists.

No motion is on the table. This is discussion purposes only.

MEMO

Date: April 14, 2022

From: Derek Davis, Township Manager

To: Board of Supervisors

Re: Discussion on East Goshen's Authorities, Boards, and Commissions& future structure of such ABCs.

The attached spreadsheet is meant to drive discussion of this ABC topic. The board has talked months publically about a possible restructure of some ABCs. The ABCs listed on the attached sheet are the ones that seem to have the most potential of possible "tweaking." Some ABCs are legally needed and there are some that are not listed on here because there is no support to change them.

Again, the spreadsheet is open-ended and will hopefully be helpful in assisting the board to think about the varying options on this topic.

No motion is on the table.

Authorities, Board, and Commissions Meeting Schedule (Check mark under your preference fo reach ABC)

	<u>Keep Same</u>	<u>Elimination</u>	<u>Every Other Month</u>	<u>Quarterly</u>	<u>As needed</u>	<u>ADD/NEW</u>
Conservancy Board						
Emergency Preparedness						
Futurists						
Historical Commission						
Pipeline Task Force						
Pond Committee						
Sustainability Advisory Committee						

Universal Recommendations

- *Person taking minutes needs to be member of ABC, not staff or board liaison
- *Needed self-sufficiency for running meetings without liaisons
- *Any inquiry or request for staff work must go through Township Manager
- *Meetings can NOT be rescheduled
- *Meetings CAN be cancelled
- *Create deadline for agenda items

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: 4/8/2022
To: Board of Supervisors
From: Mark Gordon, Township Zoning Officer 
Re: **Zoning Hearing Board Application (Appeal and Variance)**
14 Broad St. / Phil Winicov

Board of Supervisors:

The Township has received a Zoning Hearing Board application from Phillip Winicov, the owner of 14 Broad Street, West Chester, PA 19382. Mr. Winicov purchased 14 Broad Street earlier this year and requested to use an accessory structure on the property as a second dwelling unit. At that time, Mr. Winicov argued that the use of the accessory structure was a lawful nonconforming use, but was unable to provide documentation to substantiate this claim. The Township denied the request in accordance with §240-23.A of the zoning ordinance, see the attached letter.

Mr. Winicov has submitted a Zoning Hearing Board application appealing the determination of the Zoning Officer and, in the alternative, is requesting a Zoning variance to use the accessory structure as a second dwelling unit. The variance requested is a use variance.

STAFF COMMENTS

On March 7, 2022 the Township denied the Applicant's request to use an accessory structure on the property as a second dwelling unit because they were unable to provide any evidence that it had been used as a second dwelling as a lawfully existing nonconforming use or in accordance with § 240-23.A of the Township Zoning Ordinance. The Zoning Ordinance permits no more than one principle use on a lot.

§ 240-23 General regulations.

General regulations applicable to all districts.

A. Limit of one principal use. No more than one principal use shall be permitted on a lot unless specifically permitted by this chapter.

The R-3 District does not permit multiple principal uses.

The applicant is requesting the Zoning Hearing Board to reverse the Zoning Officer's decision to deny the second principle use, and in the alternative, is asking the ZHB to grant a variance to allow the

accessory structure to be used as a second principle dwelling use on the property. I have provided a plot of the property with the accessory structure in question outlined in red and all of the application materials for your review.

The Zoning Hearing Board is the quasi-judicial body, which renders decisions on these matters when they arise. The PC has forwarded the Board a recommendation to take "No Position" on this matter due to the legal nature of the matter.

Staff has consulted with the Township Solicitor on this matter and, because this is an appeal of a determination of the Zoning Officer and the Township bears the burden to prove that the proposed use is not permitted, I recommend that the Board of Supervisors authorize the Township Solicitor to defend the Township position at the Zoning Hearing. I encourage the Board to listen to the presentation of the applicant and to ask any clarifying questions about the application.

DRAFT MOTION

Madame Chair, I move that the Board of Supervisors authorize the Township Solicitor to defend the Zoning Officer's determination in the zoning appeal and to oppose the Applicant's request for variance relief.

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION**

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

April 8, 2022

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

Re: Zoning Hearing Board Application / 14 Broad St.

Dear Board Members:

At their meeting on April 6, 2022, the Planning Commission voted unanimously in favor of the following motion regarding the Zoning Hearing Board application submitted by the owner of 14 Broad St.:

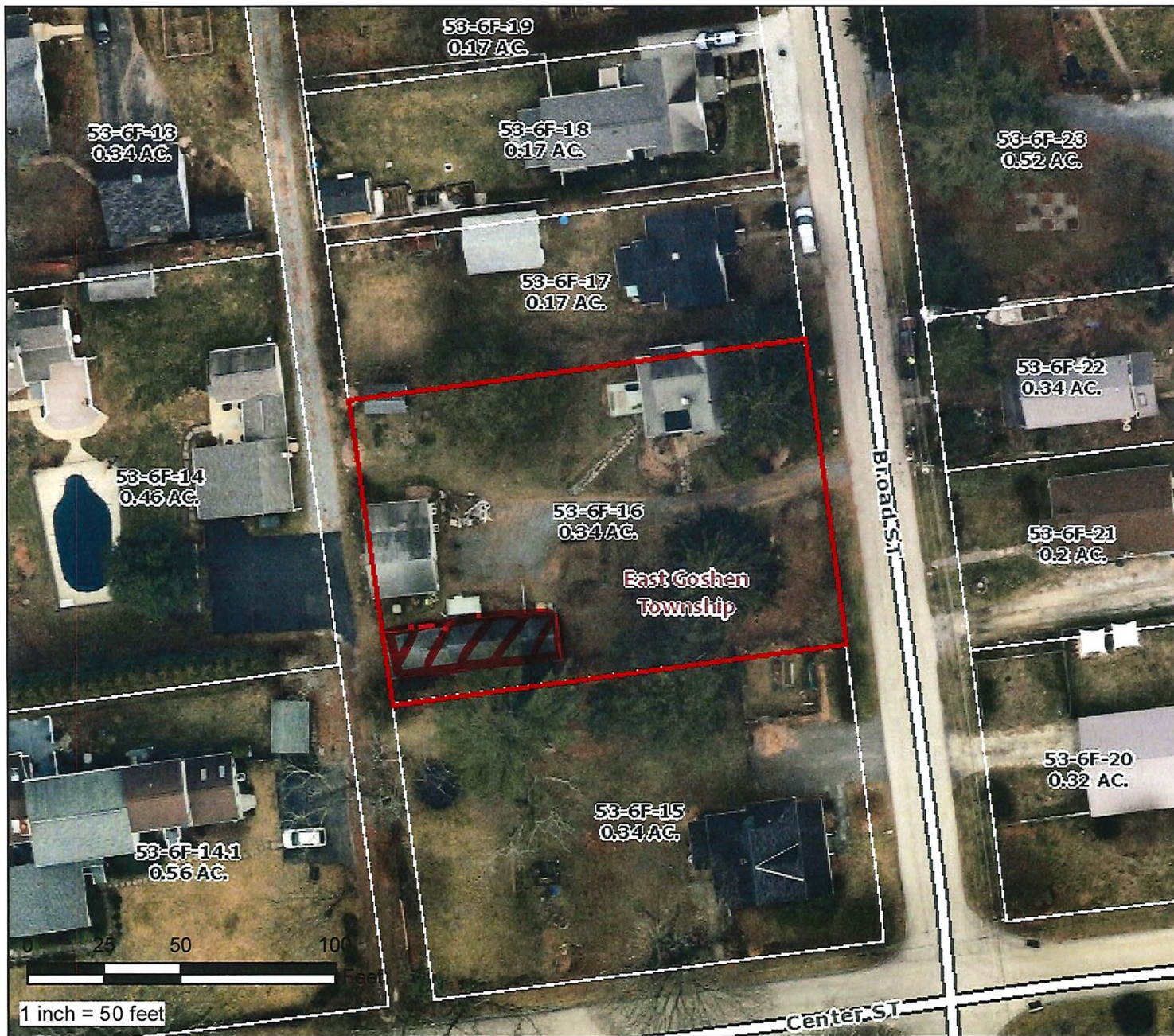
Mr. Chairman, I move that the Planning Commission recommend that the Board of Supervisors take "No Position" on this ZHB Application.

Sincerely,

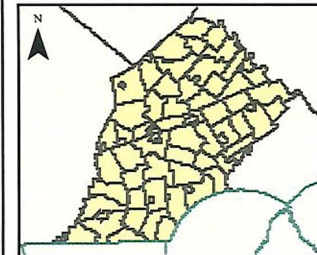


Mark A. Gordon
Township Zoning Officer

14 Broad St



COUNTY OF CHESTER
PENNSYLVANIA



Find Address Information

PARID: 5306F00160000
 UPI: 53-6F-16
 Owner1: KUNKLE RICHARD C
 Owner2:
 Mail Address 1: 14 BROAD ST
 Mail Address 2: WEST CHESTER PA
 Mail Address 3:
 ZIP Code: 19382
 Deed Book: 2547
 Deed Page: 61
 Deed Recorded Date: 8/1/1991 12:00:00 AM
 Legal Desc 1: WS OF BROAD ST
 Legal Desc 2: LOT GAR & 2 DWGS
 Acres: 0.3444
 LUC: R-10
 Lot Assessment: 56230
 Property Assessment: 100350
 Total Assessment: 156580
 Assessment Date: 12/15/2021 7:48:09 AM
 Property Address: 14 BROAD ST
 Municipality: EAST GOSHEN
 School District: West Chester Area

Map Created:
Monday, February 14, 2022

MG

County of Chester

EGT Code Dept



Limitations of Liability and Use:
 County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at www.chesco.org/gis.

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

COPY

March 7, 2022

Mr. Philip Winicov
14 Broad St.
West Chester, PA 19382

**Re: Use and Occupancy
TPN 53-6F-16 / 14 Broad St., West Chester, PA 19382**

Dear Mr. Winicov:

The above referenced property has recently been issued a Temporary Access Certificate, which allows access to the property in order to correct several safety issues identified during the recent Re-Sale U&O Inspection. Please correct those outstanding issues and call the Township to schedule a final inspection for the Use and Occupancy Certificate.

The above referenced property is located in the R-3 Medium Density Residential zoning district, is improved with a single-family home a garage/barn, and an accessory structure. The lot is zoned for Single Family residential use and has a lot size of +/- .34 ac / +/- 14,810 s.f.

Your request to use the accessory structure as a second dwelling unit on the property is **DENIED**. Lots are permitted to have one principal use, per §240-23 of the Zoning Ordinance. Accordingly, multiple principal uses are not permitted in the R-3 zoning district.

§ 240-23 General regulations.

General regulations applicable to all districts.

A. Limit of one principal use. No more than one principal use shall be permitted on a lot unless specifically permitted by this chapter.

The accessory structure may continue to be used as an accessory structure to the principal use of the single-family detached dwelling in accordance with the provisions of § 240-32 of the Zoning Ordinance (a copy of which is attached hereto for your reference), but it may not be occupied as a dwelling unit.

§240-6 Definitions

ACCESSORY STRUCTURE

A structure serving a purpose customarily incidental to the use of the principal building and located on the same lot as the principal building.

DWELLING UNIT (or HOUSING UNIT)

A single habitable living unit occupied by only one family. See definition of "family." Each dwelling unit shall have its own toilet, bath or shower, sink, sleeping area, stove, oven and refrigerator, and separate access to the outside or to a common hallway or balcony that connects to outside access at ground level. No dwelling unit shall include a separate living area that is completely separated by interior walls so as to prevent interior access from the remainder of the living area, or shall include a second kitchen, unless specifically permitted by this chapter.

FAMILY

A single person occupying a dwelling unit and maintaining a household; two or more persons related by blood, marriage, formal foster relationship or adoption occupying a dwelling unit, living together and maintaining a common household, including not more than one boarder, roomer or lodger; or not more than three unrelated persons occupying a dwelling unit, living together and maintaining a common household.

You have the right to appeal this zoning determination to the Zoning Hearing Board or to request a variance from the Zoning Ordinance provisions detailed herein. Your **COMPLETE** Zoning Hearing Board Application and Fee of \$550.00 must be received within 30 days of the date of this letter. The Zoning hearing board application is available on the Township Website.

Please call me if you have any questions.

Sincerely,



Mark A. Gordon
Township Zoning Officer

**EAST GOSHEN TOWNSHIP
ZONING HEARING BOARD APPLICATION**

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199
PHONE (610)-692-7171 FAX (610)-692-8950

Name of Applicant: Philip Winicov

Applicant Address: 14 Broad Street
West Chester, PA 19382

Telephone Number: 610-613-5771 Email: phil@philwinicov.com

Email Address: phil@philwinicov.com

Property Address: 14 & 16 Broad Street
West Chester, PA 19382

Tax Parcel Number: 53-6F-16 Zoning District: R-3 Acreage: +/- .34 acr. / +/- 14,810 sq.ft.

Purpose of Application (check one)

- Variance (Type: Use Variance Dimensional Variance)
 Special Exception
 Appeal determination of the Zoning Officer
 Other _____

Sections of Zoning Ordinance in which relief is sought:

Sects. 240-23.A (General Regulations)

Description of the Zoning Relief requested and the future use of the property:

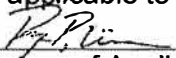
To reverse the zoning officer's decision denying the applicant the ability to use the accessory structure as a second principal structure.

In the alternative, a variance to allow the accessory structure to be used as a second principal use on the property.

Description of the Hardship:

Applicant seeks to live in the principal structure and lease the accessory structure. The current parcel is the combination of 14 & 16 Broad Street, which were separate adjoining parcels #38 & #44 on the original subdivision plan. While the parcels seem to have been combined for mortgage purposes, there is no deed consolidating them into one parcel.

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



Signature of Applicant

March 25, 2022

Date

***Please review the formal application and review procedures on page three.**

EAST GOSHEN TOWNSHIP ZONING HEARING BOARD APPLICATION

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199
PHONE (610)-692-7171 FAX (610)-692-8950

This checklist outlines the steps and items needed to insure completeness of the application and to insure the application follows the process and conforms to the timeframe outlined by the state of Pennsylvania and East Goshen Township. This checklist is broken into two parts, the Application process and the Review Process. The application process must be completed in its entirety prior to the applications advancement into the Review Process.

Applicant Name: Philip Winicov

Application Process Checklist (Administration use only):

- | <u>Item</u> | <u>Date Complete</u> |
|---|----------------------|
| 1. Completed Township Application Form: | _____ |
| 2. All related materials submitted: | _____ |
| 3. Township application and review fees paid: | _____ |

Application accepted on _____ by _____

Official Signature _____ Title _____

Review Process Checklist

- | <u>Item</u> | <u>Date</u> |
|---|-------------|
| 1. Start date: | _____ |
| 2. Date of first formal Planning Commission Meeting following complete application: | _____ |
| 3. Date sent to CCPC: | _____ |
| 4. Date sent to Township Engineer: | _____ |
| 5. Date presented to Planning Commission: | _____ |
| 6. Date sent to CB: | _____ |
| 7. Date sent To MA: | _____ |
| 8. Date sent to HC: | _____ |
| 9. Date sent to PRB: | _____ |
| 10. Date sent to TAB: | _____ |
| 11. Date by which the PC must act: | _____ |
| 12. Date by which Board of Supervisors must act: | _____ |
| 13. Drop Dead Date; (Day 60): | _____ |
| 14. Zoning Hearing Date: | _____ |
| 15. Dates of public advertisement:..... & _____ | _____ |

**EAST GOSHEN TOWNSHIP
ZONING HEARING BOARD APPLICATION**

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199
PHONE (610)-692-7171 FAX (610)-692-8950

Procedures for the processing and review of Subdivision, Land Development, Conditional Use, Variance, and Special Exception Applications

August 19, 2002

2nd Revision: March 2, 2006

1. In order for any application to be considered by the Planning Commission it must be submitted to the Township with all required documentation as per the Township Code and with all applicable fees paid. The Township will use a checklist to verify all required documentation has been submitted. Until the application is complete the application will not be considered "filed" by the Township staff. The Planning Commission will acknowledge receipt of the application at their next regularly scheduled meeting.
2. All materials to be considered at the next regular meeting of the Planning Commission must be submitted with at least eleven (11) copies to the Township Staff by not later than close of business the previous Tuesday. Any materials submitted after that time will be held for the following meeting and not provided to the Commission at the upcoming meeting.
3. The application review cycle for Subdivision and Land Development Applications shall begin with the next regular meeting of the Commission after the complete application is filed. The application review cycle for Conditional Use, Variance, and Special Exception Applications shall begin the day a complete application is filed with the Township.
4. Applicants should not distribute material to the Commission during a meeting unless it is directly related to the initial presentation of the application. All materials for the Planning Commission, including any material to be used at a meeting, must be delivered to the Township Staff not later than close of business the previous Tuesday.
5. The burden of supplying necessary materials to the Planning Commission in a timely manner is on the applicant. Late delivery of material may require an extension on the part of the applicant or a recommendation for denial of the application by the Planning Commission.
6. Formal application presentations to the Planning Commission will only be made at the regular meeting after the complete application is submitted and accepted by the Township staff.
7. The application will remain on the Planning Commission's agenda until such time as the Commission has made its recommendation to the Board of Supervisors and or Zoning Hearing Board.
8. Applicants are encouraged to attend each Planning Commission meeting in order to answer questions or address issues concerning their application.
9. Applications will be voted on only during the regular Planning Commission meetings.
10. The Chairman, in his sole discretion, may waive or modify any of this procedure.

Zoning Hearing Board Procedural Rule for Hearing Continuances: ADOPTED: May 13, 2009

1. The Zoning Hearing Board may grant one application for hearing continuance. Subject to the limited circumstances referenced in paragraph 2 below, the rescheduled hearing shall be held unless the applicant withdraws the application.
2. The continuance after the first one shall only be granted in an extraordinary circumstance.
3. The Zoning Hearing board has the sole discretion whether to grant any continuance.

C:\Users\jg2023\OneDrive\Documents\811 & 16 Broad Street\DESIGN\CAD\Production\Drawings\Exhibit\Exhibit Plotted By: msec, on Fri Mar 25, 2022 at 9:51am



GENERAL NOTES:

1. PROPERTY KNOWN AS TAX PARCEL #5306F00160000 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF EAST GOSHEN, CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA.
2. CONTAINING 15,000 IN SQ FT (OR 0.34 ACRES), MORE OR LESS.
3. THIS PLAN WAS PREPARED USING THE REFERENCED PARCEL INFORMATION, DEED BOOK, PLANS, AND LIDAR INFORMATION. NO FIELD SURVEY WAS PERFORMED BY GILMORE & ASSOCIATES, INC.
4. SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.

REFERENCES:

1. TAX MAP FOR THE TOWNSHIP OF EAST GOSHEN, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA.
2. DEED BOOK 10,829, PAGE 2256, DATED FEBRUARY 22, 2022.
3. PLAN ENTITLED, "PLAN OF HEIGHTS, GOSHEN HEIGHTS" PREPARED BY TAYLOR & GREEN, DATED SEPTEMBER, 1910.
4. CONTOUR INFORMATION IS BASED ON ACQUIRED LIDAR DATA.
5. AERIAL IMAGE ACQUIRED THROUGH CIVIL 3D GEOLOCATION PROVIDED BY MICROSOFT CORPORATION, MAXAR, CNES, AND AIRBUS.

EXISTING IMPERVIOUS BREAKDOWN
 R3 RESIDENTIAL ZONING DISTRICT
 NET SIZE TO DEED LINE: 15,000 SF

	EXISTING
DWELLING:	1,093 SF
DETACHED LIVING SPACE	716 SF
GARAGE:	671 SF
SHED:	132 SF
DRIVEWAY:	1,819 SF
PORCHES:	198 SF
STONE PATH:	112 SF
CONCRETE WALK:	123 SF

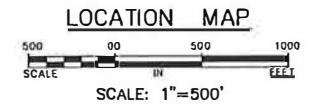
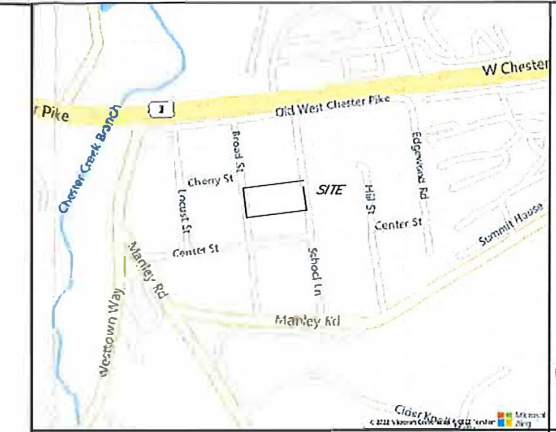
TOTAL BUILDING COVERAGE: 2,612 SF (17.4%)
 TOTAL IMPERVIOUS COVERAGE: 4,864 SF (32.4%)

R3 ALLOWABLE BUILDING COVERAGE: 25%
 R3 ALLOWABLE IMPERVIOUS COVERAGE: 35%

R3 RESIDENTIAL ZONING DISTRICT BUILDING REQUIREMENTS

	REQUIRED	EXISTING
LOT AREA (SINGLE FAMILY DETACHED DWELLING)	18,000 SF	15,000 SF*
LOT WIDTH (AT BSL)	100'	100'
LOT WIDTH (AT STREET LINE)	50'	100'
PRINCIPAL BUILDING:		
FRONT YARD	30'	11.60"
AVERAGE FRONT YARD	40'	11.68"
REAR YARD	30'	3.42"
SIDE YARD (EACH)	20'	1.42"
BUILDING HEIGHT	30'	<30'

*EXISTING NONCONFORMITY



GILMORE & ASSOCIATES, INC.
 ENGINEERING & CONSULTING SERVICES



REV.	DESCRIPTION	DATE	BY

ZONING HEARING BOARD EXHIBIT PLAN
T.M.P. 5306F00160000
14 & 16 BROAD STREET
 EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA



PROJECT No.: 22-03069
 TAX MAP PARCEL No.: 5306F00160000
 TOTAL AREA: 0.34 AC.
 DATE: 03/21/22 SCALE: 1"=20'
 DRAWN BY: MRZ CHECKED BY: EG
 SHEET NO.: 1 OF 1

PENNSYLVANIA ONE CALL SYSTEM, INC.
 925 Main Run Road
 West Mifflin, Pennsylvania
 15122 - 1018

 BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
 NON-MEMBERS MUST BE CONTACTED DIRECTLY
 PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, OR BURN

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKETS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES, INC.
 ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.
 GILMORE & ASSOCIATES INC. HAS NOT OBTAINED A PA-ONE CALL SERIAL NUMBER FOR DESIGN PURPOSES.

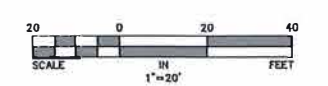


EXHIBIT 'A'

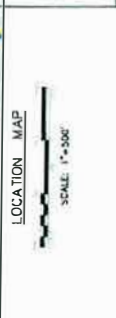


EXHIBIT 'A'

GENERAL NOTES:

1. PROPERTY KNOWN AS THE PACE, HANOVERWOOD AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF EAST CHESTER, COUNTY, COMMONWEALTH OF PENNSYLVANIA.
2. CONTAINING 16,000 IN 30 FT (OR 0.34 ACRES), MORE OR LESS.
3. THIS PLAN WAS PREPARED USING THE RELEASED PARCEL INFORMATION, LIDAR BOOK PLANS, AND LIDAR INFORMATION. NO FIELD SURVEY WAS PERFORMED BY GILMORE & ASSOCIATES, INC.
4. SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.

REFERENCES:

1. TAX MAP FOR THE TOWNSHIP OF EAST CHESTER, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA.
2. DEED BOOK 18,828, PAGE 2206, DATED FEBRUARY 27, 2022.
3. PLAN ENTITLED "PLAN OF RECORDS, COMMONWEALTH RIGHTS PREPARED BY TAYLOR & GREEN, DATED SEPTEMBER, 1930.
4. CONVEYANCE INFORMATION IS BASED ON RECORDED LIDAR DATA.
5. AERIAL IMAGE ACQUIRED THROUGH CIVIL 3D ACQUISITION PROVIDED BY MAPPING SOLUTIONS, NAVAR, ENR, AND ORANGE.

EXISTING IMPERVIOUS BREAKDOWN	EXISTING
DRIVEWAY	1,000 SF
DECKING	1,000 SF
PORCHES	1,000 SF
CONCRETE WALK	120 SF
TOTAL IMPERVIOUS COVERAGE	4,000 SF (24.4%)
NO ALLOWABLE BUILDING FOOTPRINT	20%
NO ALLOWABLE IMPERVIOUS COVERAGE	35%

REQUIRED	EXISTING
LOT AREA (SINGLE FAMILY DETACHED DWELLING)	15,000 (S.F.)
LOT WIDTH (AT BELL)	100
LOT WIDTH (AT STREET LINE)	100
FRONT YARD	15.00'
AVERAGE FRONT YARD	11.00'
SIDE YARD (EACH)	14.00'
BUILDING HEIGHT	30'
EXISTING NONCONFORMITY	-20'



18

FOR THE TOWNSHIP OF EAST CHESTER, PA

THE TOWNSHIP ENGINEER HAS REVIEWED THIS PLAN AND FINDS IT CONFORMS TO ALL APPLICABLE ZONING REGULATIONS AND ORDINANCES. THE TOWNSHIP ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE TOWNSHIP ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

EXHIBIT 'B'

Prepared by and Return to:

ATLANTIC SEARCH & ABSTRACT, INC
1233 Haddonfield Berlin Road
Ste 3
Voorhees, NJ 08043
856-435-7878,

File No. ASA2806

APN: 53-6F-16 ✓

14 Broad Street, West Chester PA 19382

Local Tax: \$4,499.00

State Tax: \$4,499.00



This Indenture, made the 22nd day of February, 2022,

Between

RICHARD C. KUNKLE

(hereinafter called the Grantor), of the one part, and

PHILIP P. WINICOV AND MARGAUX ARAR, HUSBAND AND WIFE

(hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **Four Hundred Forty-Nine Thousand Nine Hundred And 00/100 Dollars (\$449,900.00)** lawful money of the United States of America, unto him well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, as tenants by the entirety

ALL THAT CERTAIN message and lot of land, SITUATE in the Township of East Goshen, Chester County, Pennsylvania, bounded and described as follows: those two lots known as Lot No. 38 and Lot No. 44 on Plan of Lots of Goshen Heights of record in the Office of the Recorder of Chester County, Pennsylvania in Plan Book 1, Page 44.

BEGINNING at a point in the Western side of Broad Street, a corner of the herein described premises and Lot No. 49 conveyed to Harry F. Sickler; said point being 100 feet from the North side of Center Street and extending Northwardly along Broad Street 100 feet to Lot No. 33; thence extending Westwardly between parallel straight lines 150 feet to a 16 feet wide public alley.

BEING bounded on the North by Lot No. 33, on the East by Broad Street, on the South by Lot No. 49 and on the West by a 16 feet wide public alley.

UPI NO. 5306F00160000

BEING the same premises which Howard L. Cordrey, Jr., and Marian Cordrey, his wife, by Deed dated 08/01/1991 and recorded 08/15/1991 in the Office of the Recorder of

Deeds in and for the County of Chester in Record Book 2547, Page 61, granted and conveyed unto Richard C. Kunkle.

BEING the same premises which Howard L. Cordrey, Jr., and Marian Cordrey, his wife, by Deed dated August 1, 1991, and recorded August 15, 1991, in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania, in Book 2547, Page 61, granted and conveyed unto Richard C. Kunkle, in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantor, for himself and his heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that he, the said Grantor, and his heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against him, the said Grantor, and his heirs, and against all and every other person and persons whatsoever lawfully claiming or to claim the same or any part thereof, shall and will

Warrant and Forever Defend.

In Witness Whereof, the party of the first part has hereunto set his hand and seal. Dated the day and year first above written.

**Sealed and Delivered
in the Presence of Us:**


RICHARD C. KUNKLE (SEAL)

Commonwealth of Pennsylvania }
County of Delaware } ss

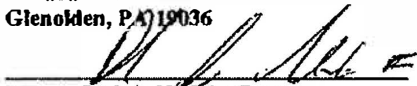
On this, the 22nd day of February, 2022, before me, the undersigned Notary Public, personally appeared **RICHARD C. KUNKLE**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires 10-26-25

The precise residence and the complete post office address of the above-named Grantees is:

220 S. Scott Avenue
Glenolden, PA 19036


On behalf of the Grantees

Commonwealth of Pennsylvania - Notary Seal
JASON E. HOWELL, Notary Public
Philadelphia County
My Commission Expires October 26, 2025
Commission Number 1218263

Unofficial

Deed

UPI # 53-6F-16

RICHARD C. KUNKLE

TO

PHILIP P. WINCOV, and MARGAUX
ARAB

ATLANTIC SEARCH & ABSTRACT, INC
1233 Haddonfield Berlin Road
Ste 3
Voorhees, NJ 08043
Phone: 856-435-7878, Fax: 856-783-7961

EXHIBIT 'C'

EXHIBIT "C"

RETURN TO
Commonwealth Land Title Insurance Company TAX PARCEL: 53-6F-16
FILE: 0 012 322 HE

This Indenture Made this 1st day of August 1991 Between

Howard L. Cordroy, Jr. and Marian Cordroy, his wife (hereinafter called the Grantor s).

Richard C. Kunkle (hereinafter called the Grantee).

Witnesseth That the said Grantee for and in consideration of the sum of ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000.00) lawful money of the United States of America, unto them well and truly paid by the said Grantors, at or before the making and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, his heirs and assigns,

ALL THAT CERTAIN messuage and lot of land, SITUATE in the Township of East Goshen, Chester County, Pennsylvania, bounded and described as follows: Those two lots known as Lot #38 and #44 on Plan of Lots of Goshen Heights of record in the Office of the Recorder of Chester County, Pennsylvania in Plan Book #1 Page 44.

BEGINNING at a point in the Eastern side of Broad Street, a corner of the herein described premises and lot #44 conveyed to Harry F. Siskler, said point being 100 feet from the North side of Center Street and extending Westwardly along Broad Street 100 feet to Lot #33; thence extending Westwardly between parallel straight lines 150 feet to a 16 foot wide public alley.

BEING bounded on the North by Lot #33; on the East by Broad Street; on the South by Lot #44 and on the West by a 16 foot wide public alley.

CONTAINING 15,000 square feet of land, be the same more or less.
BEING in Broad Street,
Chester County in Parcel 53-6F-16

BEING the same premises which Florence C. Supple, widow by Deed dated 3/11/1920 and recorded in Chester County, in Odd Book E-3U page 913 conveyed unto Howard L. Cordroy, Jr. and Marian Cordroy, his wife as tenants by entirety.

BK 2547 PG 06 1

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well as law as in c, 22, 23, 24, 25, and to the same.

To have and to hold the said lot or piece of ground above described with the buildings and improvements thereon erected hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee his heirs and assigns, to and for the only proper use and behoof of the said Grantee his heirs and assigns forever.

(SPECIAL WARRANTY)

And the said Grantors, for themselves, their heirs and assigns do by these presents, covenant, grant and agree, to and with the said Grantee, his heirs and assigns, that they the said Grantors all and singular the hereditaments and premises herein above described and granted, or mentioned and intended to be with the appurtenances unto the said Grantee, his heirs and assigns, against them the said Grantors and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under them or any of them, shall and will subject to aforesaid. WARRANT and forever DEPEND.

OR

(TRUSTEE'S WARRANTY)

the said do covenant, promise and agree, to and with the said and assigns, by these presents, that the said has/have not done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, the said Grantor has/have caused these presents to be duly executed dated the day and year first above written.

Witness my hand and seal this 1st day of June 1962

[Handwritten Signature]

Howard L. Cordray, Jr. (SEAL)
Howard L. Cordray, Jr.
Marian Cordray (SEAL)
Marian Cordray

BK 2547PG062



COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF DELUWARE } ss.

On this, the 1st day of August, A.D. 1991, before me, the undersigned officer, personally appeared Howard L. Cordrey, Jr. and Marlan Cordrey, his wife known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

James E. Sindoni
Notary Public
My Commission Expires:

OFFICIAL SEAL
James E. Sindoni, Commissioner of Deeds
For Commonwealth of Penna. From out of State
Gloucester Twp. Camden Co. N.J.
Office: Wood, Del. Co. Pa.
My Commission Expires April 20, 1995

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF } ss.

On this, the _____ day of _____, A.D. 19____, before me, _____ who acknowledged _____
Notary Public
My Commission Expires: _____
Poor Copy of Time of Recording _____
being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself (herself) as
In witness whereof, I hereunto set my hand and official seal.

Notary Public
My Commission Expires:

RETURN TO
COMMONWEALTH LAND
TITLE INSURANCE COMPANY
PHILADELPHIA, PA 19102



CREATOR:
Howard L. Cordrey, Jr. and
Marlan Cordrey, his wife

GRANTEE:
Richard C. Kunkle

TAX PARCEL:
53-67-16

PREMISES:
14 Broad Street
Township of West Goshen
County of Chester
State of Pennsylvania

SEND TAX BILLS TO:
14 Broad Street
West Chester, PA 19380

The address of the above-named Grantee
is
14 Broad Street
West Chester, PA 19380
Richard C. Kunkle
On behalf of the Grantee

RK2547PG063

042497

RECORDER OF DEEDS
CHESTER COUNTY, PA

91 AUG 15 AM 9:55



H42497	
DEED	13.00
TAX	0.50

E ROSHEM	1500.00
STATE STAMPS	1500.00
GURTI	3000.00
TOTAL	3000.00
CHECK	1500.00
CHECK	1500.00

DEED 2
08-15-91 THU NO RETRY 2304 091537M

*Cost 13.50
9/12*

8K2547PG064



EXHIBIT 'D'

Jun 13 12 13 PM '66

No. 327 P. For State Use - Typewriter
T. & L. Luben Co. 15 N. 11th St., PHOENIX, ARIZ.

This Indenture made the 11th
day of June in the year of our Lord one thousand nine
hundred and Sixty-eight 1968 Between FLORENCE G. SUPPES, widow,
of Chester County and State of Pennsylvania

(hereinafter called the Grantor), of the one part, and
HOWARD L. CORDEY, JR. and MARIAN CORDEY, his wife, of the said County and State;

(hereinafter called the Grantee), of the other part:
Witnesseth, That the said Grantor for and in consideration of the sum of
Twenty One Thousand Five Hundred Dollars lawful
money of the United States of America, unto her well and truly paid by the said
Grantee at and before the sealing and delivery of these presents, the receipt whereof is
hereby acknowledged, he granted, bargained, sold, aliened, confirmed, released and
confirmed, and by these presents do grant, bargain, sell, alien, confirm, release and
confirm unto the said Grantee, their heirs and assigns

as tenants by entireties.

ALL THAT CERTAIN messuage and lot of land situate in the Township of East Goshen,
Chester County, Pennsylvania, bounded and described as follows; Those two lots
known as lots #38 and #44 on Plan of Lots of Goshen Heights, of record in the Office
of the Recorder of Chester County, Pennsylvania in Plan Book #1, Page 24.

BEGINNING at a point in the Western side of Broad Street, a corner of the herein
described premises and lot #49 conveyed to Harry F. Sickler; said point being One
Hundred feet from the North side of Center Street and extending Northwardly along
Broad Street One Hundred feet to lot #33; thence extending Westwardly between
parallel straight lines One Hundred Fifty feet to a Sixteen feet wide public alley.

BEING bounded on the North by lot #33 on the East by Broad Street on the South by
lot #49 and on the West by a Sixteen feet wide public alley.

CONTAINING 15,000 square feet of land, be the same more or less.

Being 14 Broad Street.

BEING the same premises which Executives M. Bevan and Walter E. at vir by Deed

dated June 26, 1928 and recorded in Chatham County in Deed Book S-17, Vol. 415,
page 104 conveyed unto Florence C. Supplee in fee.

Together with all and singular the buildings, improvements, ways, streets, alleys, passages, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever therunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lot or piece of ground above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended as to be, with the appurtenances, unto the said Grantee, their Heirs and Assigns, to and for the only proper use and behoof of the said Grantee, their Heirs and Assigns forever, as tenants by entireties.

VALUE OF PREMISES AS DEFINED BY
ORDINANCE IS \$1,500.00 NOT PAID
PAID ON SEP 11 1928

REAL ESTATE TRANSFER TAX
PAID ON 21370.00

John B. Guff

215

THE LAND TRUST COMPANY

[Signature]

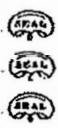


And the said Grantor, for herself, her Heirs, Executors, and Administrators Doos by these presents covenant, grant and agree, to and with the said Grantee, their Heirs and Assigns, that she the said Grantor, her Heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended as to be, with the appurtenances, unto the said Grantee, their Heirs and Assigns, against her the said Grantor, her Heirs, and against all and every other Person and Persons whatsoever lawfully claiming or to claim the same or any part thereof, by, from or under his, her, them or any of them, Shall and Will WARRANT and forever DEFEND.

In Witness Whereof the said party of the first part to these presents has hereunto set her hand and seal, Dated the day and year first above written.

Signed, Sealed and Delivered }
in presence of }
[Signature] }
[Signature] }

Florence C. Supplee
Florence C. Supplee



The state of Georgia hereby represents
tax on full consideration including
liens and encumbrances.

E 33 MAY 914

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF *Philadelphia* } ss.

On this, the *11th* day of *June* 19 *68*, before me, a Notary Public for
Commonwealth of Pennsylvania, the undersigned officer,
personally appeared *LORNEGE G. SUPPES*, widow
known to me for satisfactorily proved to be the person whose name is subscribed to the within
instrument, and acknowledged that she executed the same for the purposes therein contained.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Henry C. Lense
Notary Public, Commonwealth of Pennsylvania,
My Commission Expires January 1, 1971
Title of Office

RECORD
MONMOUTH LAND
TITLE INSURANCE COMPANY
C-317-363-72

LORNEGE G. SUPPES
WIDOW

to
EDWARD L. COONEY, JR.
175-0424

Residence: 14 Broad Street
East Chester Twp.
Chester County
Pennsylvania

No. 2307
New & Bullock Co., 11 N. 2nd St., Philadelphia

94373

Rec'd in Ches. Co. Pa. in Dd Bk B-38 pg 913

E-38 REC 915

The residence of the within named grantee is

*14 Broad St
East Chester, Pa.*
On behalf of said company
Record

EXHIBIT 'E'

104

DEED

ERNESTINE M. BEVAN, ET AL
TO
FLORENCE C. SUPPLES

This Indenture, Made the Twenty-sixth day of

June In the year of our Lord one thousand nine hundred and twenty-eight,
BETWEEN Ernestine M. Bevan and Walter E. Bevan, her husband, of the
Township of East Cochen, County of Chester, and State of Pennsylvania,
parties of the first part, AND Florence C. Supples of the Borough of
West Chester, County and State aforesaid, party

of the second part; Witnesseth, That the said part ^{1st} has of the first part, for and in consideration of the sum of One Dollar
lawful money of the United States of America, well and truly paid by the said part ^{1st} of the second part to the said part ^{2d}
of the first part at and before the executing and delivery of these presents, the receipt whereof is hereby acknowledged ^{1st} have granted, bargained,
sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey, release, convey and confirm
unto the said part ^{2d} of the second part her Heirs and Assigns.

ALL THAT CERTAIN messuage and lot of land situate in the township of East Cochen, Chester County, Pennsylvania, bounded and described as follows: Those two lots known as Lots Nos. 38 and 44 on Plan of Lots of Cochen Heights, of record in the Office of the Recorder of Chester County, Pa., in Plan Book No. J, page 44:

BEGINNING at a point in the western side of Broad Street, a corner of the herein described premises and lot No. 48, conveyed to Harry F. Siskler; said point being one hundred feet from the north side of Center Street, and extending northwardly along Broad Street one hundred feet to lot No. 33; thence extending westwardly between parallel straight lines one hundred and fifty feet to a sixteen feet wide Public Alley;

BEING bounded on the north by Lot No. 33 on the east by Broad Street, on the south by Lot No. 48 and on the West by a sixteen feet wide Public Alley. CONTAINING fifteen thousand square feet of land, be the same more or less.

BEING the same premises which Harry F. Taylor and wife, by deed dated March 24th, 1923 and recorded in the Recorder's Office of Chester County in Deed Book 4-16, Vol. 379, page 108, granted and conveyed unto Ernestine M. Bevan, in fee.

C-317-234-2

TO HAVE AND TO HOLD the said premises all and singular the appurtenances, unto the said part ^{2d} of the second part, her Heirs and Assigns, to the only proper use, benefit, and behoof of the said part ^{2d} of the second part, her Heirs and Assigns forever.
And the said parties of the first part, for themselves, their Heirs, Executors and Administrators, do hereby bind themselves, their heirs, and assigns forever, that they their heirs and assigns and premises herein shall and lawfully defend, warrant and defend the said part ^{2d} of the second part, her Heirs and Assigns, against all and every other person, or persons, who may lawfully claim or to claim the same or any part thereof, by, from or under him, her, them or any of them.
IN WITNESS WHEREOF, The said part ^{1st} of the first part to these presents have hereunto set their hand and seal a Dated the 26th day of June 1928 as above written.

Signal, Sealed and Delivered in the presence of
Harry P. Taylor Ernestine M. Bevan (SEAL)
Wm. Williams. Walter E. Bevan. (SEAL)

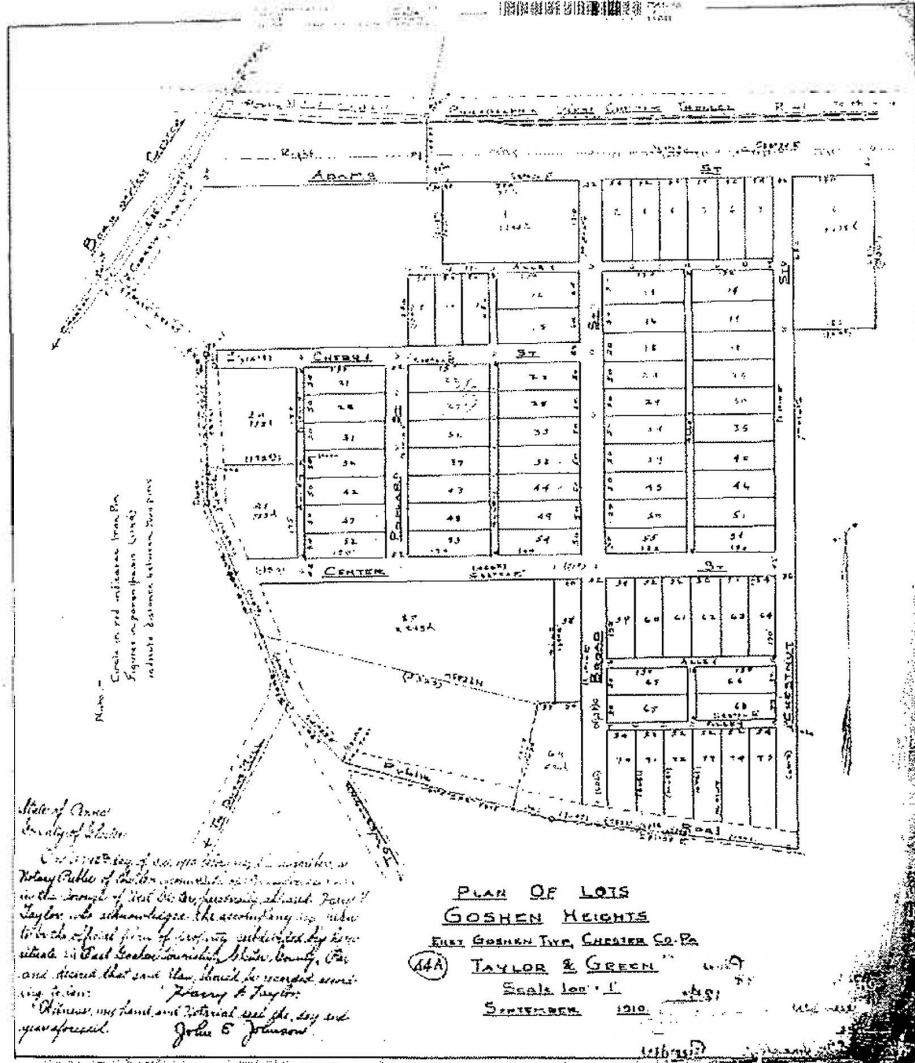
Received the day of the date of the above Indenture of the above named Florence C. Supples the full amount of the within named purchase money.
Ernestine M. Bevan.

State of Pennsylvania, County of Chester
ON THE 26th day of June Anno Domini 1928 before me a Justice of the Peace duly commissioned,
in and for said County and State,
personally appeared the above named Ernestine M. Bevan and Walter E. Bevan, her husband

and in the presence of me, he/she/they do hereby acknowledge the above Indenture to be their and each of their act and deed, and desired the same might be recorded as such
Witness my hand and Official seal the day and year aforesaid
Recorded June 28, 1928
Harry P. Taylor, Justice of the Peace.
My Commission Expires Jan. 6th, 1932.

OFFICIAL
SEAL

EXHIBIT 'F'



State of Ohio
 County of Chester

Know all men by these presents, that I, *Henry A. Taylor*, of the County of Chester, State of Ohio, do hereby certify that the above described lots, as shown on the attached plat, are the same as those shown on the plat of the same title, as filed in the office of the County Clerk of Chester County, Ohio, on the 10th day of September, 1910, and that said lots, shall be conveyed unto the persons named and therein set forth, day and year aforesaid.

Henry A. Taylor
John E. Johnson

92 - 172
26702
12-8-11



EASTERN PENNA. DIV. PHILA. DIV.
P. R. R.
PROPERTY OF N. R. C. & T. CO. Inc
Through which Pipe Line Right
is to be granted to
SPRINGFIELD CONSOLIDATED WATER COMPANY

Approved
W. J. [unclear]
Chief Engineer

Syltton Twp.
Chester Co., Pa.

4415

RECORDED BY THE REC'D OFFICE OF THE
201820
11/1/11

Plan of

Department of Public Health and Family Welfare

Department of Public Health and Family Welfare
 The Department of Public Health and Family Welfare is responsible for the health and welfare of the community. It is a multi-disciplinary department which deals with the health and welfare of the community. The Department is responsible for the health and welfare of the community. It is a multi-disciplinary department which deals with the health and welfare of the community. The Department is responsible for the health and welfare of the community. It is a multi-disciplinary department which deals with the health and welfare of the community.

Department of Public Health and Family Welfare
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Department of Public Health and Family Welfare

Department

Department of Public Health and Family Welfare

and

Department of Public Health and Family Welfare

Department of Public Health and Family Welfare

MEMO

Date: April 14, 2022
From: Derek Davis, Township Manager
To: Board of Supervisors
Re: Date of Long-Range Planning Session

We are not too far away from June which is the usual month of the annual long-range planning session for budgeting purposes. Last year, we had a special meeting in June which covered only the planning session. We ultimately had three June board meetings.

Dave Ware and I are recommending we do the planning session this year in conjunction with the June 21st regularly scheduled meeting. While it will be a longer meeting than usual, we feel that for everyone's scheduling purposes, it would be more convenient and would still allow us to thoroughly discuss these topics. Additionally, like last year, we plan on having several budget meetings throughout September and early October (unlike previous year prior to 2021) so, while the planning session is helpful, it is not an all-encompassing "last chance" opportunity for public input due to our budget meeting structure in the fall.

No motion is needed. The board can simply direct me what their scheduling preference would be.