

AGENDA
EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS
1580 Paoli Pike, 2nd Floor
Tuesday, July 5, 2022
7:00 PM

To Join Zoom Meeting:

Link: <https://us02web.zoom.us/j/84114380322>

Passcode: 465803

Dial In Number: 1 929 205 6099

Meeting ID: 841 1438 0322

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)
 - Yard waste will not be picked up on July 6th. Please hold all yard waste that week until the July 13th pickup.
 - The board met in executive session prior to tonight's meeting to personnel matters.
5. Public Hearings –None
6. Emergency Services Reports
 - a. WEGO –None
 - b. Goshen Fire Co –None
 - c. Malvern Fire Co –None
 - d. Good Fellowship –None
 - e. Fire Marshal –None
7. Financial Report –None
8. Approval of Minutes and Treasurer's Report (7:10 PM to 7:15 PM)
 - a. [Minutes –June 7, 2022 and June 21, 2022](#)
 - b. [Treasurer's Report –June 16, 2022 to June 30, 2022](#)
9. Old Business -None
10. New Business
 - a. [Consider preliminary approval of Malvern Institute land development application. \(7:15 PM to 7:45 PM\)](#)

- b. Consider 2022 Sewer Rates and a proposed capital plan. (7:45 PM to 8:05 PM)
- c. Consider 2022-2023 Deer Management Hunting Program Resolution. (8:05 PM to 8:10 PM)
- d. Consider 2nd and final escrow release for 1303 Goshen Parkway (Jabil). (8:10 PM to 8:15 PM)
- e. Consider escrow release for 932 N. Chester Road. (8:15 PM to 8:20 PM)
- f. Consider replacement of sewer cleaner machine. (8:20 PM to 8:25 PM)
- g. Consider purchase of new fire alarm/control panel. (8:25 PM to 8:30 PM)
- h. Consider purchase of Park cameras. (8:30 PM to 8:35 PM)
- i. Consider removing October 4th meeting date from calendar (Conflict with Yom Kippur and following four consecutive board meetings). (8:35 PM to 8:40 PM)
- 11. Standing Issues/Projects (8:40 PM to 8:45 PM)
 - a. Hershey's Mill Dam Project
 - b. Milltown Dam Project
- 12. Any Other Matter
- 13. Public Comment (8:45 PM to 9:05 PM)
- 14. Liaison Reports - none
- 15. Correspondence, Reports of Interest.
- 16. Adjournment (9:05 PM)

Meetings & Dates of Importance

<i>Date</i>	<i>Meeting</i>	<i>Time</i>
July 5	Board of Supervisors	7:00 pm
July 13	Conservancy Board	7:00 pm
July 14	Pipeline Task Force	5:30 pm
July 14	Historical Commission	7:00 pm
July 19	Board of Supervisors	7:00 pm
July 21	Futurist Committee	7:00 pm
July 25	Sustainability Advisory Committee	7:00 pm
August 2	Board of Supervisors	7:00 pm
August 3	Planning Commission	7:00 pm
August 4	Park & Rec Commission	7:00 pm
August 8	Municipal Authority	7:00 pm
August 10	Conservancy Board	7:00 pm
August 11	Pipeline Task Force	5:30 pm
August 11	Historical Commission	7:00 pm
August 16	Board of Supervisors	7:00 pm
August 18	Futurist Committee	7:00 pm
August 22	SAC	7:00 pm
September 1	Park & Rec Commission	7:00 pm
September 5	Labor Day - Township Closed	-----
September 6	Board of Supervisors	7:00 pm
September 7	Planning Commission	7:00 pm
September 8	Pipeline Task Force	5:30 pm
September 8	Historical Commission	7:00 pm

Newsletter Deadline for Summer 2022: May 23.

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>.

EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
1580 PAOLI PIKE
TUESDAY, JUNE 7, 2022
DRAFT MINUTES

Note: This meeting was held in person at the East Goshen Township Board Room. This was a hybrid meeting conducted via Zoom.

Present: Chairman Michele Truitt; Vice Chairman John Hertzog; Members: Cody Bright, David Shuey; Township Manager Derek Davis; Finance Director Dave Ware; Senior Staff Accountant Chris Boylan; Erich Meyer (Conservancy); Christi Marshall (Sustainability Advisory Committee).

Absent: Mike Lynch

Call to Order & Pledge of Allegiance:

Michele Truitt called the meeting to order at 7:02 p.m. and led the Pledge of Allegiance.

David asked for a moment of silence for families in America impacted by gun violence in our country and the 4,700 civilians, including 272 children, who have lost their lives in Ukraine as a result of the war.

Michele stated the meeting is being recorded via Zoom and will be available on the Township website.

Chairman's Report:

Michele announced:

- The Board met in Executive Session prior to tonight's meeting to discuss personnel and legal matters.
- Community Day will take place on Saturday, June 25th. Starting at 5:00 PM until Fireworks. Rain date Sunday, June 26th.
- Chester County Commissioners awarded a \$60,063 grant to East Goshen Township for park improvements.

Public Hearings: None

Emergency Services Reports: None

Financial Report: None

Approval of Minutes:

Cody made a motion to approve the minutes of May 3, 2022 & May 24, 2022.

John seconded.

1 David noted a spelling correction on the May 3, 2022 minutes.

2
3 Motion carried 4-0.

4
5 **Treasurer's Report:**

6 Dave explained the interest rates on current debt service; 2003 General Fund 4.3%, retires in
7 2023; 2017 General Fund Bonds 2.7%, retires in 2037; 2008 Sewer 4%, retires in 2032; 2013
8 Sewer 3.1% retires 2033; and 2017 Sewer GO Bonds 2.7 %, retires in 2037. John asked Dave if
9 he looked into refunding this debt. Dave responded.

10
11 Dave Ware presented the June 2, 2022 Treasurer's Report.

12
13 David made a motion to accept the receipts and approve the expenditures as presented in the
14 Expenditure Register and as summarized in the June 2, 2022 Treasurer's Report.

15
16 John seconded.

17
18 Michele asked about an expenditure for Cohen Law Group, \$2,640. Dave responded this is the
19 second out of three payments to redo Comcast. Michele noted Brandywine SPCA expense was
20 \$1,564 for 13 stray animals picked up in the month. Dave added that we received reimbursement
21 for two return-to-owner strays.

22
23 Motion carried 4-0.

24
25 **Old Business:**

26 **Discussion of possible noise and nuisance ordinance changes.**

27 Derek stated the Board discussed this in the past and it was decided to now hone in on particular
28 areas, specifically the timeframe that construction is permitted. The recommendation is to
29 remove the noise standards from zoning ordinance and prepare a noise/nuisance ordinance to be
30 presented at the June 21st meeting. Attorney Christman added details regarding the current
31 provisions and zoning ordinance.

32
33 John asked for clarification on Attorney Christman's proposal. Attorney Christman responded.

34
35 David accepts pulling the noise ordinance out of the zoning ordinance and is in favor of
36 overhauling the noise ordinance. David spoke about vibration and measurements, what and how
37 they are enforced, and feels the criteria for enforcement should be specified, along with the
38 definition of a nuisance, and the allowable time for noise. Derek suggested 7AM – 7PM on
39 weekdays and 9AM – 5PM on Saturdays and nothing on Sundays,

40
41 John asked if we have nuisance in the ordinance now. Attorney Christman read the specific
42 wording. John suggested pulling out the noise and noise/vibration wording out of the zoning
43 ordinance and defer to the Zoning Hearing Board (ZHB). Derek disputed this because it would
44 be administratively enforced. Christman explained the ZHB is not experts in nuisance. John
45 explained ZHB has three attorneys and one alternate attorney on it and feels they can handle it.

1 David made a motion to authorize staff and solicitor to move forward with a draft of the
2 following three ordinance changes: Chapter 156 Noise, with changes pertaining to noise levels
3 and specific times of day and general review of the ordinance language, Chapter 240 Zoning, to
4 remove noise standards from this chapter, and a new nuisance ordinance that would regulate
5 disturbances beyond noise

6
7 John seconded.

8
9 Motion carried 4-0.

10
11 **New Business:**

12 **Discussion of the Sustainability Advisory Committee's (SAC) possible transition to an**
13 **Environmental Advisory Council (EAC).**

14 Derek invited Christi Marshall to speak on this topic and thanked her for the research that she did
15 on this possible transition. Ms. Marshall thanked the Board for inviting her to participate in the
16 next stage. She consulted with WeConservePA to clarify if it would be ok to be called an
17 EAC/SAC. They confirmed there is nothing in the law to prohibit this. Ms. Marshall will send
18 wording for ordinance to Derek.

19
20 David feels a combined name is excellent idea. Attorney Christman gave his opinion. Michele
21 thanked Ms. Marshall for researching this topic.

22
23 David made a motion to authorize staff and solicitor to move forward with a draft ordinance to
24 develop an ESAC.

25
26 Cody seconded.

27
28 Motion carried 4-0.

29
30 **Consider request for shoring equipment by Public Works.**

31 Michele stated this is a safety issue, this equipment would stabilize the walls, and the cost is fully
32 budgeted.

33
34 David made a motion to approve the purchase of a new waler system for trench shoring.

35
36 John seconded.

37
38 Motion carried 4-0.

39
40
41 **Consider appointment of Derek Davis as Zoning Officer.**

42 Derek stated that Mark Gordon resigned and his last day is this Friday. Derek wished Mark well
43 in his future endeavors.

44
45 David made a motion to appoint Derek Davis as Interim Zoning Officer.

1 Cody seconded.

2
3 Motion carried 4-0.

4
5 **Standing Issues/Projects:**

6 Hershey's Mill Dam Project – Derek stated that its progressing, should be done by end of
7 summer. Dave added that we received \$250K in grant funding and the total cost is \$1.765M
8 total cost.

9 Milltown Dam Project – no update on permit. David commented that we made efforts with
10 contacting legislators to move this along. There is no reason for DEP to hold this up. David
11 will reach out to Carolyn Comitta.

12
13 **Any Other Matter:** None

14
15 **Public Comment:**

16 Russ Frank, 451 Gateswood, asked if the live Board meetings were taken off YouTube. Derek
17 responded. Mr. Frank stated that the Township website calendar of events does not have a link
18 to the agenda. Derek will look into this. Mr. Frank asked if he could see the Paoli Pike Trail
19 total expenses. Dave responded that the total expense is \$5,482,593. Just over \$3M was grant
20 money and the remaining \$2,410,844 as of now. Michele asked how much over budget this
21 project is. Dave responded that it is \$2M over the original budget. Feeder trails are not in the
22 budget. Mr. Frank asked if we are misleading the Futurist Committee regarding feeder trails.
23 Michele commented the Futurist Committee understands clearly about the feeder trails and that
24 the feeder trails are not budgeted, regardless of what was asked in the survey. Taking out
25 Segments A&B (that was budgeted together) since we haven't done Segment B, Dave added that
26 we are really only \$500K over the original budget. This does not account for Segment A as Dave
27 does not have a direct comparison for Segment A as a stand-alone. Mr. Frank asked if the
28 alternate routes will add to the over budget amount. Dave stated going the cheapest alternate
29 route would put the project on budget. John confirmed the feeder trails were something to be
30 considered at a later date. David commented due to permitting, easements, engineering and other
31 work needed, this process takes a lot of time.

32
33 **Liaison Reports:** None

34
35 **Correspondence, Reports of Interest:** None

36
37 **Adjournment:**

38 There being no further business, Cody made a motion to adjourn at 7:48 pm.

39
40 John seconded.

41
42 Motion carried 4-0.

43
44 Respectfully submitted,
45 *Chris Boylan*
46 *Recording Secretary*

47
48 Attached: June 2, 2022 Treasurer's Report

**TREASURER'S REPORT
RECEIPTS AND BILLS**

May 17, 2022 - June 2, 2022

GENERAL FUND

Real Estate Tax	\$0.00
Earned Income Tax	\$265,800.00
Local Service Tax	\$16,200.00
Transfer Tax	\$0.00
General Fund Interest Earned	\$1,317.56
Total Other Revenue	\$240,400.09

Total General Fund Receipts: \$523,717.65

STATE LIQUID FUELS FUND

Receipts	\$0.00
Interest Earned	\$0.36
Total State Liquid Fuels Receipts:	\$0.36

CAPITAL RESERVE FUND

Receipts	\$0.00
Interest Earned	\$178.50
Total Capital Reserve Fund Receipts:	\$178.50

TRANSPORTATION FUND

Receipts	\$0.00
Interest Earned	\$0.01
Total Transportation Fund Receipts:	\$0.01

SEWER OPERATING FUND

Receipts	\$352,349.97
Interest Earned	\$251.10

Total Sewer Operating Fund Receipts: \$352,601.07

REFUSE FUND

Receipts	\$137,456.70
Interest Earned	\$125.52
Total Refuse Fund Receipts:	\$137,582.22

BOND FUND

Receipts	\$0.00
Interest Earned	\$196.79
Total Bond Fund Receipts:	\$196.79

SEWER CAPITAL RESERVE FUND

Receipts	\$0.00
Interest Earned	\$11.57
Total Sewer Capital Reserve Fund Receipts:	\$11.57

OPERATING RESERVE FUND

Receipts	\$0.00
Interest Earned	\$0.13
Total Operating Reserve Fund Receipts:	\$0.13

INFRASTRUCTURE SUSTAINABILITY FUND

Receipts	\$0.00
Interest Earned	\$0.08
Total Infrastructure Sustainability Fund Receipts:	\$0.08

ARPA - COVID RELIEF FUND

Receipts	\$0.00
Interest Earned	\$47.90
Total ARPA - COVID Relief Fund Receipts:	\$47.90

Accounts Payable	\$514,384.23
Electronic Pmts:	
Credit Card	\$15,605.01
Postage	\$0.00
Debt Service	\$2,726.08
Payroll	\$237,267.43

Total Expenditures: \$769,982.75

Accounts Payable	\$0.00
Total Expenditures:	\$0.00

Accounts Payable	\$84,226.34
Credit Card	\$0.00
Total Expenditures:	\$84,226.34

Accounts Payable	\$0.00
Total Expenditures:	\$0.00

Accounts Payable	\$34,570.42
Electronic Pmts:	
Credit Card	\$1,291.37
Debt Service	\$22,290.16
Total Expenditures:	\$58,151.95

Accounts Payable	\$1,869.57
Credit Card	\$12,757.47
Total Expenditures:	\$14,627.04

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	\$0.00
Total Expenditures:	\$0.00

Accounts Payable	\$0.00
Total Expenditures:	\$0.00

**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
1580 PAOLI PIKE
TUESDAY, JUNE 21, 2022
DRAFT MINUTES**

Note: This meeting was held in person at the East Goshen Township Board Room. This was a hybrid meeting conducted via Zoom.

Present: Chairman Michele Truitt; Vice Chairman John Hertzog; Members: Cody Bright, Mike Lynch, David Shuey; Township Manager Derek Davis; Finance Director Dave Ware; Senior Staff Accountant Chris Boylan; Chief Brenda Bernot; Goshen Fire Executive Director Grant Everhart; Erich Meyer (Conservancy); Brian Sweet (Sustainability).

Call to Order & Pledge of Allegiance:

Michele Truitt called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

Michele asked for a moment of silence for the 20,624 people who died from gun-related deaths in the United States since January 1st, of those, 11,352 were suicide or other mental health issues.

Michele explained the meeting is being recorded via Zoom and will be available on the Township website.

Chairman's Report:

Michele announced:

- Community Day will take place on Saturday, June 25th Fireworks. Rain date Sunday, June 26th.
- Township Closed on Monday, July 4th in recognition of Independence Day.
- Yard waste will not be picked up on July 6th. Please hold all yard waste that week until the July 13th pickup.
- The Board met in executive session prior to tonight's meeting to discuss legal and personnel matters.

Public Hearings: None

Emergency Services Reports:

WEGO – Chief Brenda Bernot presented May 2022 activities in East Goshen Township.

Grant Everhart presented the Goshen Fire Company May 2022 monthly report. Mike acknowledged the nice sign at Boot and Greenhill.

Derek presented the Good Fellowship May 2022 report. There is no report from Malvern Fire Company.

Financial Report:

Dave Ware presented the May, 2022 financial report.

1 **Approval of Minutes:** None

2
3 **Treasurer's Report:**

4 Dave Ware presented the June 2 – 16, 2022 Treasurer's Report.

5
6 Cody made a motion to accept the receipts and approve the expenditures as presented in the
7 Expenditure Register and as summarized in the June 16, 2022 Treasurer's Report.

8
9 John asked about charges from Buckley Brion and where we stand with the unwinding. Derek
10 replied. Mike clarified that this is relative to the Hicks Farm.

11
12 Michele asked about the AMS charge. Dave explained this is for the existing financial software
13 system.

14
15 David seconded.

16
17 Motion carried 5-0.

18
19 **Old Business:**

20 Brian Sweet, Sustainability Committee, commended Christi Marshall's efforts on this topic.
21 Attorney Bill Christman elaborated on the current structure and pointed out the overlap in duties
22 of the current Conservancy Board and the proposed ESAC. David and Michele added that the
23 ESAC will work with Conservancy. Discussion followed. Attorney Christman noted that once
24 the ESAC is created, the SAC would no longer exist.

25
26 David made a motion to authorize the Township Manager and Township Solicitor to advertise the
27 creation of a new chapter in the township code titled "Environmental and Sustainability Advisory
28 Council" which creates and provides operating procedures and powers for a new Environmental
29 and Sustainability Advisory Council as well as repeals any ordinance or resolution establishing
30 the East Goshen Sustainability Advisory Committee (SAC, with the suggested amendment 17-6J
31 to that subdivision and land development plans be reviewed by the Board).

32
33 Mike seconded.

34
35 Resident Brittany Schugsta, 917 Warrior, asked if this topic would have gone to the ESAC. Board
36 confirmed.

37
38 Motion carried 5-0.

39
40 **New Business:**

41 **Consider resolution revisions from pension audit.**

42 Derek explained the minor issue with resolutions that were passed in 2018 and 2019.

43
44 David made a motion to authorize signing revised Resolutions 2018-61 and 2019-61 to properly
45 reference Resolution 2014-60.

1 Mike seconded.

2
3 Motion carried 5-0.

4
5 **Consider a “catch-all” provision for the East Goshen’s Zoning Ordinance.**

6 Derek explained the purpose of this provision. Attorney Christman elaborated. Further discussion
7 followed. A recommendation will be presented at a future meeting.

8
9 **Consider authorizing the Township Manager to retain an environmental/Mosquito**
10 **Company for the purposes of alleviating the Milltown Dam Reservoir area from excessive**
11 **mosquito activity.**

12 Derek explained the purposed of this suggestion. Mike inquired about a more organic solution
13 rather than pesticides. John offered a description of an organic product called Bacillus
14 thuringiensis israelensis. This is a bacteria that kills mosquitos, black flies, and gnats only. It is
15 an all-natural and inexpensive method that John feels we should consider. John elaborated on the
16 application process of this product. Derek will speak with Public Works about using this option.

17
18 **Standing Issues/Projects:**

19 Hershey’s Mill Dam Project – Mike commended the Public Works Department for the work
20 they accomplished in one day. Derek further explained the work done to prevent erosion and
21 started the boardwalk.

22 Milltown Dam Project – Derek explained that permit is still in process. David reached out to
23 Carolyn Comitta’s Chief of Staff for assistance.

24
25 **New Business:**

26 **Long Range Plan Presentation:**

27 Dave Ware presented the General Fund long range plan.

28
29 Mike explained the required 20% of revenues fund balance policy. Cody asked what the 2017
30 Bond money would be used for if we receive grant money. Dave responded. John asked if there
31 is a reserve required for the Sewer Fund. Mike and Dave responded no. John asked if we could
32 get grant money for Milltown Dam. Dave replied that we were awarded \$915K in State funds and
33 he applied to the County for \$1.5M in ARPA funds. This will cover Michele and Mike suggested
34 further discussion about the Sewer Fund at the next meeting. The Board and Dave had discussion
35 about tax millage.

36
37 **Any Other Matter:**

38 David mentioned that Energy Transfer has notifies the PUC that they will not be putting NGL
39 through Mariner I. They ceased Mariner I activity and it is filled with inert gases. This is a direct
40 result of the work of the Safety Seven and supported by our Board. David thanked the Board and
41 Pipeline Taskforce’s work with the Safety Seven.

42
43 Derek apologized for technical issues at the beginning of the meeting.

44
45 Dave noted the Pension audit went smoothly.

1 **Public Comment:**

2 Bryan Nowak, 1590 Wineberry, submitted a comment online that he is 100% in favor of moving
3 forward with a Township tax increase.
4

5 **Liaison Reports:** None
6

7 **Correspondence, Reports of Interest:** None
8

9 **Adjournment:**

10 There being no further business, Cody made a motion to adjourn at 8:55 pm.
11

12 John seconded.
13

14 Motion carried 5-0.
15

16 Respectfully submitted,

17 *Chris Boylan*

18 *Recording Secretary*
19

20 Attached: June 16 2022 Treasurer's Report

TREASURER'S REPORT
RECEIPTS AND BILLS

June 2, 2022 - June 16, 2022

GENERAL FUND

Real Estate Tax	\$81,210.91
Earned Income Tax	\$328,668.60
Local Service Tax	\$8,625.05
Transfer Tax	\$91,678.22
General Fund Interest Earned	-\$2.03
Total Other Revenue	\$18,117.09

Total General Fund Receipts: \$528,297.84

STATE LIQUID FUELS FUND

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

CAPITAL RESERVE FUND

Receipts	\$250,000.00
Interest Earned	-\$1.00
Total Capital Reserve Fund Receipts:	<u>\$249,999.00</u>

TRANSPORTATION FUND

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

SEWER OPERATING FUND

Receipts	\$28,690.37
Interest Earned	\$1.02
Total Sewer Operating Fund Receipts:	<u>\$28,691.39</u>

REFUSE FUND

Receipts	\$13,159.26
Interest Earned	\$1.01
Total Refuse Fund Receipts:	<u>\$13,160.27</u>

BOND FUND

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

SEWER CAPITAL RESERVE FUND

Receipts	\$0.00
Interest Earned	\$0.00
Total Sewer Capital Reserve Fund Receipts:	<u>\$0.00</u>

OPERATING RESERVE FUND

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

INFRASTRUCTURE SUSTAINABILITY FUND

Receipts	\$0.00
Interest Earned	\$0.00
Total Infrastructure Sustainability Fund Receipts:	<u>\$0.00</u>

ARPA - COVID RELIEF FUND

Receipts	\$0.00
Interest Earned	\$0.00
Total ARPA - COVID Relief Fund Receipts:	<u>\$0.00</u>

Accounts Payable	\$475,299.06
Electronic Pmts:	
Credit Card	\$5,931.45
Postage	\$0.00
Debt Service	\$0.00
Payroll	\$193,109.24

Total Expenditures: \$674,339.75

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

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

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

Accounts Payable	\$14,763.13
Electronic Pmts:	
Credit Card	\$854.10
Debt Service	\$0.00
Total Expenditures:	<u>\$15,617.23</u>

Accounts Payable	\$76,194.01
Credit Card	\$8,556.61
Total Expenditures:	<u>\$84,750.62</u>

Accounts Payable	\$80.00
Total Expenditures:	<u>\$80.00</u>

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

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

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

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

**EAST GOSHEN TOWNSHIP
MEMORANDUM**

TO: BOARD OF SUPERVISORS
FROM: DAVE WARE
SUBJECT: PROPOSED PAYMENTS OF BILLS
DATE: JUNE 30, 2022

Attached please find the Treasurer's Report for the weeks of June 16, 2022 – June 30, 2022.

General Fund revenue over this period was driven by Quarterly Reimbursements and Earned Income Tax receipts. Expenses for this period include annual Community Day expenses, Applebrook Golf Day, traffic signal maintenance and inspections, tree removal, paving materials, and ongoing operating expenses.

The Capital Reserve Fund incurred expenses of \$55K for the balance due for an approved replacement boom mower, \$22K for construction on Hershey's Mill Dam, and \$16K for implementation costs of the new Edmunds GovTech financial software.

The Bond Fund incurred expenses of \$47K for East Goshen's portion of West Goshen Sanitary Treatment Plant improvements, \$7K for Milltown Dam engineering, and \$5K for Hershey's Mill Dam engineering.

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

June 16, 2022 - June 30, 2022

GENERAL FUND

Real Estate Tax	\$0.00
Earned Income Tax	\$42,600.00
Local Service Tax	\$0.00
Transfer Tax	\$0.00
General Fund Interest Earned	\$0.00
Total Other Revenue	\$625,775.91

Total General Fund Receipts: \$668,375.91

Accounts Payable	\$104,490.09
Electronic Pmts:	
Credit Card	\$11,380.85
Postage	\$0.00
Debt Service	\$2,726.08
Payroll	\$170,409.51

Total Expenditures: \$289,006.53

STATE LIQUID FUELS FUND

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

Accounts Payable \$0.00
Total Expenditures: \$0.00

CAPITAL RESERVE FUND

Receipts	\$0.00
Interest Earned	\$0.00
Total Capital Reserve Fund Receipts:	<u>\$0.00</u>

Accounts Payable \$93,888.62
 Credit Card \$0.00
Total Expenditures: \$93,888.62

TRANSPORTATION FUND

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

Accounts Payable \$0.00
Total Expenditures: \$0.00

SEWER OPERATING FUND

Receipts	\$39,045.32
Interest Earned	\$0.00

Total Sewer Operating Fund Receipts: \$39,045.32

Accounts Payable \$157,848.33
 Electronic Pmts:
 Credit Card \$1,560.74
 Debt Service \$427,290.16
Total Expenditures: \$586,699.23

REFUSE FUND

Receipts	\$18,530.38
Interest Earned	\$0.00
Total Refuse Fund Receipts:	<u>\$18,530.38</u>

Accounts Payable \$18,097.89
 Credit Card \$14,749.00
Total Expenditures: \$32,846.89

BOND FUND

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

Accounts Payable \$59,454.14
Total Expenditures: \$59,454.14

SEWER CAPITAL RESERVE FUND

Receipts	\$0.00
Interest Earned	\$0.00
Total Sewer Capital Reserve Fund Receipts:	<u>\$0.00</u>

Accounts Payable \$0.00
Total Expenditures: \$0.00

OPERATING RESERVE FUND

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

Accounts Payable \$0.00
Total Expenditures: \$0.00

INFRASTRUCTURE SUSTAINABILITY FUND

Receipts	\$0.00
Interest Earned	\$0.00
Total Infrastructure Sustainability Fund Receipts:	<u>\$0.00</u>

Accounts Payable \$0.00
Total Expenditures: \$0.00

ARPA - COVID RELIEF FUND

Receipts	\$0.00
Interest Earned	\$0.00
Total ARPA - COVID Relief Fund Receipts:	<u>\$0.00</u>

Accounts Payable \$0.00
Total Expenditures: \$0.00

Report Date 06/21/22

Expenditures Register
GL-2206-83829

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01	GENERAL FUND									
4234				AMERICAN FIREWORKS COMPANY						
68892	1	01452	3204	COMMUNITY DAY	2022-490-2	06/21/22	06/21/22	06/21/22	23195	5,125.00
				BALANCE DUE FOR FIREWORKS						
										5,125.00
4550				BIG BABY BAND						
68893	1	01452	3204	COMMUNITY DAY	062022	06/21/22	06/21/22	06/21/22	23196	800.00
				COMMUNITY DAY BAND PERFORMANCE						
										800.00
4136				FIRSTNET - #287290606505						
68894	1	01401	3210	COMMUNICATION EXPENSE	505X06082022	06/21/22	06/21/22	06/21/22	23197	855.12
				MAY 2022						
										855.12
4137				FIRSTNET - #287290608802						
68895	1	01401	3210	COMMUNICATION EXPENSE	802X06082022	06/21/22	06/21/22	06/21/22	23198	641.37
				MAY 2022						
										641.37
2952				ONE STOP PARTY SHOP						
68896	1	01452	3204	COMMUNITY DAY	9602-2	06/21/22	06/21/22	06/21/22	23199	2,000.00
				BALANCE DUE - BOUNCY HOUSES & TRACK						
				LESS TRAIN						
										2,000.00
										9,421.49
										5 Printed, totaling 9,421.49

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	9,421.49	GENERAL FUND
		9,421.49	

PERIOD SUMMARY

Period	Amount
2206	9,421.49
	9,421.49

Legend:

Expenditures Register Previewing to your screen

Print those ready to UPDATE

Sorting by vendor

East Goshen Township Fund Accounting

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Expenditures Register
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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01	GENERAL FUND									
2898				AQUASCAPES UNLIMITED						
68904	1	01454	3711	POND TREATMENT	4293	06/23/22		06/23/22		1,456.00
				POND SERVICE 6/10/22						
										1,456.00
2695				BRICKHOUSE ENVIRONMENTAL						
68907	1	01454	3000	GENERAL EXPENSE	5276	06/23/22		06/23/22		331.66
				MAY 2022 SERVICES - WATER SAMPLING						
										331.66
3488				CINTAS CORPORATION #287						
68908	1	01409	3740	TWP. BLDG. - MAINT & REPAIRS	41218711830	06/23/22		06/23/22		60.61
				WEEK END 6/8/22 CLEAN MATS						
68908	2	01487	1910	UNIFORMS	41218711830	06/23/22		06/23/22		732.38
				WEEK END 6/8/22 CLEAN UNIFORMS						
68909	1	01409	3740	TWP. BLDG. - MAINT & REPAIRS	4123163250	06/23/22		06/23/22		60.61
				WEEK END 6/22/22 CLEAN MATS						
68909	2	01487	1910	UNIFORMS	4123163250	06/23/22		06/23/22		732.38
				WEEK END 6/22/22 CLEAN UNIFORMS						
										1,585.98
2491				COMCAST 8499-10-109-0107472						
68911	1	01401	3210	COMMUNICATION EXPENSE	061022	06/23/22		06/23/22		29.47
				0107472 6/17-7/16/22 PW TV						
										29.47
3490				COMCAST 8499-10-109-0111284						
68910	1	01401	3210	COMMUNICATION EXPENSE	060422	06/23/22		06/23/22		48.45
				0111284 6/9-7/8/22 SPEC.VIDEO PW						
										48.45
4552				CUCINOTTA, VALERIE						
68912	1	01367	3508	ART	1608584	06/23/22		06/23/22		250.00
				REFUND RE: CANCELLED ART CLASS						
										250.00
3872				EAGLE TERMITE & PEST CONTROL						
68915	1	01454	3100	PROFESSIONAL SERVICES	238085	06/23/22		06/23/22		25.00
				PEST CONTROL JUNE 2022						
68916	1	01409	3740	TWP. BLDG. - MAINT & REPAIRS	238079	06/23/22		06/23/22		105.00
				PEST CONTROL JUNE 2022						
68918	1	01409	3745	PW BUILDING - MAINT REPAIRS	238081	06/23/22		06/23/22		45.00
				PEST CONTROL JUNE 2022						

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Expenditures Register

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Expenditures Register

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Expenditures Register
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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
06	REFUSE									
139				BFMC INC.						
	68905	2	06427	3400 ADVERTISING & PRINTING V-FOLDED PRESSURE SEAL BILLS	25131	06/23/22		06/23/22		777.25
										777.25

Report Date 06/23/22

Expenditures Register
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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
08	BOND FUNDS (CAPITAL PROJECTS)									
3551				MCMAHON ASSOCIATES INC.						
68938	1	08459	6006	SEGMENTS F&G REIMBURSEMENTS	185066	06/23/22		06/23/22		250.00
				ENGINEERING SERV. MAY 2022 PAOLI PK TRAIL						
										250.00
										188,757.93
										0 Printed, totaling 188,757.93

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	38,202.64	GENERAL FUND
03	03	91,631.75	CAPITAL RESERVE FUND
05	05	57,896.29	SEWER OPERATING
06	06	777.25	REFUSE
08	08	250.00	BOND FUNDS (CAPITAL PROJECTS)
		188,757.93	

PERIOD SUMMARY

Period	Amount
2206	188,757.93
	188,757.93

Legend:

Expenditures Register Spooling to Windows Printers

Print those ready to pay

Sorting by vendor

Printing for GL Period 2206

Doing a page break

Creating a CSV File

MARP05 run by BARBARA 3 : 48 PM

BATCH 3 OF 6

PAGE 1

1 Printed, totaling 11,950.00

Fund	Bank Account	Amount	Description
01	01	11,950.00	GENERAL FUND
		<u>11,950.00</u>	

Period	Amount
2206	11,950.00
	<u>11,950.00</u>

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Legend:
Expenditures Register Spooling to Windows Printers
Print those ready to UPDATE
Sorting by vendor
Printing for GL Period 2206
Doing a page break
MARPO5 run by BARBARA 9 : 25 AM
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Report Date 06/28/22

Procurement Card Entries

PAGE 1

Per	Budget #	Sub#	Description	Vendr	Vendor Name	Invoice #	Inv Date	Credit	Srce Trx #	#	U
2206			CREDIT CARD PAYMENT								
	06427	4502	WEEK 6/16/22 - 6/22/22	241	C.C. SOLID WASTE AUTHORITY	64133-R	06/22/22	7,980.35	PC	83950	1
	05422	4502	WEEK 6/16/22 - 6/22/22	241	C.C. SOLID WASTE AUTHORITY	64133-S	06/22/22	746.06	PC	83950	2
	06427	4502	WEEK 6/8/22 - 6/14/22	241	C.C. SOLID WASTE AUTHORITY	64060-R	06/15/22	6,768.65	PC	83950	3
	05422	4502	WEEK 6/8/22 - 6/14/22	241	C.C. SOLID WASTE AUTHORITY	64060-S	06/15/22	814.68	PC	83950	4
	01430	2320	148.60 GALS. GASOLINE	1161	REILLY & SONS INC	12748980	06/15/22	685.34	PC	83950	5
	01430	2320	516.10 GALS. DIESEL	1161	REILLY & SONS INC	12748931	06/15/22	2,611.47	PC	83950	6
	01430	2320	411.40 GALS DIESEL	1161	REILLY & SONS INC	12790150	06/22/22	2,061.11	PC	83950	7
	01430	2320	198.70 GALS. GASOLINE	1161	REILLY & SONS INC	12790151	06/22/22	868.72	PC	83950	8
								22,536.38			
								22,536.38			

GENERAL LEDGER SUMMARY

GL Account #	Debit	Credit	Description
014XX-XXXX	6,226.64		GENERAL FUND Expense Account
01107-1010		6,226.64	GENERAL FUND Bank Account
054XX-XXXX	1,560.74		SEWER OPERATING Expense Account
05100-1005		1,560.74	SEWER OPERATING Bank Account
064XX-XXXX	14,749.00		REFUSE Expense Account
06100-1005		14,749.00	REFUSE Bank Account

Legend:

Procurement Card Entries Spooling to Windows Printers

Printing for GL Period 2206

Printing for Status N

Creating a CSV Spreadsheet file.

MARF17 run by BARBARA 3 : 23 PM

Report Date 06/30/22

Expenditures Register

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01	GENERAL FUND									
6				ABC PAPER & CHEMICAL INC						
68964	1	01454	3000	GENERAL EXPENSE	120841A	06/29/22	06/30/22	06/29/22	23233	216.72
				JUMBO TOILET TISSUE						
68965	1	01409	3740	TWP. BLDG. - MAINT & REPAIRS	120841	06/29/22	06/30/22	06/29/22	23233	279.75
				PINE SOL, JUMBO TOILET TISSUE,TRASH						
				CAN LINERS & HAND SOAP						
68965	2	01409	3745	PW BUILDING - MAINT REPAIRS	120841	06/29/22	06/30/22	06/29/22	23233	279.75
				PINE SOL, JUMBO TOILET TISSUE,TRASH						
				CAN LINERS & HAND SOAP						
68965	3	01409	3840	DISTRICT COURT EXPENSES	120841	06/29/22	06/30/22	06/29/22	23233	279.75
				PINE SOL, JUMBO TOILET TISSUE,TRASH						
				CAN LINERS & HAND SOAP						
										1,055.97
1657				AQUA PA						
68967	1	01409	3600	TWP. BLDG. - FUEL, LIGHT, WATER	062422 BS	06/29/22	06/30/22	06/29/22	23234	23.58
				000309801 0309801 5/24-6/22/22 BS						
68968	1	01409	3605	PW BLDG - FUEL,LIGHT,SEWER & WATER	062322 PW	06/29/22	06/30/22	06/29/22	23234	227.34
				000496917 0309798 5/19-6/17/22 PW						
68969	1	01409	3600	TWP. BLDG. - FUEL, LIGHT, WATER	062322 TB	06/29/22	06/30/22	06/29/22	23234	347.73
				000309828 0309828 5/19-6/17/22 TB						
68970	1	01409	3600	TWP. BLDG. - FUEL, LIGHT, WATER	062322 FR	06/29/22	06/30/22	06/29/22	23234	243.40
				000309820 0309820 5/19-6/17/22 FR						
										842.05
4217				AQUA PA						
68977	1	01411	3630	HYDRANT & WATER SERVICE	062822 HM34	06/29/22	06/30/22	06/29/22	23235	2,763.37
				000348603 0348603 3/31-6/27/22 HM34						
68978	1	01411	3630	HYDRANT & WATER SERVICE	062822 HY18	06/29/22	06/30/22	06/29/22	23235	1,625.51
				000310033 0706109 3/31-6/27/22 HY18						
										4,388.88
113				BARTLETT TREE EXPERTS						
68979	1	01438	2460	TREE REMOVAL	40383016-0	06/29/22	06/30/22	06/29/22	23236	942.50
				PROVIDE TREATMENT TO PIN OAKS ON						
				GRAND OAK LANE						
										942.50
119				BEE.NET INTERNET SERVICES						
68980	1	01401	3210	COMMUNICATION EXPENSE	202207003	06/29/22	06/30/22	06/29/22	23237	800.00
				BEEMAIL ACCTS. JULY 2022						
										800.00

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Expenditures Register

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01	GENERAL FUND									
3707				JUST TENNIS LLC.						
	68997	1	01452 3701	LADIES & YOUTH TENNIS TENNIS INSTRUCTION WEEK OF 6/20/22 & JUNE ADULT EVENING INSTRUCTION	183	06/29/22	06/30/22	06/29/22	23245	4,539.00
										4,539.00
3718				KERSCHNER, GARY						
	68998	1	01462 2485	BLACKSMITH SUPPLIES REIMBURSEMENT FOR VINTAGE FLAX COMB	062822	06/29/22	06/30/22	06/29/22	23246	37.10
										37.10
739				KNOX EQUIPMENT RENTALS INC.						
	69000	1	01438 3840	EQUIPMENT RENTAL LIGHT BANK RENTAL 6/9-6/16/22	100346.1.3	06/29/22	06/30/22	06/29/22	23247	275.00
	69001	1	01438 3840	EQUIPMENT RENTAL DIESEL LOADER RENTAL 6/7/22	100344.1.2	06/29/22	06/30/22	06/29/22	23247	169.57
										444.57
3990				LANGS LAWN CARE & TREE CARE						
	69002	1	01454 3723	BALL FIELDS LATE SPRG LAWN TREATMENT - FIELD A	393908	06/29/22	06/30/22	06/29/22	23248	135.00
	69003	1	01454 3723	BALL FIELDS LATE SPRG LAWN TREATMENT - FIELD B	393909	06/29/22	06/30/22	06/29/22	23248	170.00
	69004	1	01454 3723	BALL FIELDS LATE SPRG LAWN TREATMENT - FIELD C	393910	06/29/22	06/30/22	06/29/22	23248	209.00
										514.00
827				NEW ENTERPRISE STONE & LIME INC.						
	69005	1	01454 3723	BALL FIELDS 35.92 TONS DIAMOND-TEX	7830254	06/29/22	06/30/22	06/29/22	23249	1,267.98
	69006	1	01436 2450	STORMWATER MATERIALS & SUPPLIES 84.28 TONS R-5 RIP RAP	7830678	06/29/22	06/30/22	06/29/22	23249	3,392.28
										4,660.26
1554				ODP BUSINESS SOLUTIONS LLC						
	69007	1	01401 2100	MATERIALS & SUPPLIES DESK PAD, POST-IT NOTES & CORRECT. TAPE	248781485001	06/29/22	06/30/22	06/29/22	23250	28.17
	69008	1	01401 2100	MATERIALS & SUPPLIES RUBBERBANDS	248821924001	06/29/22	06/30/22	06/29/22	23250	18.79
	69009	1	01401 2100	MATERIALS & SUPPLIES LETTER SIZE FILE FOLDERS	248821926001	06/29/22	06/30/22	06/29/22	23250	11.99
										58.95

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Expenditures Register

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
01 GENERAL FUND										
1555				PECO - 45168-01609						
69010	1	01409	3840	DISTRICT COURT EXPENSES 45168-01609 5/19-6/20/22 DC-GAS	062122	06/29/22	06/30/22	06/29/22	23251	44.16
69010	2	01409	3605	PW BLDG - FUEL,LIGHT,SEWER & WATER 45168-01609 5/19-6/20/22 PW-ELEC	062122	06/29/22	06/30/22	06/29/22	23251	509.65
										553.81
2592				PECO - 45951-30004						
69011	1	01454	3600	UTILITIES 45951-30004 5/19-6/20/22 RESTROOMS	062122	06/29/22	06/30/22	06/29/22	23252	42.50
										42.50
1052				PENNONI ASSOCIATES INC.						
69012	1	01408	3130	ENGINEERING SERVICES SERVICES THRU 5/29/22 GEN.CONSULT	1124447	06/29/22	06/30/22	06/29/22	23253	231.00
69013	1	01408	3130	ENGINEERING SERVICES SERV. THRU 5/29/22 PAOLI PK.TRAIL	1124448	06/29/22	06/30/22	06/29/22	23253	1,895.00
69014	1	01408	3130	ENGINEERING SERVICES SERV. THRU 5/29/22 ROSSMORE GRADING	1124449	06/29/22	06/30/22	06/29/22	23253	33.00
69015	1	01408	3131	ENGINEER.& MISC.RECHARGES SERV. THRU 5/29/22 MALVERN INST.	1124450	06/29/22	06/30/22	06/29/22	23253	3,055.50
69016	1	01408	3131	ENGINEER.& MISC.RECHARGES SERV. THRU 5/29/22 ABGC DRIVING RANGE	1124451	06/29/22	06/30/22	06/29/22	23253	132.00
69017	1	01408	3131	ENGINEER.& MISC.RECHARGES SERV. THRU 5/29/22 HERSHEY MILL FARMS	1124452	06/29/22	06/30/22	06/29/22	23253	198.00
69018	1	01408	3131	ENGINEER.& MISC.RECHARGES SERV. THRU 5/29/22 GLOSSON	1124453	06/29/22	06/30/22	06/29/22	23253	99.00
69019	1	01408	3131	ENGINEER.& MISC.RECHARGES SERV. THRU 5/29/22 ABGC MTCE 1604 PAOLI PIKE	1124454	06/29/22	06/30/22	06/29/22	23253	33.00
69020	1	01408	3131	ENGINEER.& MISC.RECHARGES SERV. THRU 5/29/22 KODY	1124455	06/29/22	06/30/22	06/29/22	23253	339.50
69021	1	01408	3131	ENGINEER.& MISC.RECHARGES SERV. THRU 5/29/22 HERSH.MILL ROAD	1124456	06/29/22	06/30/22	06/29/22	23253	33.00
69022	1	01408	3131	ENGINEER.& MISC.RECHARGES SERV. THRU 5/29/22 706 HEMLOCK	1124457	06/29/22	06/30/22	06/29/22	23253	97.00
69023	1	01408	3131	ENGINEER.& MISC.RECHARGES SERV. THRU 5/29/22 -HERSH.MILL SWM	1124458	06/29/22	06/30/22	06/29/22	23253	1,050.50
69024	1	01408	3131	ENGINEER.& MISC.RECHARGES SERV. THRU 5/29/22 - 14 LOCUST	1124459	06/29/22	06/30/22	06/29/22	23253	132.00
										7,328.50

Report Date 06/30/22

Expenditures Register

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Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
05	SEWER OPERATING									
1658				AQUA PA						
68971	1	05422	3601	R.C. COLLEC.-UTILITIES	062422 TWN	06/29/22	06/30/22	06/29/22	5176	69.00
				001533998 1087842 5/24-6/22/22 TWN						
68972	1	05420	3602	C.C. COLLECTION -UTILITIES	062422 TH	06/29/22	06/30/22	06/29/22	5176	22.24
				000309826 0309826 5/24-6/22/22 TH						
68973	1	05420	3602	C.C. COLLECTION -UTILITIES	062322 GH	06/29/22	06/30/22	06/29/22	5176	20.51
				000300141 0300141 5/19-6/17/22 GH						
68974	1	05420	3604	MILL VAL./BARKWAY UTILITIES	062322 BK	06/29/22	06/30/22	06/29/22	5176	20.51
				000363541 0357724 5/19-6/17/22 BK						
68975	1	05420	3602	C.C. COLLECTION -UTILITIES	062722 WW	06/29/22	06/30/22	06/29/22	5176	35.20
				000305003 0305003 5/25-6/23/22 WW						
										167.46
151				BLOSENSKI DISPOSAL CO, CHARLES						
68981	1	05422	4502	R.C. SLUDGE-LAND CHESTER	183250	06/29/22	06/30/22	06/29/22	5177	219.00
				SWITCH 20 YDS WITH LINER 6/13/22						
68982	1	05422	4502	R.C. SLUDGE-LAND CHESTER	183247	06/29/22	06/30/22	06/29/22	5177	219.00
				SWITCH 20 YDS WITH LINER 6/20/22						
										438.00
583				HACH COMPANY						
68993	1	05422	3700	R.C. STP-MAINT. & REPAIRS	13083057	06/29/22	06/30/22	06/29/22	5178	758.80
				AMMONIA TNT						
										758.80
739				KNOX EQUIPMENT RENTALS INC.						
68999	1	05420	3701	C.C. INTERCEPT.-MAINT.&REP	100051.1.4	06/29/22	06/30/22	06/29/22	5179	1,155.00
				GRINDER RENTAL 6/6-6/9/22 REMOVE TREES						
										1,155.00
1087				PIPE XPRESS INC.						
69026	1	05422	3701	R.C. COLLEC.-MAINT. & REPR	120335	06/29/22	06/30/22	06/29/22	5180	1,276.00
				PVC CONDUITS						
										1,276.00
4354				POSM SOFTWARE						
69028	1	05420	3702	C.C. COLLEC.-MAINT. & REPR.	2325	06/29/22	06/30/22	06/29/22	5181	250.00
				ONE YEAR SUPPORT CONTRACT						
69028	2	05422	3701	R.C. COLLEC.-MAINT. & REPR	2325	06/29/22	06/30/22	06/29/22	5181	250.00
				ONE YEAR SUPPORT CONTRACT						
69028	3	05422	3700	R.C. STP-MAINT. & REPAIRS	2325	06/29/22	06/30/22	06/29/22	5181	250.00
				ONE YEAR SUPPORT CONTRACT						

Report Date 06/30/22

Expenditures Register

GL-2206-83970

PAGE 10

<u>Vendor</u>	<u>Req #</u>	<u>Budget#</u>	<u>Sub#</u>	<u>Description</u>	<u>Invoice Number</u>	<u>Req Date</u>	<u>Check Dte</u>	<u>Recpt Dte</u>	<u>Check#</u>	<u>Amount</u>
										750.00
1385				UNIVAR USA INC.						
	69040	1	05422 2440	R.C. STP- CHEMICALS 1500 GALS. ALUM.SULFATE	50341692	06/30/22	06/30/22	06/30/22	5182	2,725.00
										<u>2,725.00</u>
1983				YALE ELECTRIC SUPPLY CO						
	69046	1	05420 3701	C.C. INTERCEPT.-MAINT.&REP VARIOUS ELECTRICAL PARTS FOR FLOW METER	S120850357.001	06/30/22	06/30/22	06/30/22	5183	308.50
										<u>308.50</u>

Report Date 06/30/22

Expenditures Register

PAGE 11

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
07	MUNICIPAL AUTHORITY									
1065				PETTY CASH						
	69025	8	07424 3000	MISCELLANEOUS EXPENSE	062722	06/29/22	06/30/22	06/29/22	3321	125.00
				PA MUNIC. AUTH.WORKSHOP - W.WUJCIK						
										125.00

Report Date 06/30/22

Expenditures Register
GL-2206-83970

PAGE 12

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
08	BOND FUNDS (CAPITAL PROJECTS)									
1970				GANNETT FLEMING INC.						
68990	1	08454	6060	HERSHEY'S MILL CONSTRUCTION PROF.SERVICES - HERSHEY MILL DAM	0000010334	06/29/22	06/30/22	06/29/22	1077	2,500.00
68991	1	08454	6060	HERSHEY'S MILL CONSTRUCTION PROF.SERVICES - HERSH.MILL DAM BID & CONSTRUCTION 4/2-6/3/22	0000010332	06/29/22	06/30/22	06/29/22	1077	2,514.15
68992	1	08454	6010	MILLTOWN DAM ENGINEERING PROF.SERVICES - MILLTOWN DAM BID 4/2-6/3/22	0000010333	06/29/22	06/30/22	06/29/22	1077	7,000.00
										12,014.15
										66,105.94
										46 Printed, totaling 66,105.94

FUND SUMMARY

Fund	Bank Account	Amount	Description
01	01	44,246.16	GENERAL FUND
03	03	2,141.87	CAPITAL RESERVE FUND
05	05	7,578.76	SEWER OPERATING
07	07	125.00	MUNICIPAL AUTHORITY
08	08	12,014.15	BOND FUNDS (CAPITAL PROJECTS)
		66,105.94	

PERIOD SUMMARY

Period	Amount
2206	66,105.94
	66,105.94

Legend:

Expenditures Register Spooling to Windows Printers

Print those ready to UPDATE

Sorting by vendor

Printing for GL Period 2206

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Report Date 06/30/22

Expenditures Register

GL-2206-83972

PAGE 1

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Report Date 06/30/22

Expenditures Register
GL-2206-83972

PAGE 2

Vendor	Req #	Budget#	Sub#	Description	Invoice Number	Req Date	Check Dte	Recpt Dte	Check#	Amount
06 REFUSE										
425				EAST GOSHEN TOWNSHIP - GENERAL						
69050	1	06427	1400	REFUSE - WAGES	062922-R	06/30/22	06/30/22	06/30/22	819	14,401.32
				QTR.2-2022 REIMBURSEMENT						
69050	2	06427	3730	ADMIN.BLDG.OVERHEAD	062922-R	06/30/22	06/30/22	06/30/22	819	1,928.16
				QTR.2-2022 REIMBURSEMENT						
										16,329.48
07 MUNICIPAL AUTHORITY										
425				EAST GOSHEN TOWNSHIP - GENERAL						
69049	1	07424	1400	ADMINISTRATIVE WAGES	062922	06/30/22	06/30/22	06/30/22	3322	8,372.05
				QTR.2-2022 REIMBURSEMENT						
										8,372.05
08 BOND FUNDS (CAPITAL PROJECTS)										
3843				WEST GOSHEN SEWER AUTHORITY						
69054	1	08429	6000	WEST GOSHEN STP IMPROVEMENTS	EG21-B	06/30/22	06/30/22	06/30/22	3004	47,189.99
				16.67% COSTS RE: W.GOSHEN SEWER						
				AUTHORITY PROJECTS						
										47,189.99
										163,216.13
										5 Printed, totaling 163,216.13

FUND SUMMARY

Fund	Bank Account	Amount	Description
05	05	91,324.61	SEWER OPERATING
06	06	16,329.48	REFUSE
07	07	8,372.05	MUNICIPAL AUTHORITY
08	08	47,189.99	BOND FUNDS (CAPITAL PROJECTS)
		163,216.13	

PERIOD SUMMARY

Period	Amount
2206	163,216.13
	163,216.13

Legend:

Expenditures Register Spooling to Windows Printers

Print those ready to UPDATE

Sorting by vendor

Printing for GL Period 2206

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EAST GOSHEN TOWNSHIP
MONTHLY DEBT PAYMENT BREAKDOWN
June 25, 2022

GENERAL FUND:

Interest payment	Principal payment	Year of issuance	Loan Description	Original loan amount	Remaining Principal	Retirement Date	Avg Interest Rate
\$2,726.08	\$0.00	2003	Multi purpose 9 projects	\$5,500,000.00	\$ 759,000.00	2023	4.3%
\$0.00	\$0.00	2017	G Playground , Dams, & Paoli Pike Trail	\$5,310,000.00	\$5,290,000.00	2037	2.7%

SEWER FUND:

Interest payment	Principal payment		Loan Description	Original loan amount	Remaining Principal	Retirement Date	Retirement Date
\$18,011.40	\$405,000.00	2008	RCSTP Expansion	9,500,000.00	\$5,053,000.00	2032	4.0%
\$4,278.76	\$0.00	2013	Diversio Projects	2,500,000.00	\$1,684,000.00	2033	3.1%
\$0.00	\$0.00	2017	S West Goshen STP	2,840,000.00	\$2,465,000.00	2037	2.7%

ACH DEBITS TO GENERAL FUNDS

EXPENSE REPORT

Attachment 2 OF 2

Meeting Date

7/5/2022

5/1/22 - 5/31/22

Fund	Fee Charged	Name	Month Covered	Description
01	34.90	AUTHNET FEES	May 2022	CRED.CARD BANK CHARGES
GENERAL	347.40	BANKCARD FEES	May 2022	CRED.CARD BANK CHARGES
FUND	287.50	M&T MONTHLY FEE	May 2022	POSITIVE PAY & ACH MONITOR
	\$669.80			
03			May 2022	
CAPITAL	115.00	M&T MONTHLY FEE	May 2022	POSITIVE PAY & ACH MONITOR
RESERVE	\$115.00		May 2022	
05	933.67	REIMBURSEMENT of Credit Card Fee	May 2022	Paymentus
SEWER	115.00	M&T MONTHLY FEE	May 2022	POSITIVE PAY & ACH MONITOR
FUND	\$1,048.67		May 2022	
06	933.66	REIMBURSEMENT of Credit Card Fee	May 2022	Paymentus
REFUSE	57.50	M&T MONTHLY FEE	May 2022	POSITIVE PAY & ACH MONITOR
FUND	\$991.16			
TOTAL	\$2,824.63			

PLGIT 1107.1010

X

✕

5,154.21

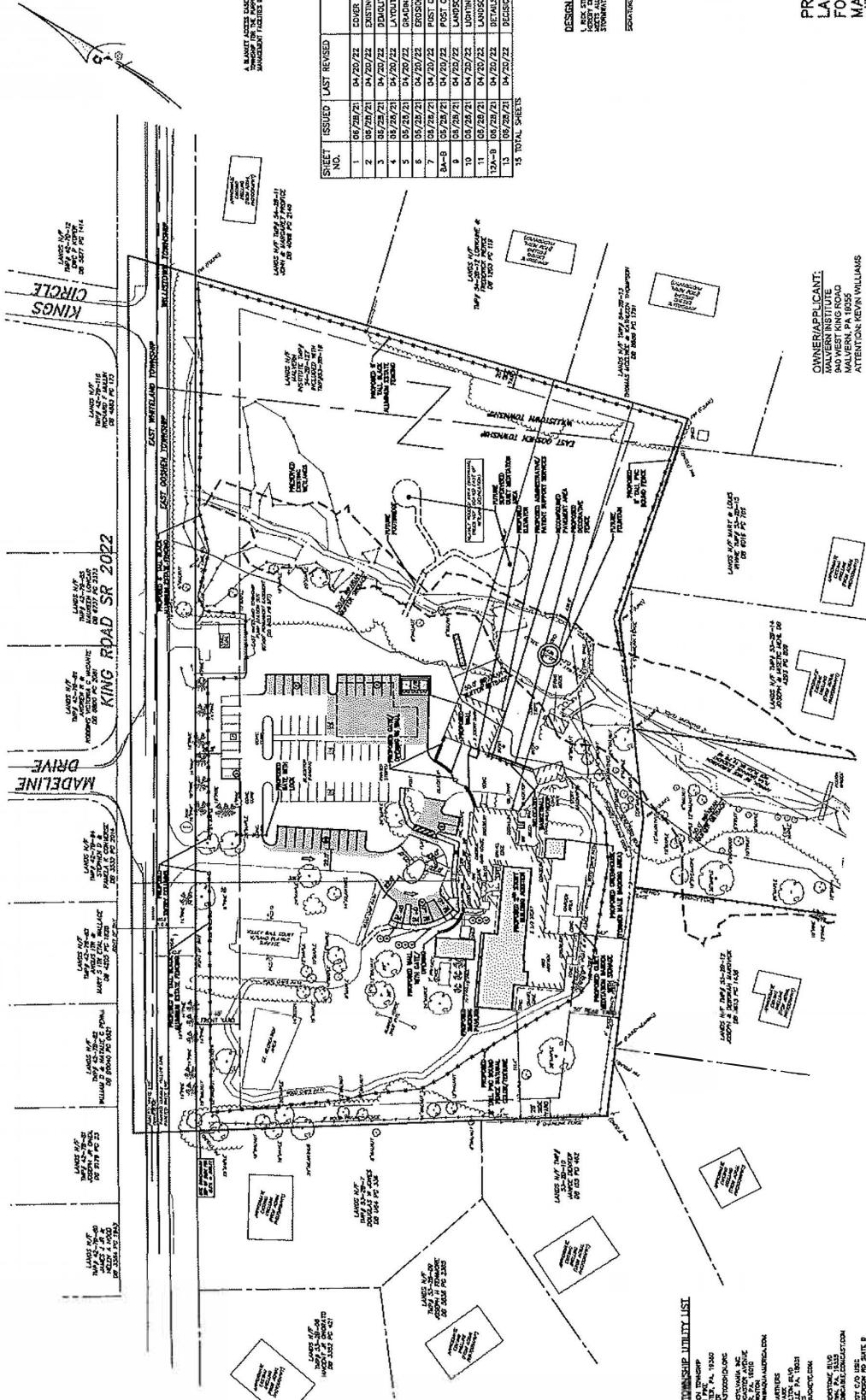
MEMO

Date: June 30, 2022
From: Derek Davis, Township Manager
To: Board of Supervisors
Re: Malvern Institute Land Development Preliminary Approval -- Document Enclosure List

The following is a list of the documents contained in this meeting packet regarding the proposed land development:

- Plan sheet for overall proposal and plan sheet for landscaping plan (All other plan sheets available at the meeting and via Zoom on screen share as needed).
- Architectural renderings of the proposed building addition and rendering of the proposed floor plan.
- A letter from Kristin Camp (Township attorney on this issue) regarding the process followed thus far on this land development as well as a potential draft motion for the board to consider for preliminary approval.
- A letter from previous Zoning Officer Mark Gordon explaining the Planning Commission's position coming out of the June 1st meeting and recommendations.
- Letter from Chester Valley Engineers (Malvern Institute Engineer) dated April 25, 2022 outlining the land development.
- Response letter from Pennoni (Township Engineer) regarding recommendations for the land development after review.
- Letter from Township Fire Marshall and Fire Code Inspector dated June 27, 2022 outlining recommendations for fire safety improvements.
- Letter from the East Goshen Conservancy Board dated September 28, 2021 giving landscaping recommendations.
- Review letter from Chester County Planning Commission dated July 28, 2021.

PRELIMINARY LAND DEVELOPMENT PLAN FOR MALVERN INSTITUTE 2ND STORY BUILDING ADDITION EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA



SHEET NO.	ISSUED	LAST REVISED	TITLE
1	06/28/21	04/20/22	COVER SHEET
2	06/28/21	04/20/22	EXISTING CONDITIONS PLAN
3	06/28/21	04/20/22	PROPOSED PLAN
4	06/28/21	04/20/22	LAYOUT AND GEOMETRY PLAN
5	06/28/21	04/20/22	PROPOSED AND EXISTING UTILITIES
6	06/28/21	04/20/22	PROPOSED AND EXISTING EROSION CONTROL PLAN
7	06/28/21	04/20/22	PROPOSED AND EXISTING STORMWATER MANAGEMENT PLAN
8A-B	06/28/21	04/20/22	PROPOSED AND EXISTING LANDSCAPE PLAN
9	06/28/21	04/20/22	PROPOSED AND EXISTING LIGHTING PLAN
10	06/28/21	04/20/22	PROPOSED AND EXISTING DETAILS
11	06/28/21	04/20/22	PROPOSED AND EXISTING DETAILS
12A-B	06/28/21	04/20/22	PROPOSED AND EXISTING DETAILS
13	06/28/21	04/20/22	PROPOSED AND EXISTING DETAILS
13 TOTAL SHEETS			

DESIGN PROFESSIONAL

ANY REVISIONS TO THE APPROVED PLAN SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL. THE 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 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.

EAST GOSHEN TOWNSHIP UTILITY LIST

COMPANY: EAST GOSHEN TOWNSHIP
 ADDRESS: 1000 WEST GOSHEN RD., PA 19380
 CONTACT: JEFFREY@EASTGOSHENPA.COM
 PHONE: 610-336-1000
 FAX: 610-336-1001
 EMAIL: JEFFREY@EASTGOSHENPA.COM

COMPANY: PENNSYLVANIA POWER & LIGHT
 ADDRESS: 1000 WEST GOSHEN RD., PA 19380
 CONTACT: JEFFREY@PENNSYLVANIANE.COM
 PHONE: 610-336-1000
 FAX: 610-336-1001
 EMAIL: JEFFREY@PENNSYLVANIANE.COM

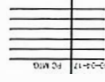
COMPANY: PENNSYLVANIA WATER & SEWER
 ADDRESS: 1000 WEST GOSHEN RD., PA 19380
 CONTACT: JEFFREY@PENNSYLVANIANE.COM
 PHONE: 610-336-1000
 FAX: 610-336-1001
 EMAIL: JEFFREY@PENNSYLVANIANE.COM

PRELIMINARY
LAND DEVELOPMENT PLAN
FOR
MALVERN INSTITUTE
2ND STORY BUILDING ADDITION
ISSUED: JUNE 28, 2021
LAST REVISED: APRIL 20, 2022
CVE PROJECT # 21465

OWNER/PLANNING
MALVERN INSTITUTE
940 WEST KING ROAD
MALVERN, PA 19355
ATTENTION: REVA WILLIAMS
SITE STREET ADDRESS:
940 WEST KING ROAD
MALVERN, PA 19355



Renovations to:
The Barn at the Malvern Institute
940 West King Road, Malvern, PA 19355



AMBIT
ARCHITECTURE

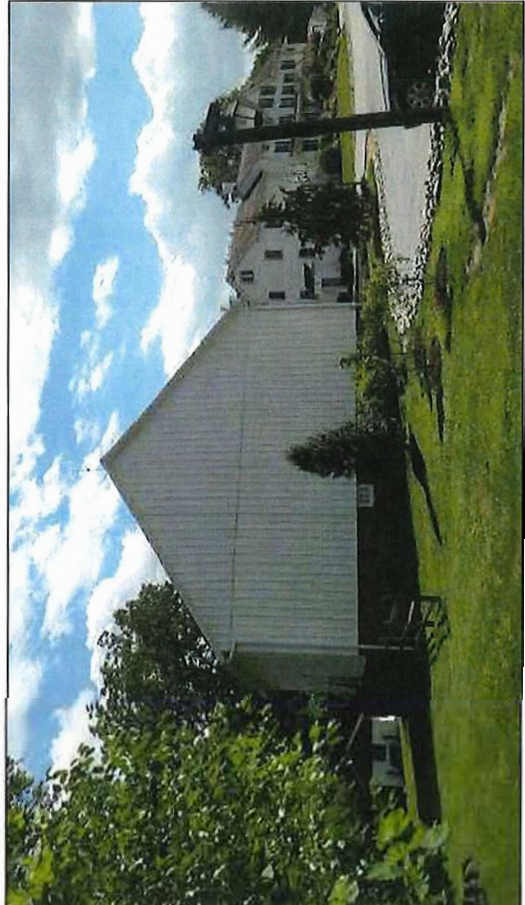
412 SOUTH 2ND STREET
PHILADELPHIA, PA 19112
267.909.0001
WWW.AMBITARCHITECTURE.COM



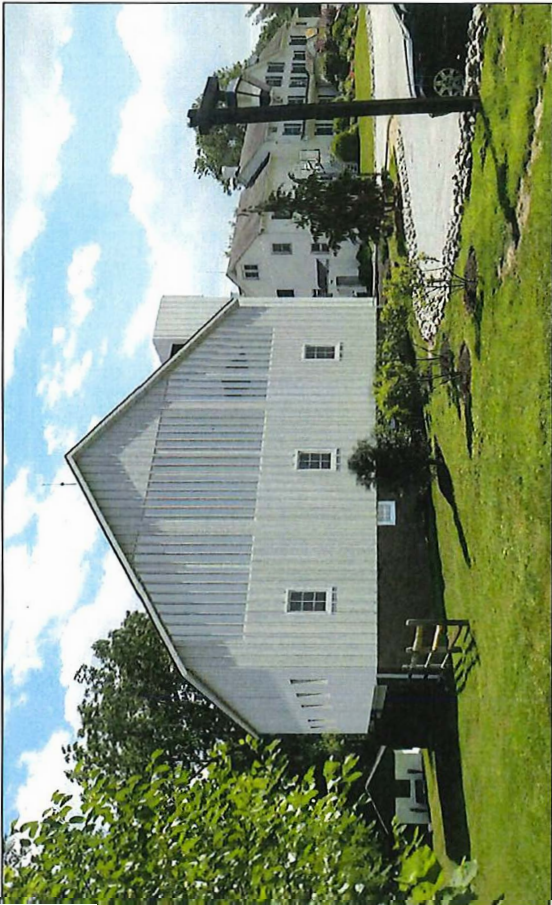
EXISTING VIEW



CONCEPTUAL VIEW OF PROPOSED 2nd FLOOR ADDITION

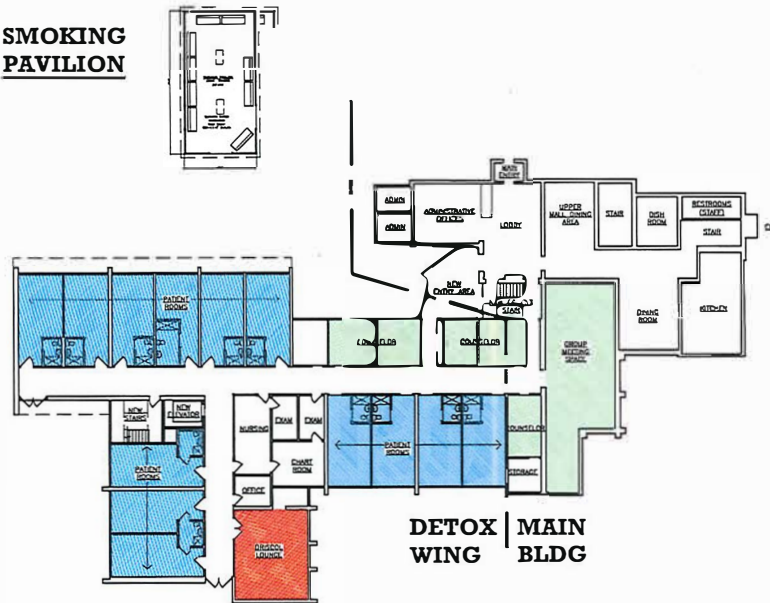


EXISTING VIEW OF BARN



CONCEPTUAL VIEW OF PROPOSED BARN RENOVATION

**SMOKING
PAVILION**



PROPOSED 1st FLOOR

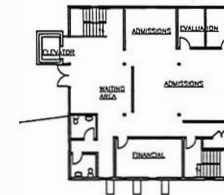


PROPOSED 2nd FLOOR

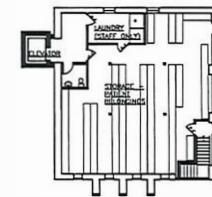
A-14



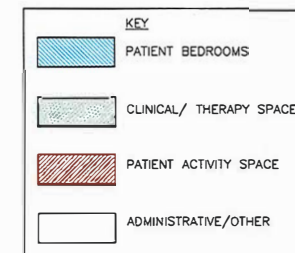
**PROPOSED
BARN 2nd FLOOR**



**PROPOSED
BARN GROUND FLOOR**



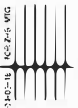
**PROPOSED
BARN LOWER LEVEL**



**2nd
FLOOR
ADDITION**

312 SOUTH 3RD STREET
PHILADELPHIA, PA 19137
215.596.8800
WWW.AMBITARCHITECTURE.COM

AMBIT
ARCHITECTURE



Renovations to:
The Malvern Institute
940 West King Road, Malvern, PA



KRISTIN S. CAMP
p: 610.436.4400 Ext# 1050
f: 610.436.8305
e: kcamp@buckleyllp.com
118 W. Market Street, Suite 300
West Chester, PA 19382-2928

June 30, 2022

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

Re: Draft Motion of Approval for Preliminary Land Development Application and Plans submitted by the Malvern Institute for Improvements at 940 King Road

Dear Board Members:

After receiving the necessary zoning relief in the Zoning Hearing Board's Decision and Order dated December 1, 2020 ("Zoning Decision"), Malvern Institute submitted a preliminary land development application and plans in order to build the following improvements to their existing treatment facility at 940 King Road:

1. A second story addition to the existing single-story building;
2. A new smoking pavilion in the front of the main building;
3. A new greenhouse at the rear of the main building;
4. Associated parking lot and driveway expansions;
5. Stormwater management facilities;
6. Other improvements required by the Zoning Hearing Board Decision and Order including fencing, landscaping and lighting.

In addition to requesting preliminary land development approval, Applicant is requested a waiver from §240-38.10 of the Zoning Ordinance which requires it to submit a Historic Resources Impact Study because the main building on the property is designated a historic resource. I have enclosed a copy of that section of the Zoning Ordinance which allows the Board to waive the requirement for the HRIS. Staff and the Planning Commission had no objection to this waiver request due to the fact that the historic resource has already been modified over the years prior to the adoption of the historic preservation provisions in the Zoning Ordinance.

At the June 1, 2022 Planning Commission meeting, the Planning Commission unanimously recommended that the Board approve the preliminary plan and the waivers requested subject to various conditions outlined in the letter dated June 2, 2022 from Mark Gordon (copy attached.)

Based on the Planning Commission's recommendation, I drafted the following Motion for the Board's consideration at the July 5, 2022 meeting where Applicant will appear to present the preliminary plan.

"I move to grant preliminary land development approval for the preliminary land development plan prepared for Malvern Institute, by Chester Valley Engineers, dated June 28, 2021, last revised April 20, 2022, subject to the following conditions:

1. All comments outlined in the Pennoni Associates review letter dated May 25, 2022 shall be addressed to the satisfaction of the Township engineer and Board and be reflected in the final plan.
2. Applicant shall submit and present the final landscape plan to the Township Conservancy Board for its review and comment prior to presenting the final plan to the Planning Commission. The landscape plan shall address the comments in the Conservancy Board's review letter dated September 28, 2021.
3. Applicant shall connect existing roof drains on the front of the main building into the proposed stormwater management system. Applicant shall also connect the roof drains from the back left corner of the main building to an infiltration bed that Applicant designs and installs consistent with the Simplified Approach of the Stormwater Code. The design of these connections and facilities shall be approved as part of the final plan.
4. Applicant shall include the written protocols required by conditions 25 and 27 of the Zoning Decision on the final plan.
5. All comments outlined in the Township Fire Marshall's review letter dated June 27, 2022 shall be addressed to the satisfaction of the Fire Marshall and Board and be reflected in the final plan."

I will be in attendance at the July 5, 2022 Board meeting and am available in advance if any members of the Board have questions on the application.

Very truly yours,



Kristin S. Camp

KSC/jak

Enclosures

cc: Derek Davis, Manager via email
Nathan Cline, P.E. Pennoni via email

Chapter 240. Zoning

Article VI. Historic Preservation

§ 240-38.10. Historic resource impact study.

[Amended 10-17-2006 by Ord. No. 129-F-06]

- A. Applicability. An historic resource impact study (HRIS), prepared by a registered architect specializing in historic preservation and adaptive reuse of historic buildings and structures, shall be submitted to the Township, unless waived or modified by the Board of Supervisors, in the following situations:
- (1) As part of a preliminary plan submission for any subdivision or land development application which proposes new construction of buildings, structures, roads, driveways, parking areas, or other land disturbance within 250 feet of the exterior walls of any Class I or II historic resource.
 - (2) As part of a tentative plan submission for any application for a planned residential development (prd) which proposes new construction of buildings, structures, roads, driveways, parking areas, or other land disturbance within 250 feet of the exterior walls of any Class I or II historic resource.
 - (3) As part of a demolition permit application.
 - (4) As part of a conditional use application.
- B. Contents. The HRIS shall contain the following information, unless waived or modified by the Board of Supervisors:
- (1) Background information:
 - (a) If not otherwise provided by the applicant, a general description of the site subject to the application, including topography, watercourses, vegetation, landscaping, existing drives, etc.
 - (b) A general description and classification of the historic resources located within 250 feet of any proposed land development or land disturbance.
 - (c) A physical description of the interior and exterior of the historic resource(s), including an interior floor plan.
 - (d) A narrative description of the historical significance of the historic resource, relative to both the Township and to the region in general, including the names of past owners and their significance to the Township, region or nation.
 - (e) A sufficient number of four-inch-by-six-inch photographs to show the exterior of the historic resource in its setting and, if the applicant is the owner, then photographs of the interior.
 - (2) An assessment of potential impacts to the historic resources.

- (a) A description of potential impact(s) to each historic resource with regard to architectural integrity, historic setting, and future use.
- (3) Mitigation measures: suggested approaches to mitigate potentially negative impacts to historic resources, including design alternatives, buffering, landscaping, conservation of existing vegetation, and any other appropriate measures permitted under the terms of this chapter and other Township ordinances.

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

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

June 2, 2022

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

Re: Malvern Institute / Preliminary Land Development Application

Dear Board Members:

The Planning Commission has reviewed the Preliminary Land Development Application and Plan as well as the associated Zoning Hearing Board approval for the Malvern Institute, granting Special Exception and Zoning Variances for the expansion of the use. The expansion of the use consists of the following:

1. Second story addition to the existing single-story wing at the rear of the property
2. A new smoking pavilion in the front of the property
3. A new greenhouse at the rear of the main building
4. Associated parking lot and driveway expansions
5. Associated improvements as ordered by the Zoning Hearing Board within the Special Exception and Zoning Variance Decision and Order.

The applicant has requested a waiver from the Historic Resources Impact Study requirement (§240-38.10), which may be waived by the Board of Supervisors. The Planning Commission had no objection to this waiver request due to the modifications that have already been made to this historic resource over the years, and prior to the adoption of the Historic Preservation Ordinance.

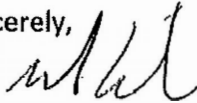
The Planning Commission unanimously passed the following motion at their meeting on June 1, 2022.

Mr. Chairman, I move that the Planning Commission recommend that the Board of Supervisors grant preliminary land development approval for the Preliminary Land Development application and plan prepared for Malvern Institute, by Chester Valley Engineers, dated June 28, 2021, last revised April 20, 2022, with the following conditions:

1. ***All comments outlined in the Pennoni Associates plan review letter dated May 25, 2022 are addressed and reflective in the Final Plan submission.***

- 2. The Malvern Institute shall submit and present a revised landscape plan to the Township Conservancy Board for their review and comment, prior to presenting the final plan to the Planning Commission.**
- 3. The Malvern Institute shall evaluate opportunities to mitigate and/or reduce the storm water discharge from the site to the Southwest corner of the property, including potentially connecting the roof drains from the proposed 2nd story addition to the proposed on lot seepage bed.**
- 4. The Malvern Institute shall include the written protocols required by conditions 25 and 27 of the ZHB D&O, on the final plan.**
- 5. The Township Fire Marshall shall review and comment on the preliminary plan and Applicant shall address those comments as part of the final plan submission.**
- 6. The Applicant shall provide a plan detail of the Fire Department Connection as part of the Final Plan submission, for review and approval by the Township Fire Marshal.**

Sincerely,



Mark A. Gordon
Township Zoning Officer

May 25, 2022

EGOST 00124

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

**RE: Malvern Institute, LLC, 940 West King Road
Preliminary Land Development - 2nd Submission**

Dear Mark:

As requested, we have reviewed the following information, prepared by Chester Valley Engineers, Inc. regarding the referenced submission:

- *"Preliminary Land Development Plans for Malvern Institute"* (15 sheets) dated June 28, 2021, revised April 20, 2022;
- *"Stormwater Calculations Worksheet"* dated June 28, 2021, revised April 20, 2022;
- *"WB-40 Delivery Vehicle Exhibit"* dated April 21, 2022; and
- Engineer's response letter dated April 25, 2022.

The applicant/owner, Malvern Institute, is proposing various improvements to UPI 53-2-18 (9.6 acres) which includes a 2nd story building addition, greenhouse, smoking pavilion, additional parking spaces, fence with associated landscaping, lighting and stormwater management. The site is located on the south side of King Road (SR 2022) opposite Madeline Drive, within the R-2 Residential District. A small portion of the site UPI 53-2B-13 (1.0 acre) is located within Willistown Township however no improvements are proposed on this parcel. The property is served by public water and public sanitary sewer.

The applicant was granted relief by the Zoning Hearing Board via an order dated November 25, 2020 and issued December 1, 2020 for the following:

1. A special exception from §240-40.C(2)(e) to expand the floor area of the main building on the property serving the Applicant's legal nonconforming use;
2. A variance from the maximum 25% increase in total floor area of structures devoted to a nonconforming use per §240-40.C(2)(c) in order to permit a 34.04% floor area expansion pursuant to the initial (original) proposal or a 52.92% floor area expansion pursuant to the alternate (revised) proposal;
3. A variance from the four foot (4') maximum height limitations of §240-32.E(2) in order to construct a six foot (6') tall estate fence in the front yard of the property;
4. A variance from the 24-foot driveway minimum width regulation of §240-33.C(10) in order to permit a 22-foot wide driveway for two-way traffic at night;
5. A variance from the 250-foot minimum setback requirement of §240-31.C(2)(mm) in order to permit the first floor of the new building made the subject of the revised proposals to be setback 45.1 feet from the neighboring residential properties;

6. A variance from the 18-month time limit in §240-58.D so that any relief here granted will not lapse or become null and void so long as zoning permits are obtained and actual construction is commenced not later than 15 years from the date of this decision; and
7. Such other relief necessary and appropriate to permit the Applicant's proposed expansion of its nonconforming use.

We offer the following comments (new comments are in ***bold/italics***):

DECISION AND ORDER

1. *The Applicant shall restrict and limit the treatment program at the King Road facility (the "Facility") to in-patient treatment only.*

We recommend the applicant address this condition as a narrative response, to be included on the plan and recorded with the final plan.

Acknowledged. Sheet 13 includes the entire Decision and Order.

2. *The Applicant shall limit the number of patients receiving treatment at the Facility to a maximum of 80 patients on-site at any one time. The Applicant shall, by formal and binding submission to the appropriate licensing agency, restrict and limit the licensing of the Facility to 80-paitnets. A true and correct copy of the submission shall be provided to the parties hereto.*

We recommend the applicant address this condition as a narrative response, to be included on the plan and recorded with the final plan.

Acknowledged. Sheet 13 includes the entire Decision and Order.

3. *The Applicant shall install additional video cameras at the front entrance and at locations along the main driveway entrance to supplement its existing video security system. The video cameras shall be continuously monitored so as to alert staff and security personnel of incoming and outgoing persons and vehicles. The location of all video cameras shall be depicted on the preliminary and final land development plans. The eastern parking lot gate shall be closed by 11 p.m. each day to ensure that any vehicle entering the site much approach the main building. The Applicant shall no less than one security guard on site at all times in addition, the Applicant shall implement and maintain the use of the security cameras which shall be continuously monitored by properly trained staff.*

We recommend the applicant address this condition as a narrative response, to be included on the plan and recorded with the final plan. Note the locations of the required cameras are not indicated on the plans, as required.

Acknowledged. Sheet 13 includes the entire Decision and Order.

Outstanding. We were not able to locate the proposed video camera locations on the plans.

4. *The Applicant shall submit a land development application depicting the improvements to the Property hereby approved and consistent with the testimony and exhibits admitted into the record of these proceedings. The said land development plan shall be submitted to the Township by the Applicant not more than 180 days from final, unappealable and unappealed zoning approval.*

The Township confirmed the application was accepted in a timely fashion on June 28, 2021.

5. *King Road is assumed to run in an east-west direction for the purpose of the following conditions. The Applicant shall install and maintain an 8-foot high fence, approved by the Board of Supervisors during the land development plan review, along the entire western and southern boundaries of the Property except for any areas within the floodplain. The nature of this fence including its dimensions, style, structure, materials, and color(s) shall be fully revealed during the land development plan review.*

Pending. The required fence is indicated per the above; the detail for the fence is indicated on Sheet 12A. **Board of Supervisors approval is required.**

6. *Neighboring property owners within 1,000 feet of the Facility in the Township shall be notified by mail of the scheduling of any and all land development plan review proceedings conducted by the Township Planning Commission and Board of Supervisors pursuant to this Order.*

The Township confirmed a letter was sent to all property owners within 1000 feet of the subject property on August 12, 2021, notifying them of the application and the scheduled meeting dates when the application will be discussed.

7. *The Applicant shall submit and implement a landscape plan in accordance with §240-27.C(2) for the western and southern portions of the property except for any areas within the floodplain.*

Pending. A landscaping plan (Sheet 9) and details (Sheet 11) have been provided. The proposed landscaping is robust and appears to meet the intent of the Code and the Decision and Order. **See additional comments below, and via the Conservancy Board.**

8. *The Applicant and its successors in interest shall plant and maintain the aforesaid buffer yard landscaping in accordance with §240-28.C(3), for so long as the Property is devoted to non residential use, subject to accommodation of the fence and wood chip walking path within said buffer yard landscaping. The required high-level screen shall consist of a combination of evergreen and deciduous trees planted with specimens no less than ten feet in height. These plantings are intended to mitigate the view of the 8-foot fence from the neighboring properties. As part of the land development plan approval process, the Applicant shall meet with the Conservancy Board or present its proposed landscape plan. The Conservancy Board shall provide recommendations to the Board of Supervisors as to whether the Applicant's landscape plan provides a completely planted visual barrier or landscape screen to mitigate the view of the fence.*

Pending. A landscaping plan (Sheet 9) and details (Sheet 11) have been provided and the evergreens are specified as 10-feet in height. The proposed landscaping is robust and appears to meet the intent of the Code and the Decision and Order. **See additional comments below, and via the Conservancy Board.**

9. *The Applicant shall install a 6-foot high estate fence and deer resistant landscaping to buffer the fencing along the eastern property boundary in accordance with Willistown Township regulations. The Applicant shall install deer resistant understory landscape buffer plantings in the wooded area on the eastern side of the Property prior to the installation of any proposed walking paths and/or mediation areas on the east side of the Ridley Creek. The fencing and landscaping shall be shown on the landscape plans submitted with the land development application for the review of the Board of Supervisors as part of the land development approval.*

Note:

- a. The fence and landscaping are indicated as required.
- b. It may be appropriate to substitute a more deer resistant species for the proposed mountain laurel; please review with the Conservancy Board.
- c. We will defer to the Conservancy Board for additional comments.

Pending (a-c). See additional comments regarding landscaping below, and via the Conservancy Board.

- d. The applicant shall submit the fencing plan to Willistown Township for review and comment and a determination if any permits are required.

Pending. Applicant indicates fencing details will be coordinated with Willistown Township pending preliminary approval by East Goshen.

10. *The Applicant shall install 6-foot high estate fencing along the right of way line for King Road. The fencing shall go around the pump station. The fencing shall be connected to the 8-foot fence and the estate fencing referred to above. The purpose of the fencing referred to in this condition and condition 9 above are to limit ingress and egress to the main entrance of the Facility.*

Resolved. The required fence is indicated along the right of way line of King Road. The detail for the fence is indicated on Sheet 12A.

11. *All proposed fencing shall be shown in detail in the land development plan and shall be continually maintained by the owner.*

Details for the proposed fence are indicated on Sheet 12A. It may be appropriate for the record plan to note maintenance requirements.

Pending. The applicant notes maintenance requirements will be provided with the final plan.

12. *The applicant shall identify in its preliminary land development plan submission all proposed fencing including location, height and general type and style. The location of all proposed fencing shall be shown in plan view with the height, type, style, colors and materials shown in a detailed plan attachment which shall also identify the fence manufacturer and a location, if available, where a similar fence may be inspected. The estimated cost of all proposed fencing shall be included in the improvements for which financial security must be posted by the Applicant.*

Note:

- Details for the proposed fence are indicated on Sheet 12A.
- We will confirm the fence is included in the financial security at such time it is submitted.
- Fence manufacturer for the proposed solid PVC fence shall be provided
- Sample locations for both fences should be provided
- It may be appropriate to provide shop drawings, or similar, of each proposed fence from a fencing contractor or supplier

Pending. Sheet 13 includes the entire Decision and Order, and additional information is to be provided.

13. *The Applicant shall actively prohibit all patient activity in the area between the existing building and the southern and western property lines other than the garden, the greenhouse, and the pedestrian walking paths.*

We recommend the applicant address this condition as a narrative response, to be included on the plan and recorded with the final plan.

Acknowledged. Sheet 13 includes the entire Decision and Order, and nothing is proposed in these areas.

14. *The Applicant shall identify all existing and proposed active recreation areas on the land development plan which shall be reviewed by the Township Engineer who shall recommend the installation of appropriate sound attenuation measures as are necessary to mitigate potential noise from these facilities.*

Resolved. Sufficient buffers/screens appear to be provided for these existing and proposed areas. Future areas appear to be passive in nature.

15. *The Facility shall be restricted to one outdoor smoking area for patients (smoking pavilion). The Applicant shall agree to require all patients to smoke within the smoking pavilion. Staff and visitors shall be restricted to smoking in the front of the building.*

We recommend the applicant address this condition as a narrative response, to be included on the plan and recorded with the final plan. Note the plans indicate a proposed smoking pavilion just in front of the main building.

Acknowledged. Sheet 13 includes the entire Decision and Order.

16. *The smoking pavilion shall be equipped with a "Smoke Eater" type of ventilation and filtration system to minimize the effects of smoke on the surrounding property.*

We recommend the applicant address this condition as a narrative response, to be included on the plan and recorded with the final plan. Nothing appears to have been provided to address this condition.

Pending. The "Smoke Eater" is identified on the plan, and the applicant indicates additional details will be provided at a later date.

17. *The Applicant shall screen the new smoking pavilion from the neighboring properties to the west and north with the 8-foot fence described above.*

Resolved. The required fence is indicated.

18. *The Applicant shall demonstrate during the land development application review that the "Smoke Eater" can effectively ventilate and filter cigarette smoke in the proposed smoking pavilion.*

We recommend the applicant address this condition as a narrative response, to be included on the plan and recorded with the final plan. Nothing appears to have been provided to address this condition.

Pending. The "Smoke Eater" is identified on the plan, and the applicant indicates additional details will be provided at a later date.

19. *The Applicant shall install sound attenuation blankets or similar sound dampening material inside the existing emergency generator fencing to mitigate noise from the generator.*

We recommend the applicant address this condition as a narrative response, to be included on the plan and recorded with the final plan. Nothing appears to have been provided to address this condition.

Pending. Sheet 13 includes the entire Decision and Order, and the applicant indicates details will be provided to the Township.

20. *The following site improvements shall be completed prior to issuance of a building permit for the vertical building addition or barn renovations:*

- a. Parking lot renovations;*
- b. Installation of estate fence and the 8-foot fence;*
- c. Installation of the smoking pavilion, including the installation of screening and smoke mitigation measures;*
- d. Installation of sound blankets inside the generator fencing;*
- e. Installation of plantings as required on the landscape plan that is approved as part of the land development plans.*

We recommend the applicant address these conditions as a narrative response, to be included on the plan and recorded with the final plan.

Acknowledged. Sheet 13 includes the entire Decision and Order.

21. *The Applicant shall construct and maintain all walking paths with pervious wood chips.*

No modifications to the trail are proposed. However, we recommend the applicant address this condition as a narrative response, to be included on the plan and recorded with the final plan.

Resolved. Sheet 13 includes the entire Decision and Order.

22. *The Applicant shall comply with the parking allocation presented on the Plan.*

Resolved. The parking appears to meet Code requirements (see Sheet 4)

23. *The Applicant shall agree to permit the outdoor patient activities on the property only between the hours of 7 a.m. and 10 p.m., with the follow exceptions. A maximum of 8 patients at any one time, with active staff supervision shall be permitted to use the smoking pavilion between 10 p.m. and 11:30 p.m. A maximum of 4 patients at any one time, with active supervision from the staff shall be permitted to use the smoking pavilion between 11:30 p.m. and 7 a.m.*

We recommend the applicant address this condition as a narrative response, to be included on the plan and recorded with the final plan.

Acknowledged. Sheet 13 includes the entire Decision and Order.

24. *The Applicant shall record a deed restriction with the Chester County Recorder of Deeds that prohibits any further expansion of the treatment center for a period of 30 years. The deed restriction shall be*

enforceable by the Township. This condition does not imply that any further expansion will be permitted at any time.

Nothing appears to have been provided to address this condition. We recommend that a draft document be submitted to the Township for the Township Solicitor's review prior to recording.

Acknowledged. Sheet 13 includes the entire Decision and Order, and the applicant indicates a draft deed restriction will be submitted under separate cover; defer to Township Solicitor.

25. *The applicant shall establish and adhere to a written protocol acceptable to the Township following review and comment by the neighbors who contact the Facility to complain about adverse impacts from the operation of the Facility. This protocol shall require that a properly trained employee respond appropriately to neighbors' calls.*

We recommend the applicant address this condition as a narrative response, to be included on the plan and recorded with the final plan. Nothing appears to have been provided to address this condition.

Acknowledged. Sheet 13 includes the entire Decision and Order; note further the applicant's response regarding specifics.

26. *The Applicant shall annually make a presentation to the Board of Supervisors at a public meeting to provide an update on the state of affairs at the Facility. This report shall advise the Board of the status of the expansion project, identify any issues that the Facility has encountered in the last year with neighboring property owners and identify any new programs or policies that the Facility has implemented to improve the relationship with the neighbors. Neighbors within 1000 feet of the facility in the Township shall be notified by mail of the scheduling of this annual presentation.*

We recommend the applicant address this condition as a narrative response, to be included on the plan and recorded with the final plan.

Acknowledged. Sheet 13 includes the entire Decision and Order.

27. *When the Applicant becomes aware that a patient has left the Facility AWOL, it shall notify the Westtown East Goshen Regional Police Department of this fact provided that such notification does not violate any patient privacy laws. The intent of this notification is not to reveal the patient's identity or to require the police to respond but simply to advise the police that someone has left the Facility.*

We recommend the applicant address this condition as a narrative response, to be included on the plan and recorded with the final plan.

Acknowledged. Sheet 13 includes the entire Decision and Order; note further the applicant's response regarding specifics.

28. *Applicant shall obtain a building permit for the vertical building addition within three years from the date of an unappealed and unappealable zoning decision and shall obtain a building permit for the barn renovations within four years from the date of an unappealed and unappealable zoning decision.*

The Township confirmed that the applicant shall secure a building permit for the vertical building addition no later than December 31, 2023 and the barn renovations no later than December 31, 2024.

We recommend the applicant address this condition as a narrative response, to be included on the plan and recorded with the final plan.

Acknowledged. Sheet 13 includes the entire Decision and Order. Note the building application deadline for the second story is approximately 18-months away.

ZONING

1. The applicant is reminded of the general performance standards of §240-24.

Acknowledged.

2. A permit is required from the Township for any construction within the identified floodplain. (§240-26.B(2)(b)) There are multiple improvements indicated within the floodplain that are labeled as 'future'.

Resolved. It has been clarified that improvements labeled as 'future' are not to be implemented at this time.

3. Please clarify specific ADA ramp details to be utilized in accordance with PENNDOT standard details. (§240-33.B(7)(b))

Resolved. Details have been provided (Sheet 12A).

4. Per §240-33.C(10), 22 feet is required for one-way traffic. The circle does not maintain that width for its entirety; it may be feasible to modify island to meet this dimension.

Resolved. The island has been modified to provide a minimum 22-foot-wide lane.

5. The applicant shall indicate the largest loading vehicle that accesses the site and confirm there is a loading and unloading space for the vehicle. (§240-33.D(2))

Resolved. An adequate truck turning exhibit has been provided.

SUBDIVISION AND LAND DEVELOPMENT

6. Please provide a location and elevation of the benchmark utilized. (§205-30.B(8))

Resolved. Note #2 on Sheet 2 has been revised.

7. Sidewalks and/or paths may be required to be installed at the discretion of the Board of Supervisors upon the recommendation of the Planning Commission and Conservancy Board. (§205-56.A) No sidewalks are proposed nor were sidewalks a condition of the Zoning Hearing Board.

Pending. No sidewalks are proposed; defer to Planning Commission, Conservancy Board and Board of Supervisors.

STORMWATER MANAGEMENT

8. Please indicate the Line of Interest/Point on Analysis on the drainage area plan.

Resolved. The Point of Analysis has been clarified.

9. The volume calculations appear to meet water quality and infiltration requirements; however, the applicant should provide soils testing to verify. (§195-19, §195-20)

Outstanding. Soils testing is currently being completed.

10. The report (page 2) indicates 3,010 CF infiltrated, but the calculations on Page A3 indicate 3,326 CF; please clarify.

Outstanding. See Comment No. 9, above.

11. A detailed soils evaluation of the site shall be conducted by a qualified professional and at a minimum shall address soil permeability, depth to bedrock, and subgrade stability. The applicant should provide soils tests for the infiltration BMP. (§195-20.I)

Outstanding. See Comment No. 9, above.

12. Where sediment transport in the stormwater runoff is anticipated to reach the infiltration system, appropriate permanent measures to prevent or collect sediment shall be installed prior to discharge to the infiltration system. (§195-20.N)

Outstanding. Permanent inlet filters upstream of the infiltration BMP are to be installed; please indicate these inlets on the PCSM plan.

13. The runoff elevation within the infiltration BMP is 527.48. The top of the BMP is 527.00. The BMP appears to operate above the volume capacity during the 2-year storm.

Resolved. The elevations have been clarified.

14. The Peak Rate calculations appear to consider only SWM #1 outflow. The applicant should provide calculations for the site at a common Point of Analysis. (§195-22)

Resolved. The Point of Analysis has been clarified.

15. The applicant should provide a statement, signed by the applicant, acknowledging that any revision to the approved SWM site plan shall be submitted to and approved by the municipality and that a revised erosion and sediment control plan shall be submitted to, and approved by, the Conservation District or municipality (as applicable) for a determination of adequacy prior to construction of the revised features. (§195-27.A(3))

Resolved. The statement has been provided (Sheet 1).

16. The applicant should provide the required signature block signed and sealed by the qualified licensed professional responsible for the preparation of the SWM site plan. (§195-27.A(4))

Resolved. The signature block has been provided (Sheet 1).

17. The applicant should provide an easement around the stormwater management BMP's; alternately a blanket easement can be provided. (§195-27.B(18)(c))

Resolved. A blanket easement is proposed.

18. The applicant should provide the documents required per §195-27.F and §195-37 regarding a Stormwater Operations & Management Plan and Agreement, to be recorded.

Pending. The applicant indicates this will be provided prior to plan recording.

19. The applicant should provide an Operations and Maintenance Plan for the proposed stormwater management BMP's. (§195-37)

Outstanding. Please include O&M procedures which address maintenance of the inlet filters.

20. Please provide a sediment barrier downslope of SW108.

Resolved. This is now indicated.

21. The limit of disturbance does not include any fencing, landscaping improvements nor 'future' improvements.

Outstanding. We will defer to the Chester County Conservation District's recommendation.

GENERAL

22. Multiple improvements are indicated as 'future'. It is unclear if they are intended to be included as part of the overall approval.

Resolved. The applicant confirmed that all improvements labeled as 'future' are not to be implemented at this time.

23. We recommend adding an additional arrow at the circle in addition to ONE WAY signage.

Resolved. Striping, signage and a detail are provided.

24. The applicant shall confirm the height of the proposed walls, if more than four (4) feet, retaining wall plans and calculations, designed by a Pennsylvania registered engineer shall be submitted for Township review prior to construction.

Pending. These may be provided at the building permit stage; the Township will require a structural review by Pennoni and a separate building permit for the retaining wall.

25. Any non-regulatory signs will be reviewed and permitted separately by Township staff.

Acknowledged.

26. We recommend a detail for the dumpster enclosure be provided.

Resolved. A trash enclosure detail is provided (Sheet 12A)

27. An additional 'decorative fence' is indicated within the interior of the site; please provide a detail for this fence.

Pending. The applicant will provide additional clarity regarding fencing.

28. The specific limits of each type of fence should be more clearly indicated on the plan, including those areas of fencing to be provided with sound attenuation.

Pending. The applicant will provide additional clarity regarding fencing.

29. Fencing sound attenuation details should be provided.

Pending. The applicant will provide additional clarity regarding fencing.

30. Please additionally note the status of the following reviews/permits:

- a. NPDES Permit (PADEP/CCCD) (§195-15.C(2), -16.A, -17.A); (limit of disturbance is indicated as 0.90 acres)

Not applicable; pending resolution of Comment No. 21, above.

- b. Planning Module (PADEP) (§240-24.F, §205-33.B(22)(a)) - Resolved.
- c. Sanitary Sewer (Municipal Authority) – *Correspondence has not yet been received.*
- d. On-lot Wells (CCHD) – Not applicable
- e. Highway Occupancy Permit (PennDOT) – Not applicable
- f. Fire/Emergency – *Correspondence has not yet been received.*
- g. Historic Resource (Historical Comm.) – *See September 28, 2021 comments.*
- h. Landscaping (Conservancy Board) – *See September 28, 2021 comments.*
- i. County Planning – *See July 28, 2021 correspondence.*
- j. Willistown Township - *Correspondence has not yet been received; see D&O Comment No. 9d.*

NEW COMMENTS

- 31. *Unless otherwise permitted by the township (e.g., for safety, security, or all-night operations), lighting shall be controlled by automatic switching devices, such as time clocks or combination motion detectors and photocells to permit extinguishing or output reduction as required in the latest edition of the Energy Conservation Code.*
- 32. *We recommend substitutions for Mountain Laurel and Blue Holly; it is our opinion that in this area, these plants are not deer tolerant/resistant, and both have a harder time rejuvenating after being deer browsed extensively.*
- 33. *The Plant Legend has two (2) different plants indicated as "PO"; please adjust.*
- 34. *We recommend a substitute for Douglas Fir; it is susceptible to two forms of needlecast in this area and if untreated will cause premature death.*
- 35. *Comment No. 1 from the Conservancy Board states that the applicant shall provide additional landscaping in the parking lot islands and on the east and west side of the parking lot; please clarify the additional landscaping proposed.*
- 36. *Access gates into the fenced buffer area are recommended along the south and west property lines areas for maintenance.*

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

Sincerely,

PENNONI



Nathan M. Cline, PE
Township Engineer

cc: Derek Davis, Township Manager (via e-mail)
 Mark Miller, Director of Public Works (via e-mail)
 Brian Nagle, Esq., MacElree Harvey (via e-mail)
 Malvern Institute for Psychiatric & Alcoholic Studies (via e-mail)
 Rick Stratton, PE, Chester Valley Engineers, Inc. (via e-mail)
 Kristin Camp, Esq., Buckley Brion (via e-mail)



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April 25, 2022

Mr. Mark Gordon
Director of Code Enforcement
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Re: Preliminary Land Development Plan
Malvern Institute - 940 King Road
CVE Project No. 21465-0000

Dear Mr. Gordon:

On behalf of our client, Malvern Institute for Psychiatric & Alcoholics Studies, we are submitting the following response in support of an application for a Preliminary Land Development. The following documents have been enclosed in support of the application:

- Eleven (11) copies of a Preliminary Land Development Plan for Malvern Institute, dated June 28, 2021, last revised on April 20, 2022;
- Eleven (11) copies of a Stormwater Calculations Worksheet, dated June 28, 2021, last revised April 20, 2022.
- Eleven (11) copies of a WB-40 Delivery Vehicle Exhibit, dated April 21, 2022.

We offer the following responses to the review comments from the Pennoni review letter dated August 16, 2021. Comments are repeated below and responses to each follow in ***bold, italicized*** text:

The applicant was granted relief by the Zoning Hearing Board via an order dated November 25, 2020 and issued December 1, 2020 for the following:

1. A special exception from §240-40.C(2)(e) to expand the floor area of the main building on the property serving the Applicant's legal nonconforming use;
2. A variance from the maximum 25% increase in total floor area of structures devoted to a nonconforming use per §240-40.C(2)(c) in order to permit a 34.04% floor area expansion pursuant to the initial (original) proposal or a 52.92% floor area expansion pursuant to the alternate (revised) proposal;
3. A variance from the four foot (4') maximum height limitations of §240-32.E(2) in order to construct a six foot (6') tall estate fence in the front yard of the property;

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4. A variance from the 24-foot driveway minimum width regulation of §240-33.C(10) in order to permit a 22-foot wide driveway for two-way traffic at night;
5. A variance from the 250-foot minimum setback requirement of §240-31.C(2)(mm) in order to permit the first floor of the new building made the subject of the revised proposals to be setback 45.1 feet from the neighboring residential properties;
6. A variance from the 18-month time limit in §240-58.D so that any relief here granted will not lapse or become null and void so long as zoning permits are obtained and actual construction is commenced not later than 15 years from the date of this decision; and
7. Such other relief necessary and appropriate to permit the Applicant's proposed expansion of its nonconforming use.

Decision and Order

1. The Applicant shall restrict and limit the treatment program at the King Road facility (the "Facility") to in-patient treatment only.

We recommend the applicant address this condition as a narrative response, to be included on the plan and recorded with the final plan.

The condition is acknowledged and will be adhered to and has been made part of the plan (see sheet 13 of the plans). It should be noted that Malvern Institute is licensed only for in-patient treatment. To the extent that a narrative response is requested, the responses in this letter shall constitute the narrative response.

2. The Applicant shall limit the number of patients receiving treatment at the Facility to a maximum of 80 patients on-site at any one time. The Applicant shall, by formal and binding submission to the appropriate licensing agency, restrict and limit the licensing of the Facility to 80-patients. A true and correct copy of the submission shall be provided to the parties hereto.

We recommend the applicant address this condition as a narrative response, to be included on the plan and recorded with the final plan.

The condition is acknowledged and will be adhered to and has been made part of the plan (see sheet 13 of the plans).

3. The Applicant shall install additional video cameras at the front entrance and at locations along the main driveway entrance to supplement its existing video security system. The video cameras shall be continuously monitored so as to alert staff and security personnel of incoming and outgoing persons and vehicles. The location of all video cameras shall be

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depicted on the preliminary and final land development plans. The eastern parking lot gate shall be closed by 11 p.m. each day to ensure that any vehicle entering the site much approach the main building. The Applicant shall no less than one security guard on site at all times in addition, the Applicant shall implement and maintain the use of the security cameras which shall be continuously monitored by properly trained staff.

We recommend the applicant address this condition as a narrative response, to be included on the plan and recorded with the final plan. Note the locations of the required cameras are not indicated on the plans, as required.

The condition is acknowledged and will be adhered to and has been made part of the plan (see sheet 13 of the plans). During the overnight hours, 9pm to 1am, security services are provided by Stonegate Services Group. During all other times, Malvern Institute has an on-staff security guard on site. Proposed video camera locations are shown on the plan. The video monitoring station is staffed at all times.

4. The Applicant shall submit a land development application depicting the improvements to the Property hereby approved and consistent with the testimony and exhibits admitted into the record of these proceedings. The said land development plan shall be submitted to the Township by the Applicant not more than 180 days from final, unappealable and unappealed zoning approval.

This condition has been met.

5. The Township confirmed the application was accepted in a timely fashion on June 28, 2021.

King Road is assumed to run in an east-west direction for the purpose of the following conditions. The Applicant shall install and maintain an 8-foot high fence, approved by the Board of Supervisors during the land development plan review, along the entire western and southern boundaries of the Property except for any areas within the floodplain. The nature of this fence including its dimensions, style, structure, materials, and color(s) shall be fully revealed during the land development plan review.

The required fence is indicated per the above; the detail for the fence is indicated on Sheet 12A. Board of Supervisors approval is required.

Acknowledged.

6. Neighboring property owners within 1,000 feet of the Facility in the Township shall be notified by mail of the scheduling of any and all land development plan review proceedings conducted by the Township Planning Commission and Board of Supervisors pursuant to this Order.

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The Township confirmed a letter was sent to all property owners within 1000 feet of the subject property on August 12, 2021, notifying them of the application and the scheduled meeting dates when the application will be discussed.

Acknowledged.

7. The Applicant shall submit and implement a landscape plan in accordance with §240-27.C(2) for the western and southern portions of the property except for any areas within the floodplain.

A landscaping plan (Sheet 9) and details (Sheet 11) have been provided. The proposed landscaping is robust and appears to meet the intent of the Code and the Decision and Order. We will defer to the Conservancy Board for additional comments.

Acknowledged.

8. The Applicant and its successors in interest shall plant and maintain the aforesaid buffer yard landscaping in accordance with §240-28.C(3), for so long as the Property is devoted to non residential use, subject to accommodation of the fence and wood chip walking path within said buffer yard landscaping. The required high-level screen shall consist of a combination of evergreen and deciduous trees planted with specimens no less than ten feet in height. These plantings are intended to mitigate the view of the 8-foot fence from the neighboring properties. As part of the land development plan approval process, the Applicant shall meet with the Conservancy Board or present its proposed landscape plan. The Conservancy Board shall provide recommendations to the Board of Supervisors as to whether the Applicant's landscape plan provides a completely planted visual barrier or landscape screen to mitigate the view of the fence.

A landscaping plan (Sheet 9) and details (Sheet 11) have been provided and the evergreens are specified as 10-feet in height. The proposed landscaping is robust and appears to meet the intent of the Code and the Decision and Order. We will defer to the Conservancy Board for additional comments.

Acknowledged.

9. The Applicant shall install a 6-foot high estate fence and deer resistant landscaping to buffer the fencing along the eastern property boundary in accordance with Willistown Township regulations. The Applicant shall install deer resistant understory landscape buffer plantings in the wooded area on the eastern side of the Property prior to the installation of any proposed walking paths and/or mediation areas on the east side of the Ridley Creek. The fencing and landscaping shall be shown on the landscape plans

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submitted with the land development application for the review of the Board of Supervisors as part of the land development approval.

Note:

- a. The fence and landscaping are indicated as required.

Acknowledged.

- b. It may be appropriate to substitute a more deer resistant species for the proposed mountain laurel; please review with the Conservancy Board.

The native species of Mountain laurel (Kalmia latifolia) is noted to be deer resistant / tolerant. Deer will eat almost anything when they are hungry enough. Kalmia is able to withstand the deer browse should the deer chose to eat the plant. We would recommend retaining the Mountain laurel as an evergreen component to the property buffer.

- c. We will defer to the Conservancy Board of additional comments.

Acknowledged.

- d. The applicant shall submit the fencing plan to Willistown Township for review and comment and a determination if any permits are required.

The fence details will be coordinated with Willistown Township upon receipt of Preliminary Approval from East Goshen Township.

10. The Applicant shall install 6-foot high estate fencing along the right of way line for King Road. The fencing shall go around the pump station. The fencing shall be connected to the 8-foot fence and the estate fencing referred to above. The purpose of the fencing referred to in this condition and condition 9 above are to limit ingress and egress to the main entrance of the Facility.

The required fence is indicated along the right of way line of King Road. The detail for the fence is indicated on Sheet 12A.

Acknowledged.

11. All proposed fencing shall be shown in detail in the land development plan and shall be continually maintained by the owner.

Details for the proposed fence are indicated on Sheet 12A. It may be appropriate for the record plan to note maintenance requirements.

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Acknowledged. Maintenance requirements will be provided with the Final Plan.

12. The applicant shall identify in its preliminary land development plan submission all proposed fencing including location, height and general type and style. The location of all proposed fencing shall be shown in plan view with the height, type, style, colors and materials shown in a detailed plan attachment which shall also identify the fence manufacturer and a location, if available, where a similar fence may be inspected. The estimated cost of all proposed fencing shall be included in the improvements for which financial security must be posted by the Applicant.

Note:

- Details for the proposed fence are indicated on Sheet 12A.
- We will confirm the fence is included in the financial security at such time it is submitted.
- Fence manufacture for the proposed solid PVC fence shall be provided
- Sample locations for both fences should be provided
- It may be appropriate to provide shop drawings, or similar, of each proposed fence from a fencing contractor or supplier

Acknowledged.

13. The Applicant shall actively prohibit all patient activity in the area between the existing building and the southern and western property lines other than the garden, the greenhouse, and the pedestrian walking paths.

We recommend the applicant address this condition as a narrative response, to be included on the plan and recorded with the final plan.

Patient activities in these areas is limited to the greenhouse, the garden, and the walking path.

14. The Applicant shall identify all existing and proposed active recreation areas on the land development plan which shall be reviewed by the Township Engineer who shall recommend the installation of appropriate sound attenuation measures as are necessary to mitigate potential noise from these facilities.

To be discussed further with all parties.

Acknowledged.

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15. The Facility shall be restricted to one outdoor smoking area for patients (smoking pavilion). The Applicant shall agree to require all patients to smoke within the smoking pavilion. Staff and visitors shall be restricted to smoking in the front of the building.

We recommend the applicant address this condition as a narrative response, to be included on the plan and recorded with the final plan. Note the plans indicate a proposed smoking pavilion just in front of the main building.

The condition is acknowledged and will be adhered to and has been made part of the plan (see sheet 13 of the plans). Upon installation of the smoking pavilion, patients will be informed of the rule that all smoking shall occur within the designated area. Staff will be employed to enforce the rule.

16. The smoking pavilion shall be equipped with a "Smoke Eater" type of ventilation and filtration system to minimize the effects of smoke on the surrounding property.

We recommend the applicant address this condition as a narrative response, to be included on the plan and recorded with the final plan. Nothing appears to have been provided to address this condition.

The smoke-eater is indicated on the plans. Details for the smoke-eater, which was shown and explained during the proceedings, will also be included in the architectural package.

17. The Applicant shall screen the new smoking pavilion from the neighboring properties to the west and north with the 8-foot fence described above.

The required fence is indicated.

Acknowledged.

18. The Applicant shall demonstrate during the land development application review that the "Smoke Eater" can effectively ventilate and filter cigarette smoke in the proposed smoking pavilion.

We recommend the applicant address this condition as a narrative response, to be included on the plan and recorded with the final plan. Nothing appears to have been provided to address this condition.

Details for the smoke-eater, which was shown and explained during the proceedings, will also be included in the architectural package. Additional information from the smoke-eater manufacturer will be provided to the Township. The project architect is seeking confirmation from a proper installation contractor that the unit will function as

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intended upon installation. This will be provided prior to final land development approval.

19. The Applicant shall install sound attenuation blankets or similar sound dampening material inside the existing emergency generator fencing to mitigate noise from the generator.

We recommend the applicant address this condition as a narrative response, to be included on the plan and recorded with the final plan. Nothing appears to have been provided to address this condition.

Details for the sound attenuation for the new generator will be provided to the Township.

20. The following site improvements shall be completed prior to issuance of a building permit for the vertical building addition or barn renovations:

- a. Parking lot renovations;
- b. Installation of estate fence and the 8-foot fence;
- c. Installation of the smoking pavilion, including the installation of screening and smoke mitigation measures;
- d. Installation of sound blankets inside the generator fencing;
- e. Installation of plantings as required on the landscape plan that is approved as part of the land development plans.

We recommend the applicant address these conditions as a narrative response, to be included on the plan and recorded with the final plan.

Acknowledged. It is recommended that the Township inspect the improvements listed above as they are implemented on site.

21. The Applicant shall construct and maintain all walking paths with pervious wood chips.

No modifications to the trail are proposed. However, we recommend the applicant address this condition as a narrative response, to be included on the plan and recorded with the final plan.

The walking path is shown on the plans. The path will be maintained in good order by the Malvern Institute staff and landscaping contractor which is on site on a weekly basis during the spring, summer and fall seasons.

22. The Applicant shall comply with the parking allocation presented on the Plan.

The parking appears to meet Code requirements (see Sheet 4)

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Acknowledged.

23. The Applicant shall agree to permit the outdoor patient activities on the property only between the hours of 7 a.m. and 10 p.m., with the follow exceptions. A maximum of 8 patients at any one time, with active staff supervision shall be permitted to use the smoking pavilion between 10 p.m. and 11:30 p.m. A maximum of 4 patients at any one time, with active supervision from the staff shall be permitted to use the smoking pavilion between 11:30 p.m. and 7 a.m.

We recommend the applicant address this condition as a narrative response, to be included on the plan and recorded with the final plan.

Acknowledged outdoor patient activity will be limited between the hours of 10PM and 7AM and will be conducted under staff supervision during these hours.

24. The Applicant shall record a deed restriction with the Chester County Recorder of Deeds that prohibits any further expansion of the treatment center for a period of 30 years. The deed restriction shall be enforceable by the Township. This condition does not imply that any further expansion will be permitted at any time.

Nothing appears to have been provided to address this condition. We recommend that a draft document be submitted to the Township for the Township Solicitor's review prior to recording.

A draft deed restriction will be submitted under separate cover.

25. The applicant shall establish and adhere to a written protocol acceptable to the Township following review and comment by the neighbors who contact the Facility to complain about adverse impacts from the operation of the Facility. This protocol shall require that a properly trained employee respond appropriately to neighbors' calls.

We recommend the applicant address this condition as a narrative response, to be included on the plan and recorded with the final plan. Nothing appears to have been provided to address this condition.

During business hours M-F 8A-4:30P a contact hierarchy has been established to communicate to leadership on site consisting of Executive Director, Clinical Director, and the shift supervisor. Outside of these hours the shift supervisor/clinical lead designee will be properly trained to respond appropriately to neighbors' calls.

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26. The Applicant shall annually make a presentation to the Board of Supervisors at a public meeting to provide an update on the state of affairs at the Facility. This report shall advise the Board of the status of the expansion project, identify any issues that the Facility has encountered in the last year with neighboring property owners and identify any new programs or policies that the Facility has implemented to improve the relationship with the neighbors. Neighbors within 1000 feet of the facility in the Township shall be notified by mail of the scheduling of this annual presentation.

We recommend the applicant address this condition as a narrative response, to be included on the plan and recorded with the final plan.

Acknowledged. The executive director or other assigned staff will present the report on an annual basis.

27. When the Applicant becomes aware that a patient has left the Facility AWOL, it shall notify the Westtown East Goshen Regional Police Department of this fact provided that such notification does not violate any patient privacy laws. The intent of this notification is not to reveal the patient's identity or to require the police to respond but simply to advise the police that someone has left the Facility.

We recommend the applicant address this condition as a narrative response, to be included on the plan and recorded with the final plan.

Acknowledged. Malvern Treatment Center will alert Westtown East Goshen Regional Police Department of AWOL discharges by calling the radio room at 610-692-5100 and requesting to make notification that there was a volunteer walk-off. This is the requested method of communication as directed by the Westtown East Goshen Regional Police Department.

28. Applicant shall obtain a building permit for the vertical building addition within three years from the date of an unappealed and unappealable zoning decision and shall obtain a building permit for the barn renovations within four years from the date of an unappealed and unappealable zoning decision.

The Township confirmed that the applicant shall secure a building permit for the vertical building addition no later than December 31, 2023 and the barn renovations no later than December 31, 2024. We recommend the applicant address this condition as a narrative response, to be included on the plan and recorded with the final plan.

Acknowledged.

Zoning

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1. The applicant is reminded of the general performance standards of §240-24.

The applicant acknowledges the general performance standards of §240-24.

2. A permit is required from the Township for any construction within the identified floodplain. (§240-26.B((2)(b))) There are multiple improvements indicated within the floodplain that are labeled as 'future'.

Improvements formerly indicated as "future" are not planned to be implemented at this time. In the event that the Applicant chooses to install them in the future, all necessary permits will be obtained by the Township and other applicable agencies.

3. Please clarify specific ADA ramp details to be utilized in accordance with PENNDOT standard details. (§240-33.B(7)(b))

The specific ADA ramp detail proposed for the site has been added to revised plans on sheet 12A.

4. Per §240-33.C(10), 22 feet is required for one-way traffic. The circle does not maintain that width for its entirety; it may be feasible to modify island to meet this dimension.

The geometry of the island and one-way drive has been revised to provide a minimum 22 foot wide drive lane near the front door of the building.

5. The applicant shall indicate the largest loading vehicle that accesses the site and confirm there is a loading and unloading space for the vehicle. (§240-33.D(2))

The largest vehicle that delivers to the Malvern Institute is a WB-40 trailer. The loading area for this vehicle is on the east side of the building. An exhibit demonstrating the maneuvering of a WB-40 trailer is enclosed with this submission.

Subdivision And Land Development

6. Please provide a location and elevation of the benchmark utilized. (§205-30.B(8))

Language in note #2 on sheet 2 has been revised to provide information about the site benchmark.

7. Sidewalks and/or paths may be required to be installed at the discretion of the Board of Supervisors upon the recommendation of the Planning Commission and Conservancy Board. (§205-56.A) No sidewalks are proposed nor were sidewalks a condition of the Zoning Hearing Board.

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There are no sidewalks or paths proposed along the public ROW by this plan.

Stormwater Management

8. Please indicate the Line of Interest/Point on Analysis on the drainage area plan.

The basis for analyses of project stormwater is that the outflow from SWM #1, when combined with runoff from buildout site disturbance that bypasses the basin, meets or exceeds ordinance criteria. Since the project is a proposed re-development, it is not necessary to control rate or volume of runoff from existing site areas that will not be made impervious in connection with the project. See Note 4 on page 1 of the Stormwater Report for a more detailed discussion of the calculational basis for the analysis and design of the proposed stormwater control system.

Given the above, the designated POI could be at any point on the creek downstream of all proposed disturbance (for the purposes of stormwater analyses and erosion control, areas of proposed landscape enhancement only are not considered "disturbance"). Therefore, we could designate the creek just downstream of the outlet for SW 108 (see Stormwater Calculation Worksheet) as the POI if necessary to designate such.

9. The volume calculations appear to meet water quality and infiltration requirements; however, the applicant should provide soils testing to verify. (§195-19, §195-20)

Soils testing will be provided with the final stormwater design prior to Final Land Development Approval.

10. The report (page 2) indicates 3,010 CF infiltrated, but the calculations on Page A3 indicate 3,326 CF; please clarify.

Since infiltration testing at the site hadn't yet been undertaken at the time the stormwater system was designed, the outlet works was designed to retain, at the lowest opening (IE 527.37 ft. msl, see Sheet 8A, Detail: Outlet Control @ SW 103) a volume (3,010 CF, see Stormwater Report, page A19) exceeding the required infiltration volume (2,991 CF, Stormwater Report, page 2) to ensure compliance without reliance on infiltration occurring during the 2-yr. design rainfall event. The indicated Proposed Infiltration Volume 3,010 CF on page 2 can be considered conservative. The volume calculated within HydroCAD on page A3 (3,326 CF) is the infiltration volume that would be realized if the measured field infiltration rate yields a design infiltration rate of 0.11 in/hr. The actual 2-yr. infiltration will be at least 3,010 CF, but could be theoretically as high as 5,340 CF (entire 2-yr. SWM #1 inflow volume) if the design infiltration rate is high enough.

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11. A detailed soils evaluation of the site shall be conducted by a qualified professional and at a minimum shall address soil permeability, depth to bedrock, and subgrade stability. The applicant should provide soils tests for the infiltration BMP. (§195-20.I)

Soils testing will be provided with the final stormwater design prior to Final Land Development Approval.

12. Where sediment transport in the stormwater runoff is anticipated to reach the infiltration system, appropriate permanent measures to prevent or collect sediment shall be installed prior to discharge to the infiltration system. (§195-20.N)

Permanent inlet filters are proposed for the new drainage inlets upstream of the infiltration basin. A detail for the inlet filters has been added to sheet 8B.

13. The runoff elevation within the infiltration BMP is 527.48. The top of the BMP is 527.00. The BMP appears to operate above the volume capacity during the 2-year storm.

As indicated on page A17 of Stormwater Report, the top of aggregate of SWM #1 is IE 525.75' + 3.42' = 529.17'. This is consistent with the elevations indicated for SWM #1 on Sheet 5 of 15, Grading & Utilities Plan; Sheet 8A of 15, Post Construction Stormwater Management Details, Detail: SWM#1, and on the Stormwater Calculation Worksheet. The 2-yr. peak elevation (527.48) within SWM #1, as indicated on Page A3, while (slightly) above the invert (527.37) of the lowest opening in the outlet control at SW 103, is below the top of wall within SW 103, and is well below the top of aggregate of SWM #1.

Furthermore, given the basin's footprint of 3,922 SF [(58' x 55') + (24' x 30.5')] and a storage volume (3010 CF) below the lowest opening (527.37) in the outlet control, the hydraulic head (of infiltration) is 9.2", and for total storage (6109 CF) at top of bed (529.17), the hydraulic head is 18.7", both well below the DEP recommended maximum depth of 24" on page 16 of 21, Appendix C of the PENNSYLVANIA Stormwater BMP Manual December 30, 2006.

14. The Peak Rate calculations appear to consider only SWM #1 outflow. The applicant should provide calculations for the site at a common Point of Analysis. (§195-22)

The basis of analyses for project stormwater is explained in the response to comment 8. The Table, Peak Rate Control, on page 2 of the Stormwater Report lists proposed and existing peak flows from project (ie, new impervious surfaces) area, as well as allowable flow from project area given ordinance criteria. The enclosed revised Stormwater Calculation Worksheet has been revised to identify the areas of new impervious and the areas where existing impervious cover is being redeveloped with impervious cover. The

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difference between proposed and allowable project peak flows is the required attenuation of peak flow to SWM #1 to ensure that the peak sum of bypass flow and SWM #1 discharge will meet ordinance requirements at the POI. It can be seen that the actual peak outflow from SWM #1 is less than allowable peak SWM #1, particularly for frequent storms (1-10-years). See pages A2-A8 of the Stormwater Report for the data presented in the referenced table.

15. The applicant should provide a statement, signed by the applicant, acknowledging that any revision to the approved SWM site plan shall be submitted to and approved by the municipality and that a revised erosion and sediment control plan shall be submitted to, and approved by, the Conservation District or municipality (as applicable) for a determination of adequacy prior to construction of the revised features. (§195-27.A(3))

A statement by the applicant certifying compliance with this requirement has been added to the cover sheet of the revised plans.

16. The applicant should provide the required signature block signed and sealed by the qualified licensed professional responsible for the preparation of the SWM site plan. (§195-27.A(4))

The required signature block has been added to the cover sheet.

17. The applicant should provide an easement around the stormwater management BMP's; alternately a blanket easement can be provided. (§195-27.B(18)(c))

A note has been added to the cover sheet providing a blanket easement to East Goshen Township to inspect the stormwater management facilities.

18. The applicant should provide the documents required per §195-27.F and §195-37 regarding a Stormwater Operations & Management Plan and Agreement, to be recorded.

The Stormwater Operations & Management and Agreement will be provided for review and approval by the Township prior to plan recordation.

19. The applicant should provide an Operations and Maintenance Plan for the proposed stormwater management BMP's. (§195-37)

Operations and Maintenance notes are provided within the plan set. This will serve as the Operations and Maintenance Plan upon recordation of the Final Land Development Plan.

20. Please provide a sediment barrier downslope of SW108.

Est. 1955

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Compost filter sock has been added downslope of SW108.

21. The limit of disturbance does not include any fencing, landscaping improvements nor 'future' improvements.

Installation of the fencing and landscaping will not alter the grading and is therefore not included in the LOD. Improvements identified on the plan as "future" are not planned to be implemented at this time. In the event that the Applicant chooses to install them in the future, necessary permits will be obtained from the Township and other applicable agencies.

General

22. Multiple improvements are indicated as 'future'. It is unclear if they are intended to be included as part of the overall approval.

Improvements identified on the plan as "future" are not planned to be implemented at this time. In the event that the Applicant chooses to install them in the future, necessary permits will be obtained from the Township and other applicable agencies.

23. We recommend adding an additional arrow at the circle in addition to ONE WAY signage.

A directional arrow and sign have been added to the circle and a one-way sign detail has been added to sheet 12A on the revised plan.

24. The applicant shall confirm the height of the proposed walls, if more than four (4) feet, retaining wall plans and calculations, designed by a Pennsylvania registered engineer shall be submitted for Township review prior to construction.

Final wall designs will be provided prior to Final Land Development Approval.

25. Any non-regulatory signs will be reviewed and permitted separately by Township staff.

Acknowledged.

26. We recommend a detail for the dumpster enclosure be provided.

A trash enclosure detail has been added to sheet 12A of the revised plans.

27. An additional 'decorative fence' is indicated within the interior of the site; please provide a detail for this fence.

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Final fence and wall details will be provided prior to Final Land Development Approval.

28. The specific limits of each type of fence should be more clearly indicated on the plan, including those areas of fencing to be provide with sound attenuation.

Proposed fence along the western property boundary and behind the southwestern portion of the main building are intended to be sound attenuation fencing. The limits of sound attenuation fencing will be established prior to final Land Development Approval.

29. Fencing sound attenuation details should be provided.

A detail for sound attenuation fencing is provided on the plans. Specifications for the sound attenuation fencing will be provided prior to final Land Development Approval.

30. Please additionally note the status of the following reviews/permits:

- a. NPDES Permit (PADEP/CCCD) (§195-15.C(2), -16.A, -17.A) – Not applicable (limit of disturbance is indicated as 0.88 acres)
Not applicable.
- b. Planning Module (PADEP) (§240-24.F, §205-33.B(22)(a)) – Correspondence has not yet been received.
There are no additional EDU's required for the improvements proposed by this plan.
- c. Sanitary Sewer (Municipal Authority) – Correspondence has not yet been received
Not applicable.
- d. On-lot Wells (CCHD) – Not applicable.
Not applicable.
- e. Highway Occupancy Permit (PennDOT) – Not applicable
Not applicable.
- f. Fire/Emergency – Correspondence has not yet been received
Acknowledged.
- g. Historic Resource (Historical Comm.) – Correspondence has not yet been received
Acknowledged.
- h. Landscaping (Conservancy Board) – Correspondence has not yet been received.
Acknowledged.
- i. County Planning – See July 28, 2021 correspondence
Acknowledged. The County comments will be taken under advisement.
- j. Willistown Township - Correspondence has not yet been received
Acknowledged.

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We trust the above items constitute a complete submission adequate for your review. Should you have any questions or require additional information, I can be reached at 610-644-4623 x103 or by email at rstratton@chesterv.com.

Very truly yours,
Chester Valley Engineers, Inc.



Richard F. Stratton, P.E.
Senior Project Manager

Enclosures: as noted

cc: Kevin Williams, Malvern Institute
Brian L. Nagle, MacElree Harvey, Ltd.

BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY
1580 PAOLI PIKE. WEST CHESTER. PA 19380-6199
AREA CODE 610-692-7171

MEMORANDUM

To: East Goshen Board of Supervisors
East Goshen Planning Commission

From: East Goshen Township Fire Marshal

Date: June 27, 2022

Subject: The Malvern Institute / East Goshen Township
Land Development Application Fire Marshal Review

During the review process of the preliminary land development plans for the second-floor addition of the Malvern Institute the following items were noted:

- ❖ The fire department connection was not shown on the plan. The location will be reviewed and approved by the first due Fire Chief. IFC 2015 Edition section 912.
- ❖ A fire apparatus access road not shown on plan. A fire access road is required within 150 feet of all portions of the building and all exterior walls of the first floor. IFC 2015 Edition section 503.1.1.
- ❖ No Parking – Fire Lane signs shall be provided. IFC 2015 Edition section 503.3.
- ❖ Fire apparatus access road surface shall meet IFC 2015 Edition section 503.2.2.
- ❖ Fire apparatus access road design information must be provided.
- ❖ Fire apparatus access road shall meet the IFC 2015 Edition for turns and dead-end requirements sections 503.2.4 and 503.2.5.
- ❖ Fire apparatus access road Section 503.1.1 Building and facilities does have some options – exception 1. The fire code official is authorized to increase the dimension of 150 feet when the building is equipped throughout with an approved automatic sprinkler system or the road cannot be installed because of location and an approved alternative means of fire protection is provided as noted in section 503.1.1 exceptions: 1.2.
- ❖ Fire apparatus exhibit plan does not show all routes of travel and ingress and egress from property. A new plan must be provided showing a completed route entering and existing the property. The plan must show from each route of travel.
- ❖ Security gates are shown on plan. Provide information that shows gates meet the requirements of IFC 2015 Edition section 503.6.
- ❖ Fire protection water supplies IFC 2015 Edition section 507. Provide the following information:
 - Provide available water supply from existing hydrant and water main.
 - Provide water main location and size.

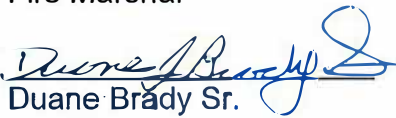
- ❖ Project may require additional fire hydrants to meet the requirements of IFC 2015 Edition section 507 Fire Protection Water Supplies and Appendix C.
- ❖ Project may require fire flow testing.
- ❖ Provide the required fire flow information for this property.
- ❖ Provide building height of new second floor addition. Provide height from grade to eave of roof.

If you have any questions, please feel free to email dbrady@eastgoshen.org or call me at 610-692-7171 ext. 3203

Thank you,

Carmen Battavio

Carmen Battavio
East Goshen Township
Fire Marshal



Duane Brady Sr.
East Goshen Township
Building Code Official
Assistant Zoning Officer
Assistant Fire Marshal

EAST GOSHEN CONSERVANCY

September 28, 2021

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

Re: 940 King Rd. / Malvern Institute LD Recommendation
Landscaping

Dear Commission Members:

At their meeting on September 8, 2021, the Conservancy Board voted unanimously in favor of the following motion:

Mr. Chairman, I move that the Conservancy Board recommend that the Planning Commission approve the landscaping plan proposed for the Malvern Institute Land Development application as submitted with the following conditions:

1. The applicant shall provide additional landscaping within the parking lot island and along the western and eastern side of the parking areas, similar to what they propose along the northern side of the parking area.
2. The applicant shall increase the diversity of the proposed evergreen species in order to help improve the resiliency of the evergreen planting buffer.
3. The applicant agree to a condition that should the landscape buffer cease to provide a visual screen of the sound fence in the future the applicant will replace dead and thinning landscape material at the direction of the Township.

Sincerely,



Mark A. Gordon
Zoning Officer



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

July 28, 2021

Derek Davis, Manager
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Re: Preliminary Land Development - Malvern Institute 2nd Story Building Addition (Revised)
East Goshen Township – LD-07-21-16804

Dear Mr. Davis:

A Preliminary Land Development Plan entitled "Malvern Institute 2nd Story Building Addition", prepared by Chester Valley Engineers Inc., and dated June 28, 2021, was received by this office on June 29, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

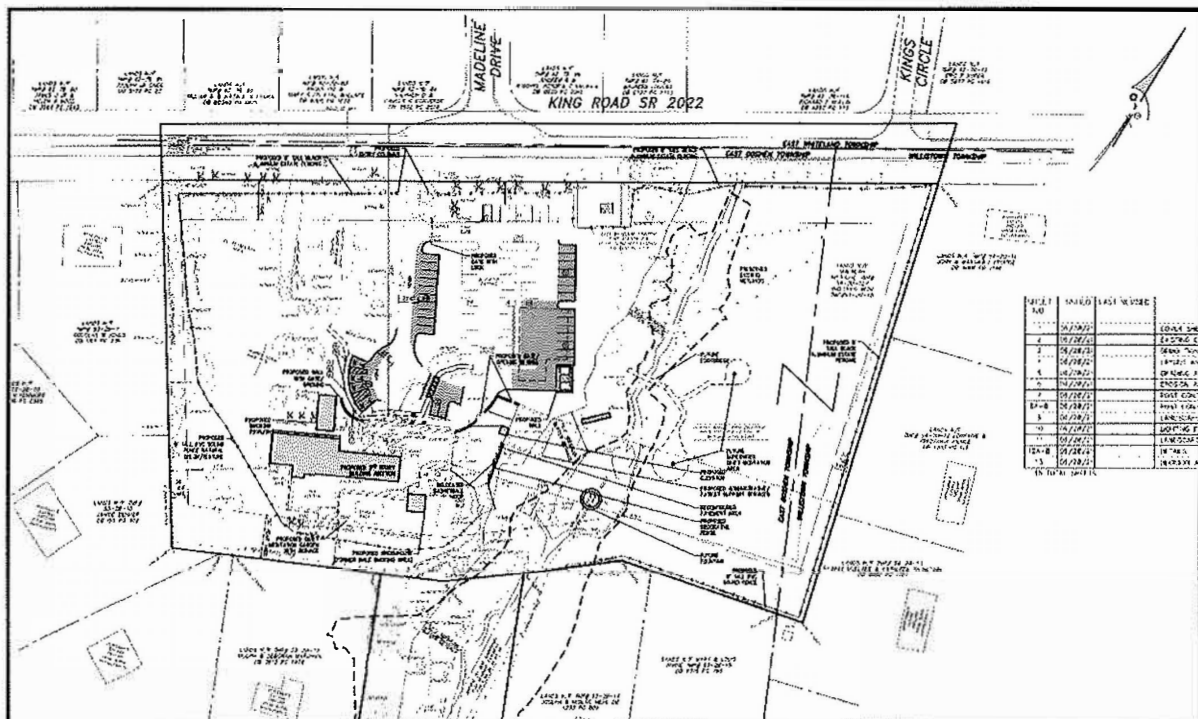
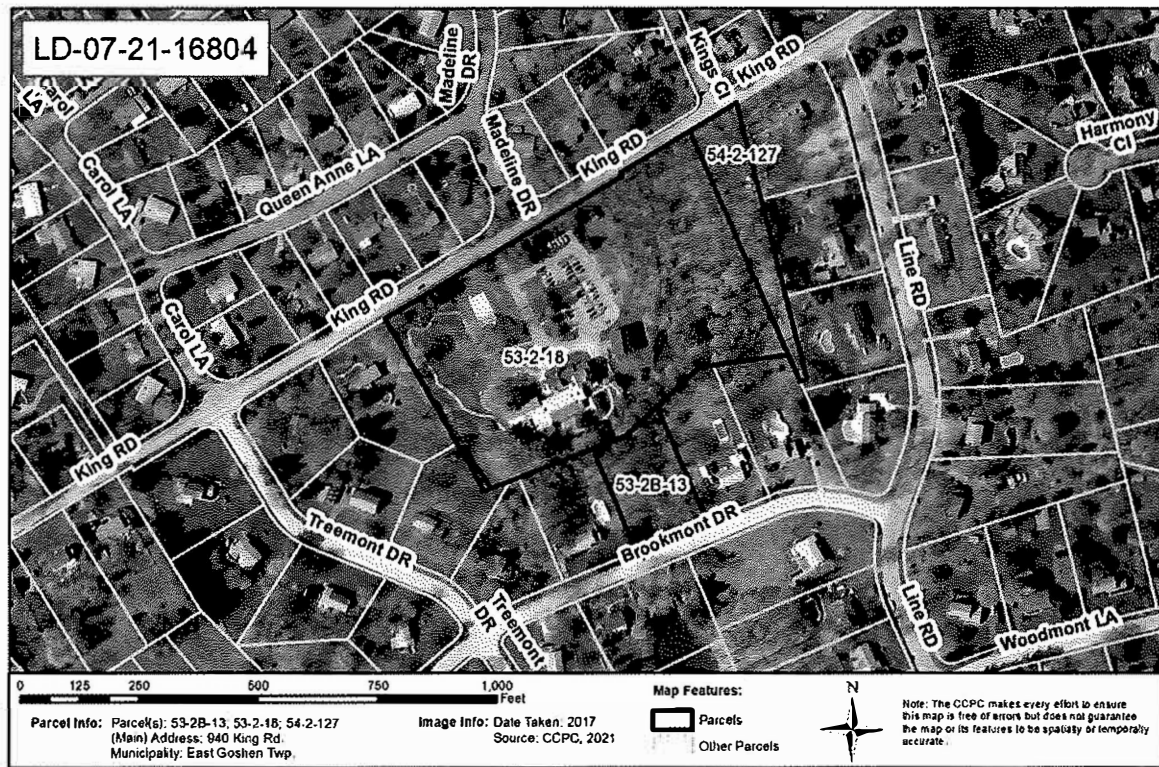
Location:	south side of King Road, west of Line Road
Site Acreage:	10.50
Lots/Units:	1 Lot
Non-Res. Square Footage:	5,400
Proposed Land Use:	Expansion of existing medical facility
New Parking Spaces:	33
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	53-2B-13, 53-2-18, 54-2-127

PROPOSAL:

The applicant proposes the construction of a 5,400 square foot second floor addition to the existing facility, along with the construction of 33 additional parking spaces (81 parking spaces, including 4 handicapped-accessible spaces, will be provided). No new sewage disposal or water supply is proposed as part of this project. The project site is located in the R-2 Low Density Suburban Residential zoning district. The easternmost portion of the site is situated in Willistown Township, which is zoned R-1 Residence.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this land development plan.

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 Re: Preliminary Land Development - Malvern Institute 2nd Story Building Addition
 # East Goshen Township – LD-07-21-16804



COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed land development is consistent with the objectives of the **Suburban Landscape**.

WATERSHEDS:

2. ***Watersheds***, the water resources component of ***Landscapes3***, indicates the proposed development is located within the Ridley Creek watershed. ***Watersheds***' highest priority land use objectives within this watershed are: reduce stormwater runoff, protect vegetated riparian corridors, and protect/enhance water-based recreation, cultural, historic resources and public access. ***Watersheds*** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

3. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 10) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
4. While we acknowledge that Sheet 9-Landscape Plan depicts that extensive landscaping will be provided along the northern, western, and southern parcel boundaries (west of the existing floodplain area), we recommend that the applicant and Township consider planting additional trees, shrubs, and ground cover in areas currently covered by lawn within and adjacent to the parking areas. ***Landscapes3*** recommends that developments in the **Suburban Landscape** include extensive landscaping in parking areas (page 39).
5. The site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.
6. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.

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Re: Preliminary Land Development - Malvern Institute 2nd Story Building Addition
East Goshen Township – LD-07-21-16804

ADMINISTRATIVE ISSUES:

7. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
8. Sheet 13-Decision and Order Letter indicates that the Township Zoning Hearing Board granted approval for this project with 28 conditions of approval. We note that the conditions of approval include the following:
 - The applicant shall install and maintain an 8-foot high fence along the entire western and southern property boundaries except for any areas within the floodplain (condition #5);
 - The applicant shall install a 6-foot high estate fence and deer resistant landscaping to buffer the fencing along the eastern property boundary in accordance with Willistown Township regulations (condition #9);
 - The applicant shall install 6-foot high estate fencing along the right of way line for King Road (condition #10); and
 - The applicant shall record a deed restriction that prohibits any further expansion of the treatment center for a period of 30 years, which shall be enforceable by the Township (condition #24).

The Township should verify that all applicable conditions of approval have been incorporated into the final plan. The date of the Zoning Hearing Board's decision should be identified on the approved plan. We note that the Township application form indicates that the Zoning Hearing Board order is dated November 25, 2020 and issued on December 1, 2020.

9. A site plan note incorrectly identifies the UPI-Uniform Parcel Identifier number of the portion of the project site in Willistown Township as 54-2B-127, rather than 54-2-127. This should be corrected by the applicant. The Chester County Recorder of Deeds Office requires that the correct UPI numbers be identified on all subdivision and land development plans submitted for recording.
10. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East Goshen Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Malvern Institute For Psychiatric & Alcoholics Studies
Chester Valley Engineers Inc.
Sally A. Slook, Manager, Willistown Township

Memo

To: Board of Supervisors
From: Dave Ware
Re: Consider 2022 Sewer Rates and a Proposed Capital Plan
Date: June 30, 2022

An updated Inventory List for Ridley Creek Sanitary Treatment Plant (including Pump Stations and Collection System) indicates that East Goshen Township should have just over \$4.6M already in reserve to replace all of the capital items currently in operation. Our current Sewer Capital Reserve Fund balance is \$2.3M. I believe the primary reason for this funding gap is due to the calculation of sewer rates based on the current budget year, rather than additionally accounting for un-capitalized sewer assets, future projects, etc...Additionally, the average single family household's quarterly bill increased roughly 4% total, or 0.5% per year, over the 8 year period 2012 through 2019. In contrast, the average annual inflation over that same period increased 13% total, or 1.6% per year.

The current aging sewer infrastructure is in need of maintenance and replacement as illustrated by the Hershey's Mill Estates Sewer Replacement project, with a cost estimate of \$1.54M. While we are fortunate to use federal ARPA funds of nearly \$1M for this project, another \$500K plus is needed. Unfortunately, there is a likelihood that more of these projects could emerge at any given time, and the Township is ill-prepared to fund them and has been for years. Many townships have underfunded their sewer systems for years and due to lack of maintenance and increased costs are now selling their systems to AQUA, effectively turning over control of rates and customer service.

After consultation with the Municipal Authority, I am proposing a sewer capital plan staged over the coming four years to address these issues. The total additional revenue needed to fully fund the current sewer projects as well as the treatment plant and pump stations is \$3.4M (see attached rate calculation), which amounts to about \$520 per unit. For July 2022 I propose maintaining the sewer variable rate of \$9.70 per thousand gallons, while increasing the fixed rate by \$40/quarter to \$75.61. Each July, the new quarterly fixed rate of \$75.61 would decrease by \$5 until 2026 when we should be fully funded. At that point the fixed rate would return to \$35.61/quarter. This plan is based on our current best information and will be reassessed each July to review funding progress, variable usage, ongoing projects, status of sewer infrastructure, and may be subject to change at the Board's discretion.

Analysis of Sewer Rate Options

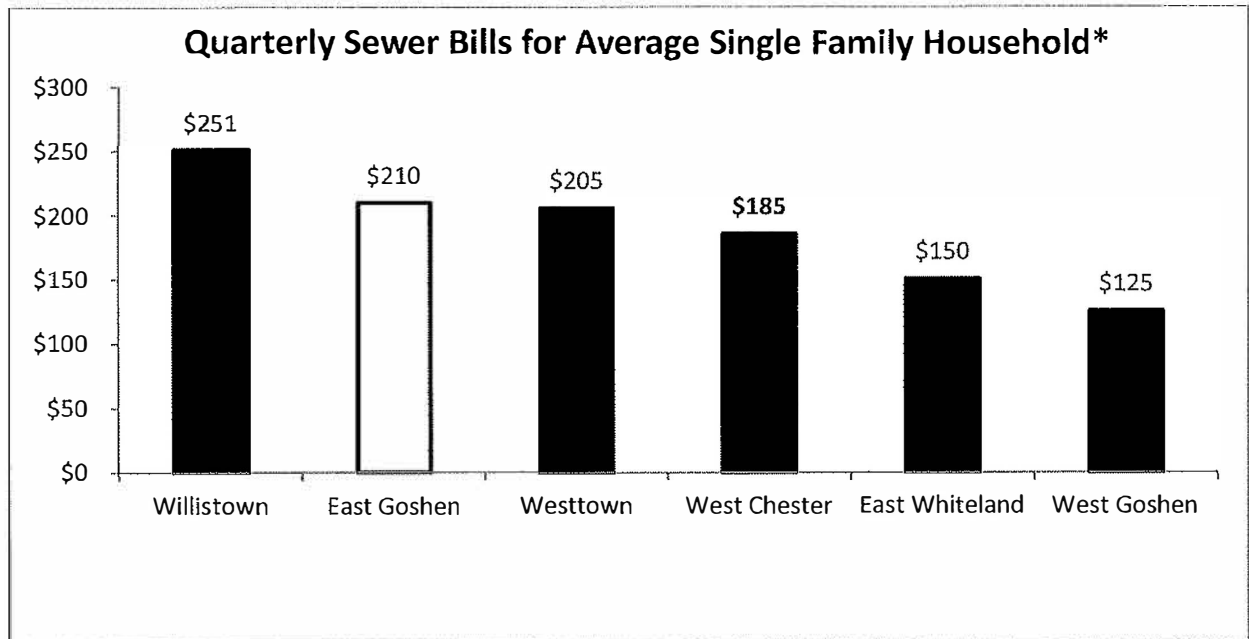
Key Statistics-East Goshen Township Sewer Rates, 2012-2022

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Fixed Rate	\$ 26.15	\$ 26.20	\$ 26.56	\$ 30.07	\$ 27.26	\$ 27.26	\$ 27.02	\$ 33.74	\$ 32.41	\$ 35.61	\$ 75.61
Variable Rate (per TG)	\$ 7.97	\$ 7.51	\$ 7.68	\$ 7.90	\$ 8.38	\$ 8.38	\$ 8.74	\$ 8.42	\$ 9.13	\$ 9.70	\$ 9.70
Avg SFD Quarterly Bill	\$ 140.44	\$ 135.24	\$ 139.34	\$ 143.34	\$ 146.15	\$ 146.26	\$ 148.37	\$ 146.01	\$ 152.62	\$ 169.84	\$ 209.84

*2022 Average Single Family Dwelling assumes no change in usage for variable cost.

Comparison to nearby municipalities

At the proposed rates, the average sewer bills in East Goshen will remain in line with those in many nearby communities, as shown below.



*For townships that use metered water consumption as the basis for bills (Willistown, West Chester and East Goshen), we assumed 13,838 gallons used per quarter (the average 2022 single family consumption in East Goshen); for townships with different rates based on service districts (Willistown, Westtown, Uwchlan and East Whiteland), we used the highest rate. For townships that do not bill quarterly (Tredyffrin, West Chester and West Whiteland), annual or monthly bills were adjusted to a quarterly basis.

Recommended Motion: Madam Chair, I move that we adopt Resolution 2022-13, revising the fee schedule, to amend the Township's sewer rates to \$75.61 per quarter fixed and \$9.70 per thousand gallons variable.

**EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

RESOLUTION 2022-13

**A RESOLUTION ESTABLISHING AND CONSOLIDATING
THE VARIOUS FEES AND CHARGES IMPOSED
PURSUANT TO THE CODE OF THE TOWNSHIP**

WHEREAS, the Code of East Goshen Township authorizes the Board of Supervisors to establish various fees and charges by resolution, and:

WHEREAS, the Board of Supervisors believes that it's in the best interests of the Township to consolidate all of the fees and charges into a single resolution.

BE IT RESOLVED THAT the East Goshen Township Board of Supervisors hereby establishes the following fee schedule.

1. Building/Zoning Permit Fees

- a. Residential Dwelling Units - includes all types of residential buildings.
 - i. New Construction - Calculated using the ICC method with a minimum charge of \$200.00.
 - ii. Accessory Buildings - \$200.00.
 - iii. Building Additions - Calculated using the ICC method with a minimum charge of \$200.00.
 - iv. Decks, Patios, Terraces
 - 1. 150 square feet or smaller - \$150.00
 - 2. Greater than 150 square feet - \$200.00
 - 3. Re-decking of surface materials and or replacement of railings or steps - \$100.00
 - v. New and replacement plumbing, HVAC, and sprinkler systems; any other permanent system; re-roofing; and re-siding shall be calculated at 1% of the project cost with a minimum permit fee of \$100.00.
 - vi. Flagpoles - all permit fees shall be waived for the installation of a flagpole on any residential lot.
 - vii. Alarms - New and replacement monitored alarm systems - \$50.00 permit.
 - viii. Zoning Permit – Any project which increases the footprint of a residential structure or adds a structure to the property requires a zoning permit - \$75.00

NOTES:

- All measurements and calculations shall be outside dimensions.
- The above fee includes the residential building code plan review, all required inspections, Certificate of Occupancy and the Building Energy Act if applicable.
- The ICC permit fee method and construction costs tables are published in the ICC Building Safety Journal.
- The Township Permit Fee Multiplier used to calculate the ICC Permit Fee shall be .011.

b. Non-Residential Buildings - Includes commercial, industrial, and institutional buildings.

- i. New Construction and Additions - Calculated using the ICC method with a minimum charge of \$200.00
- ii. New plumbing, HVAC, alarm and sprinkler systems shall be calculated @ 1% of the project value with a minimum charge of \$200.00.
- iii. Replacement plumbing, HVAC, alarm and sprinkler systems; any other permanent systems; re-roofing; and re-siding shall be calculated @ 1% of the project value with a minimum charge of \$200.00.
- iv. Alterations and fitting out of space - Calculated using the ICC method with a minimum charge of \$200.00
- v. Flagpoles - All permit fees shall be waived for the installation of a flagpole on any commercial or industrial lot.
- vi. Zoning Permit – Any project which increases the footprint of a commercial building structure or adds a structure requires a zoning permit - \$250.00

NOTES:

- The above fee includes the commercial building code plan review, all required inspections, Certificate of Occupancy and the Building Energy Act if applicable.
- The Township Permit Fee Multiplier used to calculate the ICC Permit Fee shall be .011.

c. Miscellaneous Categories

- i. Swimming Pools
 - 1. In-Ground - \$300.00
 - 2. Above-Ground - \$100.00
 - 3. Jacuzzi or Hot Tub - \$75.00

ii. Demolitions

1. Residential - \$50.00
2. Commercial - Shall be calculated at 1% of estimated cost with a minimum of \$100.00.
- iii. Impervious Surfaces - \$75.00 plus engineering, stormwater management permit and inspection costs: includes new driveways, widening of existing driveways, parking lots, tennis courts, etc. Driveways with new homes excluded.
- iv. Renovations, alterations, structures, and facilities; including but not limited to porch enclosures, satellite dishes, silos and water towers, antenna towers, wind and solar energy systems, and the completion of unfinished areas shall be calculated at 1% of estimated cost with a minimum permit fee of \$100.00.
 1. As per Section 108 of the ICC 2012, if, in the opinion of the building official, the valuation of the permit is under-estimated, the permit will be denied unless detailed estimates can be shown to meet the approval of the building official. The final building valuation will be set by the building official.
- v. Missed Inspections - \$25.00 per occurrence - All missed inspection fees shall be paid prior to the issuance of the Certificate of Occupancy.
- vi. Working without a Permit Fee - Any person who commences work on a building, structure, electrical, gas, mechanical, or plumbing system prior to obtaining the necessary permits shall be subject to a \$200.00 fee for residential and \$300.00 for commercial in addition to the applicable building permit and/or zoning permit fee. The Township in its sole discretion may elect to issue a citation for violation of the applicable building code.
- vii. PA UCC Continuing Education Fee of \$4.50 for every Building Permit Issued.
- viii. Zoning Verification Fee – A fee of \$100 shall be charged for a request to the Township to conduct a property zoning verification.
- d. Zoning Permits. Although a Building Permit is not required for the following structures pursuant to the Uniform Construction Code (Act 45 of 1999), a Zoning Permit is required. The Zoning Permit fee is \$75.00.
 - i. The following structures if the structure has a building area less than 500 square feet and is accessory to a single family detached dwelling.
 1. Carport
 2. Detached Garage
 3. Greenhouse
 4. Sheds
 - ii. An agricultural building as defined under section 103 of the Uniform Construction Code (Act 45 of 1999).

- iii. Manufactured or industrialized housing pursuant to section 901 of the Uniform Construction Code (Act 45 of 1999)

2. **Subdivision and Land Development Fees**

- a. Subdivision Review
 - i. 2 lots - \$300.00 per plan
 - ii. 3 or more lots on existing streets - \$350.00 per plan
 - iii. 3 or more lots requiring new streets - \$500.00 per plan
- b. Land Development Review
 - i. Less than 4 Acres - \$300.00 per plan
 - ii. 4 Acres to 24.99 Acres - \$450.00 per plan
 - iii. 25 Acres to 99.99 Acres - \$700.00 per plan
 - iv. 100 Acres or More - \$950.00 per plan
- c. Lot Line and/or Minor Revision Review
 - i. \$200.00 per plan
- d. Additional costs for Subdivision, Land Development and Lot Line and/or Minor Revision Reviews shall be as follows:
 - i. The applicant shall pay the review fees of the professional consultants utilized by the Township during its review of the subdivision or land development application. The applicant shall submit \$2,000.00 to the Township at the time of the submission of the subdivision or land development application. This money shall be placed in an interest bearing account held by the Township and monies shall be disbursed from this account to pay the actual costs of the professional consultants. The Township shall provide the applicant with a breakdown of all monies disbursed from the account. If the account balance goes below \$500.00 the applicant shall deposit additional monies sufficient to bring the account balance back up to \$2,000.00. Upon approval or denial of the land development or subdivision application and payment of the final invoices from the professional consultants the balance of funds in the account plus any interest shall be returned to the applicant.
 - ii. The applicant shall reimburse the Township for the actual cost of all legal, engineering, inspections and materials tests, incurred during construction and up to acceptance, by the Township, of the improvements.
 - iii. The applicants shall pay all Chester County Planning Commission, Chester County Health Department, Department of Environmental Protection, Chester County Soil Conservation District and Penn Dot review fees, and all recording costs.
- e. Inspections

- i. Township Engineer - prevailing rate
- ii. Township Engineer Inspector - prevailing rate
- iii. Township Inspector - prevailing rate

3. **Public Hearings before the Zoning Hearing Board and Board of Supervisors**

- a. The applicant shall deposit with the Township \$550.00 to defray the cost of the following:
 - i. One half ($\frac{1}{2}$) the cost of preparation and publication of "Notice of Public Hearing".
 - ii. Posting of the property by the Township Staff.
 - iii. One half ($\frac{1}{2}$) of the appearance fee of the court reporter.
 - iv. Other miscellaneous administrative charges.
 - v. The cost for mailing a hearing notice letter to all property owners within 1,000 feet of the property.
- b. If the monies paid to the Township pursuant to Section a. are insufficient to insure payment of all costs incurred in the disposition of the application the Township shall require additional deposits in increments of one hundred dollars (\$100.00). The failure of the Township to demand additional deposits from time to time shall not relieve the applicant from liability for all costs, charges, fees and expenses in excess of deposits.
- c. Monies paid which are in excess of the actual costs shall be refunded to the applicant within 30 days of receipt of the written decision.
- d. Referring to b and c above; if the total costs exceed the monies paid by less than \$10.00 there will be no additional charge and conversely, there will be no refunds given for amounts under \$10.00.
- e. Conditional Use Professional Consultants – The applicant shall pay the review fees of the professional consultants utilized by the Township during its review of the conditional use application. The applicant shall submit \$2,000.00 to the Township at the time of the submission of the application for a conditional use. This money shall be placed in an interest bearing account held by the Township and monies shall be disbursed from this account to pay the actual costs of the professional consultants. The Township shall provide the applicant with a breakdown of all monies disbursed from the account. If the account balance goes below \$500.00 the applicant shall deposit additional monies sufficient to bring the account balance back up to \$2,000.00. Upon approval or denial of the conditional use application and payment of the final invoices from the professional consultants the balance of funds in the account plus any interest shall be returned to the applicant.
- f. Site Plan / Act 167 Stormwater Management Plan Review - The applicant shall pay the review fees of the professional consultants utilized by the Township during its review of the Site Plan / Act 167 Stormwater Management application. The

applicant shall submit \$2,000.00 to the Township at the time of the submission of the application for. This money shall be placed in an interest bearing account held by the Township and monies shall be disbursed from this account to pay the actual costs of the professional consultants. The Township shall provide the applicant with a breakdown of all monies disbursed from the account. If the account balance goes below \$500.00 the applicant shall deposit additional monies sufficient to bring the account balance back up to \$2,000.00. Upon approval or denial of the Site Plan / Act 167 Stormwater Management application and payment of the final invoices from the professional consultants the balance of funds in the account plus any interest shall be returned to the applicant.

4. **Sign Permits**

- a. Less than 32 Square Feet - \$50.00
- b. 32 Square Feet or More - \$125.00

5. **Hearings Before the International Code Council Board of Appeals and Stormwater Appeals Board**

- a. There shall be a filing fee of \$100.00.
- b. In addition, the applicant shall deposit with the Township \$400.00 to defray the cost of the following:
 - i. Preparation and mailing of the list and/or labels bearing the names of property owners to be notified.
 - ii. Preparation of the hearing notice and affidavit of certification.
 - iii. Publication of "Notice of Public Hearing".
 - iv. Posting of the property by the Building Inspector.
 - v. One half (½) of the appearance fee of the court reporter.
 - vi. Other miscellaneous administrative charges.
 - vii. The cost for a copy of the transcript if requested by the applicant.
- c. If the monies paid by the applicant pursuant to Section b are insufficient to insure payment of all costs incurred in the disposition of the application, the Township shall require additional deposits in increments of one hundred dollars (\$100.00). The failure of the Township to demand additional deposits from time to time shall not relieve the applicant from liability for all costs, charges, fees and expenses in excess of deposits.
- d. Monies paid which are in excess of the actual costs shall be refunded to the applicant.
- e. Referring to c and d above; if the total costs exceed the monies paid by less than \$10.00 there will be no additional charge and conversely, there will be no refunds given for amounts under \$10.00.

6. **Sewer, Refuse and Real Estate Tax Certification**

- a. Per Sewer Certification - \$15.00. Fee must be paid prior to certification being issued.
- b. Per Refuse Certification - \$15.00. Fee must be paid prior to certification being issued.
- c. Real Estate Certification is handled by the County.

7. **Collection Procedures**

- a. The Township Manager is authorized to collect any monies due and payable to the Township under this resolution in the manner prescribed by law.
- b. Any costs associated with the collection of these fees shall be the responsibility of the applicant and/or property owner as applicable.

8. **Returned Checks & ACH Payments**

- a. Any check or ACH payment received by the Township pursuant to this resolution or any other ordinance shall be deposited in the authorized Township depository (bank).
- b. All checks or ACH payments returned by the Township depository (bank) to the Township, for insufficient funds or any other reason shall have a letter written to the check writer or ACH payee advising that their check or ACH payment has been returned by the bank and that they should re-issue payment immediately.
- c. The check writer or ACH payee's account shall be updated to indicate that a payment was not made.
- d. Any check or ACH payment that is returned to the Township will result in the imposition of a \$20.00 fee in addition to any fees imposed by the Township depository (bank), both of which shall be applied to the appropriate account.

9. **Park Fees**

- a. The following fees will be charged to those groups or individuals who reserve a facility for a specific date and time.

NOTES:

- The use of passive parks is limited to passive events only.
- Each day is divided into three time periods:
 - Morning - 7 am to Noon
 - Afternoon - Noon to 5 pm
 - Evening - 5 pm to Dusk
- The West Chester Area School District is exempt from all fees.

- Separate checks shall be provided in the event a deposit is required.
 - Deposit checks will be returned after the facility has been inspected and found to be in good condition.
- i. Pavilion (per event):
 1. 1 to 200 people - \$200.00 rental fee.
 2. Over 200 people - \$1.00 rental fee per person.
 - ii. Volleyball Courts (cost per court):
 1. \$36.00 per time period
 - iii. Passive Parks (all Township owned open space except for the 55 acre Township Park. Per event):
 1. 1 event - \$50.00 with \$25.00 refundable deposit
 - iv. Baseball, Softball, Soccer Fields; excluding T-Ball (cost per field/court):
 1. 1 field - \$36.00

10. **Copying of Township Records** - the cost for the copying of Township records pursuant to the “Right to Know Law” Act 3 of 2008, as amended, shall be as follows:

- a. Postage - the actual cost of mailing.
- b. Duplication - The fees are based upon the duplication of records maintained and duplicated in black & white on standard 8 ½ by 11 inch paper, 8 ½ x 14 inch paper or 11 x 17 inch paper. All larger records, including but not limited to plans, maps and similar documents are “over-size records” for purposes of the fee schedule.
 - i. Photocopy - \$0.25 per single sided copy
 - ii. Color Photocopy - \$0.35 per single sided copy
 - iii. Facsimile/Microfiche/Other Media – the Township’s cost to duplicate the record original media.
 - iv. Conversion of electronic media only records to paper – if a record is only maintained in electronic media the fee shall be the lesser of: \$ 0.25 per page (8½’ x 11’), or the Township’s cost to duplicate the record in the electronic media.
 - v. Over-size Records - \$4.00 per sheet
 - vi. Over-size Color Records - the Township’s cost to duplicate the record.
 - vii. Court Reporter Transcripts – Prior to the decision being “final, binding and non-appealable” - \$2.00 per page.
- c. Certification of a record – \$5.00 per certification.
- d. Use of own copier or photographing a record – A requester may utilize their own copier provided the device is self-powered, (it may not be plugged into a Township

power outlet) or camera. Any duplication by the requester must be done with a Township employee present.

- e. Direct access to the Township computer system is prohibited.
- f. No original records may be removed from the Township Building by a requester.
- g. Inspection of Redacted Records. If a requester seeks to inspect rather than receive copies which contain both public and non-public information, the Township shall redact the non-public information. While the Township may not charge the requester for the redaction itself, the Township will charge the requester for any copies it must make in order to securely redact the record before allowing the requester to view the record.

11. Code Books, Pamphlets and Zoning Maps

- a. Complete Code Book (includes subscription service for amendments for the balance of the calendar year) - \$150.00.
- b. Code Book Subscription Service - \$25.00 per year
- c. Zoning Pamphlet with Zoning Map - \$13.00
- d. Subdivision Pamphlet - \$7.00

12. Re-Sale and Re-Occupancy Inspections

- a. Residential - \$60.00
- b. Non-Residential Building Less than 2,000 square feet– \$150.00
- c. Non-Residential Building 2,000 square feet-9,999 square feet–\$250.00
- d. Non-Residential Building 10,000 square feet or more– \$500.00

13. Contractor Registration

- a. \$25.00 - per year

14. Refuse charges pursuant to Section 194-8 of the Township Code

- a. Single Family Residential \$100.00 per quarter
- b. Multi-family Residential \$100.00 per quarter

15. Sewer Charges pursuant to Sections 188-3, 188-4, 188-5 and 188-25 of the Township Code

Fixed Rate per unit

- a. Fixed rate \$75.61 per quarter
- b. Meter reading surcharge \$ 8.00 per quarter

Variable Rate

- a. Variable Rate \$9.70 per 1,000 gallons of water
 - b. Variable Rate (East Whiteland) \$6.20 per 1,000 gallons of water
- (East Whiteland is in agreement to sell their sewer system to AQUA by the end of 2021. Their rates would be frozen for 3 years under the agreement with AQUA)

Permits/Inspections

- a. Sewer Laterals \$300.00 per lateral
- b. Water Meter/Measuring Device \$60.00 per meter/measuring device

On-Lot Sewage System Management Fee

The fee of \$10.00 is due and payable when the Township sends out the notice to pump the on-lot system.

16. **Stormwater Management submissions pursuant to Ordinance 129-F-2013**

- a. Regulated activities that meet the criteria for the Simplified Approach shall be charged an application and plan review fee of \$100.00.
- b. Regulated activities that do not meet the criteria for the Simplified Approach shall reimburse the Township for the actual cost of all engineering, inspections and materials tests, incurred in the review of the plans and calculations, and in the inspection of the improvements during construction. These costs shall be billed at the Township Engineer's prevailing rate.
- c. Post Construction Maintenance inspections shall be billed at the Township Engineer's prevailing rate.
- d. The actual cost to record the stormwater agreement and plan.

17. **Solicitation Fees**

- a. License Fee - (Except for those listed in §169-6) \$28.00
- b. PA State Police Background Check Fee; (all applicants) \$22.00

18. **Wireless Telecommunications Carrier Fees**

- a. Annual Registration Fee – \$25.00 per location.
- b. Penalty for untimely filing of Annual Report - \$100.00 per location.

19. **Alarm fees pursuant to Sections 81-12 and 81-13 of the Township Code**

- a. Section 81-12A – False Alarm Fee Schedule.
 - 1. For the first false alarm, per rolling twelve months: a warning will be issued.

2. For the second false alarm, per rolling twelve months: a warning will be issued.
3. For the third through the fourth false alarm in any rolling twelve months: \$100 for each false alarm.
4. For the fifth through the sixth false alarm in any rolling twelve months: \$200 for each false alarm.
5. For the seventh false alarm and for each false alarm thereafter in any rolling twelve months: \$500 for each false alarm.

b. Section 81-13A - False Fire Alarm Fee Schedule.

1. For the first false fire alarm, per rolling twelve months: a warning will be issued.
2. For the second false fire alarm, per rolling twelve months: a warning will be issued.
3. For the third through the fourth false fire alarm in any rolling twelve months: \$500 for each false fire alarm.
4. For the fifth through the sixth false fire alarm in any rolling twelve months: \$1,000 for each false fire alarm.
5. For the seventh false fire alarm and for each false fire alarm thereafter in any rolling twelve months: \$2,000 for each false fire alarm.

20. Small Wireless Facilities:

- a. Application Cost (up to 5 Facilities) - \$500
 - i. Additional Facilities - \$100 each (up to 30)
- b. Application for new pole - \$1,000
- c. Annual Right-of-Way Access Fee - \$200 per Facility
- d. Annual Fee if upon Township-Owned Pole - \$70 per Facility

21. Effective Date

The fees outlined in this resolution shall be effective on July 5, 2022.

RESOLVED AND ADOPTED, this 5th day of July, 2022.

ATTEST:

**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS**

Derek J. Davis, Secretary

Michele Truitt, Chairwoman

John Hertzog, Vice Chairman

Cody Bright, Member


Michael P. Lynch, Member

David E. Shuey, Member

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: 6/9/2022
To: Board of Supervisors
From: Mark Gordon, Zoning Officer 
Re: Deer Management Groups for 2022 Archery Hunting Program
2022 – 2023 Deer Management Hunting Program Resolution

Dear Board Members:

The Township has received four applications for the 2022 Deer Management Archery Hunting Program (DMP). The Deer Management Group applications are enclosed for your review.

I have drafted the 2022-23 DMP Resolution for your review and approval. Three of the four groups from 2021 have submitted applications for the 2022 – 23 hunting season.

All three of these Deer Management groups have been supporting the program for more than a decade and they do so with professionalism, sportsmanship, and community service in mind at all times.

The one change this year is that Keystone Archers has requested to manage both the Bow Tree and Wentworth open space areas this year. Southeast PA Deer Management Association did not submit an application this year.

Keystone Archers has five township resident members who live adjacent to the Wentworth open space area. This should improve the deer harvest within the Wentworth open space.

The deer harvest for 2021-22 season was 28, I have included the harvest breakdown for your information.

I have reviewed the applications and recommend that the Board consider the following draft motion:

Draft Motion:

Mr. Chairman, I move that we approve the 2021-22 DMP Resolution (resolution 2021-24) and the following Deer Management Groups to participate in the 2021 Township Archery Hunting program:

1. Chester County Trackers will manage the Grand Oak & Mill Creek open space area.
2. Main Line Whitetail Managers will manage the Supplee open space area.
3. Keystone Archers will manage the Bow Tree & Clocktower open space as well as the Wentworth open space area.

**EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2022 – 12
A RESOLUTION ADOPTING SPECIFIC PROVISIONS
OF THE
DEER MANAGEMENT PROGRAM
FOR THE 2022-2023 SEASON**

WHEREAS, Section 163-4B of the Code of the Township of East Goshen requires the Board of Supervisors to designate the areas of Township land to be utilized for hunting as part of the Deer Management Program; and

WHEREAS, Section 163-4D of the Code of the Township of East Goshen authorizes the Board of Supervisors to identify Deer Management Groups to participate in the program; and

WHEREAS, Section 163-4F of the Code of the Township of East Goshen requires the Board of Supervisors to designate the days and times when deer management activities may occur; and

WHEREAS, Section 163-4G of the Code of the Township of East Goshen requires the Board of Supervisors to designate the procedure for reporting harvested deer; and

WHEREAS, Section 163-4H of the Code of the Township of East Goshen requires the Board of Supervisors to designate the procedure for reporting complaints; and

WHEREAS, Section 163-4I of the Code of the Township of East Goshen allows the Board of Supervisors to designate by resolution additional guidelines and procedures.

BE IT RESOLVED THAT the Board of Supervisors of the Township of East Goshen hereby adopts the following specific provisions for the 2022-2023 Deer Management Program:

Pursuant to Section 163-4B, the Board of Supervisors designates the open space in Bowtree/Clocktower, Supplee Valley East & West, Grand Oak/Millcreek and Wentworth for hunting as part of the Deer Management Program.

Pursuant to Section 163-4D, the Board of Supervisors authorizes the following Deer Management Groups to participate in the program: Keystone Archers, Main Line Whitetail Managers, and Chester County Trackers.

Pursuant to Section 163-4F, the Board of Supervisors authorizes the following dates and times: September 17, 2022; until January 28, 2023, as permitted by Pennsylvania Game Laws, except that **no hunting shall be permitted on November 24th and 25th, 2022, and December 12 - 25, 2022.**

Pursuant to Section 163-4G, the Board of Supervisors authorizes the following procedure for reporting harvested deer: Each hunter shall complete the Deer Management Program Harvest Report form for each harvested deer and forward it to the Township electronically within 48 hours of harvesting a deer.

Pursuant to Section 163-4H, the Board of Supervisors authorizes the following procedure for reporting complaints: Complaints shall be filed in writing and hand delivered or emailed to the Township using the following email address: codes@eastgoshen.org. Complaints may also be made by dialing 911.

Pursuant to Section 163-4I, the Board of Supervisors has no additional guidelines or procedures to designate at this time.

RESOLVED AND ADOPTED, this 5th day of July, 2022.

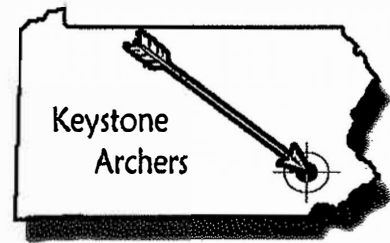
ATTEST:

**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS**

Secretary

**2021-2022
Deer Harvest Information**

Hunting Area	Date	Male/Female	Antlered / Antlerless	Weight	Approx. Age	Hunter			
BOWTREE	9/30/21	F	AL	100	2.5	Kovach, Dave			
	10/11/21	F	AL	110	2.5	Kovach, Austin			
	10/11/21	F	AL	105	2.5	Klinedinst, Todd			
	11/1/21	F	AL	110	2.5	Ferry, Dan			
	11/5/21	M	A	145	3.0	Wahn, Andrew			
	11/12/21	F	AL	100	2.5	Klinedinst, Todd			
	11/15/21	F	AL	100	2.5	Kovach, Austin			
	11/19/21	F	AL	110	2.5	Kovach, Dave			
	11/23/21	M	A	120	2.5	Ferry, Dan			
	12/9/21	F	AL	120	2.5	Kovach, Dave			
	12/11/21	F	AL	100	2.0	Ferry, Dan			
	1/7/22	F	AL	120	2.5	Kovach, Dave			
	1/8/22	F	AL	110	2.5	Klinedinst, Todd			
	1/18/22	F	AL	110	2.5	O'Neill, Mark			
	1/20/22	M	A	120	3.0	Malinchak, Mike			
	1/24/22	F	AL	120	2.5	Kovach, Austin			
	1/24/22	F	AL	110	2.0	Wahn, Andrew			
	1/24/22	F	AL	110	2.0	Ferry, Dan			
							Bowtree	Male	Female
							18	3	15
MILLCREEK	9/18/21	F	AL	105	1.5	Brabson, Dan			
	10/9/21	F	AL	105	1.5	Brabson, Dan			
							Millcreek	Male	Female
							2	0	2
SUPPLEE									
	9/8/21	F	AL	110	2.0	Storer, Nigel			
	9/20/21	M	A	165	3.0	Jaeger, Ed			
	10/12/21	F	AL	100	1.0	Jaeger, Ed			
	11/3/21	M	A	145	2.5	Jaeger, Matt			
	11/14/21	F	AL	110	2.0	Jaeger, Ed			
							Supplee	Male	Female
							5	2	3
WENTWORTH	10/19/21	F	AL	135	2.5	Price, Matt			
	1/7/22	F	AL	115	1.5	Price, Jody			
	1/14/22	F	AL	130	1.5	Price, Jody			
							Wentworth	Male	Female
							3	0	3
							Total	Males	Females
Total Deer Harvest 2021-22							28	5	23



May 25, 2022

East Goshen Township Deer Management Committee
1580 Paoli Pike
West Chester, PA 19380

**Re: Formal Application for Keystone Archers to Hunt in
East Goshen Township's Open Space Deer Management Program**

Dear Committee Members:

This letter is to serve as a "free form" application for Keystone Archers to be included in the East Goshen Township's Open Space Deer Management Program for the 2022-2023 season.

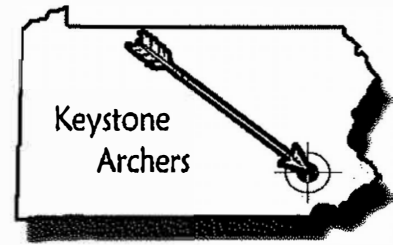
As a re-introduction, Keystone Archers is an archery/deer management club, standing currently at 11 members with the goal of ultimately having 20 members in the club. We are presently expanding our group with a select group of new members to both replace some non-active hunters and to continue the growth of our group. All new members must adhere to the high standards that we have set for our group.

As our club membership has slightly expanded including our children becoming adult hunters, we are asking now to manage both the Bow Tree / Clocktower area as well as the Wentworth area.

- In addition to having 4 members reside in the Bow Tree development, we have 5 members now that live in properties that are adjacent to the Wentworth area.
- We feel we have proven to not only be successful harvesting deer out of Bow Tree, we also feel we have led by example in Bow Tree with our stewardship with the residents, our watching and cleaning of the area.
- We believe we can mirror those same results in the Wentworth area as well. In 2021-2022, we harvested 18 deer from Bow Tree.

The club is presently comprised of approximately 50% East Goshen residents with the other 50% from neighboring adjacent townships. I have attached a copy of the Keystone Archers by-laws, as well as our tri-fold with information about the club. Our 11 current members have individually between 25 to 30 years of bow hunting experience. Our club abides by all the Pennsylvania Game Commission laws, as well as all the rules set forth by the East Goshen Township Deer Management Committee. Additionally, we have an East Goshen resident member who is also a retired Pennsylvania Game Commission warden.

May 25, 2022
Page 2



Last year, 2021-2022, was our ninth year in the East Goshen Deer Management Program. We harvested 18 deer and all of the deer were average to above average size and very healthy. We had zero incidents, and continued our mission of facilitating good will with the surrounding Bow Tree and Clocktower development residents. We have completed our clean-up day of the Bow Tree Tract on March 20.

All members have passed our annual safety and marksmanship tests. All members are insured effective July 1st for \$2,000,000 general aggregate and \$1,000,000 per occurrence by Outdoors Insurance, Inc. None of our members have ever received a Game Commission violation or any felony or misdemeanor. Per our by-laws, any violations are subject to dismissal from our club. Any member who shows any form of poor judgment or disrespect while on Township property or surrounding areas will also be dismissed from our club.

All of our current active members have a vast array of community involvement in East Goshen and the surrounding areas, i.e., Great Valley Little League, West Chester Junior Boys Basketball, law enforcement, local churches, WCSD schools, etc. We all are extremely ethical and community-minded citizens.

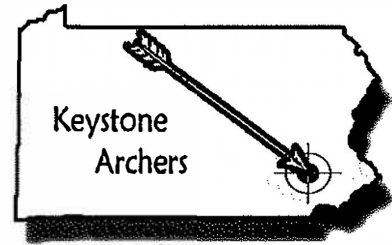
Our members consist of various small business owners, retired executives, professionals and police officers, and those professions allow us the flexibility to hunt as much during the week as well as the weekends. Our archers practice 12 months a year on archery precision and skills, which affords us the ability to be very successful in the field. Typically, we hunt a 3-4 hour session in the morning or late afternoon, and focus our efforts when the weather conditions are favorable for a successful harvest. Unfortunately, the weather this past season did not present as many favorable hunting days as we would have liked to have seen.

Over the past nine seasons hunting Bow Tree, we have received very positive feedback from a number of Bow Tree and Clocktower residents with respect to the discreteness of our hunting presence and the caretaker approach that we take with these properties. If requested, we would be more than happy to provide you with references from these East Goshen developments supporting the overall comfort level of these residents with Keystone Archers.

In addition, we frequently walk and monitor these properties year-round to "keep an eye on things" and just do not show up when it's hunting season. With most of us being EGT residents, we have a vested interest in the overall condition and longevity of these open spaces and not just a sole interest in showing up and hunting them. We believe that we have proven this with our actions over the past nine seasons.

We would be pleased to hunt any parcel of the East Goshen's Open Space Deer Management Program that would be assigned to us, but would love the opportunity to continue with the Bow Tree Tract as well as adding Wentworth to our club also. As mentioned, we have 5 members that live adjacent to Wentworth and 4 members that live adjacent to the Bow Tree Tract. All of these members are longstanding residents of East Goshen Township.

May 25, 2022
Page 3



Our group will offer 3-4 hours per archer that utilize the property to provide volunteer services to the Township. Our services could range from general cleanup to planting trees. Our service hours could also be utilized to educate specific homeowners within the Township that would like us to explain the balance between the deer herd and the community.

We would also be pleased to set up additional tick tubes for residents or assist in posting Township properties. We are also available to advise the deer community as requested through the QDMA. Trash and rubbish cleanup on a parcel assigned to us could be another volunteer activity for us to partake in.

If selected by the Deer Management Committee to hunt on Township-owned land, we would follow all of the Township rules outlined in the Deer Management Program, including all the statistical tracking of the amount of time hunted and the amount of deer harvested by our club.

I speak on behalf of our entire club as I thank you for the opportunity to submit an application for our group to continue our devoted assistance with this program. As residents of the community, we are also stakeholders that understand the importance of making this deer management program a success and its reflection of the Township on all the residents of the Township.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "David S. Kovach".

David S. Kovach
President
Keystone Archers



CHESTER COUNTY TRACKERS

A Safe and Responsible Deer Management Association

May 24, 2022

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Re: Dear Management Application

To Whom It May Concern:

Chester County Trackers appreciated the opportunity to assist the Township in its Deer Management Initiative over the past several years and would like to renew our application for this upcoming year (2022-23). We do so believing that the deer management program is beneficial to the township, and we also believe that we are well equipped to assist in the endeavor for the following reasons. First, Chester County Trackers is a small group of carefully selected hunters. Second, we have had a good working relationship with the Township by participating in the management efforts for several years. During that time, we have responsibly managed the deer population by harvesting appropriate numbers of deer while also cooperating with the Township to report individuals poaching on the property. Third, due to our previous years of work with the township, members of our team living in East Goshen, and our travel routes surrounding township the property, we believe we have a superior knowledge of the property and travel patterns of deer on the Grand Oak/Mill Creek property. Below, you will find our association's purpose, management philosophy, membership, and code of conduct.

Purpose

Chester County Trackers was established for the purpose of carefully and responsibly assisting landowners and organizations in the management of deer populations. Our purpose is derived in part from the increasing number of deer-related traffic accidents each year along with the high occurrence of Lyme disease located within the county.

Management Philosophy

In seeking to manage any property, we strive to evaluate the land's capacity to sustain wildlife in a manner that reduces the possibility of animal starvation and population-related diseases. Furthermore, careful attention is given to the age and sex of deer located in a property. As has been proved, a primary factor in quality deer management is a proper ratio between bucks and does; consequently, we strive to harvest does and mature bucks, while protecting younger bucks.

Membership

As an association, our membership consists of a small, carefully selected group of safe, responsible hunters. Most years, we are able to harvest an average of three deer per member per year with an estimated average of twenty-five hunting hours for each harvested deer. As a whole, members of our constituency have completed hunter safety education courses, have won various archery competitions, and have seven decades of bowhunting experience in multiple states. Furthermore, none of our members have ever received PA Game Commission violations, nor have we received any complaints from our landowners and their surrounding neighbors. In joining our association, we ask that members successfully complete a proficiency test each year. For our purposes, each archer is required to shoot four arrows consecutively into a three inch target from a distance of twenty yards. Although stringent, we have found that this requirement ensures our accuracy and builds confidence in those who give us the privilege of managing the deer population on their property. Currently, the membership of our association is by invitation only with very limited invitations possible in the foreseeable future. Our current leadership is as follows:

Chris Ollis (President)
170 Cambridge Rd.
Coatesville, PA 19320
610-659-1400

Dan Brabson (Vice President) **EG Resident**
1421 Clover Lane
West Chester, PA 19380
610-662-7072

Code of Conduct

Our goal as a deer management group is the safe, responsible harvesting of deer as needed to reduce and maintain deer populations. In keeping with this goal, we have established the following code of conduct. Members of Chester County Trackers will:

- maintain a high standard of excellence and ethics in bowhunting
- be properly licensed for bowhunting both antlered and antlerless deer in the state of Pennsylvania and appropriate Wildlife Management Units as specified by the state.
- hunt in a discreet manner so as to avoid disturbing residents when entering and exiting the woods, eviscerating harvested deer, and performing any other necessary hunting activities.
- communicate with landowners regarding appropriate hunting times, parking locations, hunting practices, number of hunters, and any questions the landowner might have.
- see that deer harvested are consumed or donated to families in need.
- hunt from tree stands for safety and effectiveness. In order to further safety, we require that members wear safety harnesses and disable access to any tree stands permitted to remain on the property. (In situations where landowners prefer that tree stands be removed, we often use climbing tree stands.)
- report harvested deer to the property owners and any other necessary parties.
- reasonably assist the landowner in property maintenance by removing obvious pieces of small trash from the property when exiting. Our reasoning in doing so is the development of good relations with landowners and the protection of the environment for land and animals.

In this upcoming year, we would like to again maintain the Grand Oak/Mill Creek open space as we understand the unique challenges of that particular property. We look forward to a successful year as we continue to work with the Township in this endeavor.

Regarding our insurance, we carry the required \$1,000,000 liability insurance for this year with the Quality Deer Management Association effective August 1, 2022 through August 1, 2023.

In closing, we would again like to thank the Township for consideration of our interest in helping East Goshen manage its deer population. Please let us know if there are any further questions regarding our association, practices, or proposal as outlined above.

Respectfully,

Chris Ollis
President, Chester County Trackers
610-659-1400





May 20, 2022

East Goshen Township Deer Management Committee
1580 Paoli Pike
West Chester, PA 19380

RE: Formal Application for Main Line Whitetail Managers to hunt in East Goshen Township's Open Space Deer Management Plan

All members have passed our annual safety and marksmanship tests. All members are insured effective August 1 for \$1million per Occurrence, \$2 million Aggregate by Outdoor Underwriters Inc. If a member shows any form of poor judgment while on township property or surrounding areas they will be dismissed.

Experience in East Goshen and nearby areas

- We were invited to hunt in East Goshen in 2007 on a property on North Chester Road. We found the area was used by deer, however, we could not get close enough to effectively hunt them due to safety zone requirements and lack of trees from which to hunt.
- We have been very efficient since 2002 in a 17-acre area in Thornbury Township, Chester County. We harvested over 100 deer since hunting in the area. Deer densities have stabilized and new deer do not move in as quickly now.
- We are effective on a property owned by The Brandywine Conservancy in Devon that two of our members hunt.
- We have been effective since 2008 in the open space at Supplee in East Goshen Township. This is not an easy area to bow hunt from trees. We log a respectable amount of hours and will continue to manage the herd.
- Our members volunteer with various outdoor activities such as riparian buffer planting, trash clean-up, and invasive plant control. Most of our members volunteer on the board of directors in various national groups such as Safari Club International and Quality Deer Management Associates.
- We would be pleased to hunt any parcel assigned to us.

Main Line Whitetail Managers
435 Fox Meadow Ln • West Chester • PA • 19382
610 • 304 • 8922

- Our members harvested between 3 and 9 deer each last season. Previous seasons have seen individual numbers as high as 17.
- Our archers typically spend 10 – 15 archer hours per deer harvested. Our typical archer will hunt a 2 or 3-hour session in the morning or afternoon and harvest a deer every 4 or 5 hunts.
- We agree to abide by all PGC game laws as well as any limitations set forth by the township. We also abide to our strict code of ethics.
- Our group will offer 3 to 4 hours per archer that utilizes the property to provide volunteer services to the township. Our services could range from general cleanup to planting trees. Our service hours could also be utilized to educate specific homeowners within the township that would like us to explain the balance between the deer herd and community. We are also available to advise the deer committee as requested through the QDMA. Trash and rubbish cleanup on a parcel assigned to us could be another volunteer activity for us to partake.

If selected to hunt on township owned land we would propose offering the following services to the township in addition to balancing the deer population:

- A detailed log outlining observations while hunting on the property such as number and sex of deer observed, time observed, approximate age and antler size of deer observed, weather conditions, and other pertinent information.
- A detailed log of deer harvested including age, sex, weight, and doe lactating information.
- Self-imposed limits restricting buck harvesting to only mature animals with the major emphasis on significant doe reduction.

Respectfully Submitted,



James Benoit
Main Line Whitetail Managers

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

June 24, 2024

To: Board of Supervisors

From: Mark Miller

Re: Escrow Release #2 – 1303 Goshen Parkway
Final Release

I have reviewed the request for escrow release #2 for 1303 Goshen Parkway in the amount of \$12,245.00 with the engineer . We recommend the full release of \$12,245.00. This release will be the final release and close out the account for the following:

Site Improvements and Contingency

The balance remaining in escrow after this release will be \$0.00. This will close out the account. The total amount released will be \$187,594.55.

June 23, 2022

EGOST 00131

Derek Davis
Township Manager
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

**RE: JABIL, 1303 Goshen Parkway
Escrow Release No. 2 (Final)**

Dear Derek:

In coordination with Township staff and project representatives, approval to release \$12,245.00 of the requested \$12,245.00 is recommended.

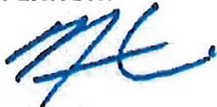
The requested release includes portions of *site improvements* and *contingency*.

Following approval of the recommended release, the total amount released will be \$187,594.55. The total amount remaining in escrow will be \$0.00, closing out the project.

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

Sincerely,

PENNONI

A handwritten signature in blue ink, appearing to read "N. Cline", written over the printed name.

Nathan M. Cline, PE
Township Engineer

cc: Mark Miller, Director of Public Works (via e-mail)
Bill Christman, Esq., Lamb McErlane (via e-mail)
Dave Citro, PE, Mainstay Engineering Group, Inc (via e-mail)
Todd McVoy, JABIL (via e-mail)

In accordance with the Township-Builders Escrow Agreement for public improvements for the above referenced project, we hereby request public monies to be released from escrow for the following items of work which have been completed:

Item Description of Work	Scheduled value	Previously approved	This period	Total completed	Balance to finish
1 Site Prep. & Erosion Controls					
a. Construction Layout	\$ 5,250.00	\$ 5,250.00	\$ -	\$ 5,250.00	\$ -
b. Tree Removal	\$ 2,625.00	\$ 2,625.00	\$ -	\$ 2,625.00	\$ -
c. Clear & Grub	\$ 2,625.00	\$ 2,625.00	\$ -	\$ 2,625.00	\$ -
d. 12" filter sock	\$ 2,154.60	\$ 2,154.60	\$ -	\$ 2,154.60	\$ -
e. Inlet Protection	\$ 157.50	\$ 157.50	\$ -	\$ 157.50	\$ -
f. Concrete wash-out	\$ 504.00	\$ 504.00	\$ -	\$ 504.00	\$ -
g. Temp. Const. & Tree Prot. Fence	\$ 1,297.28	\$ 1,297.28	\$ -	\$ 1,297.28	\$ -
h. Temporary Seeding	\$ 3,675.00	\$ 3,675.00	\$ -	\$ 3,675.00	\$ -
i. Maint of E&S measures	\$ 3,675.00	\$ 3,675.00	\$ -	\$ 3,675.00	\$ -
j. LOD Stake out	\$ 1,050.00	\$ 1,050.00	\$ -	\$ 1,050.00	\$ -
Subtotal	\$ 23,013.38	\$ 23,013.38	\$ -	\$ 23,013.38	\$ -
Combined Site Prep. & Erosion Control This Period - Subtotal			\$ -		
2 Earthwork					
a. Strip Topsoil	\$ 1,033.20	\$ 1,033.20	\$ -	\$ 1,033.20	\$ -
b. Cut	\$ 1,942.50	\$ 1,942.50	\$ -	\$ 1,942.50	\$ -
c. Remove excess material	\$ 5,932.50	\$ 5,932.50	\$ -	\$ 5,932.50	\$ -
d. Fill	\$ 603.75	\$ 603.75	\$ -	\$ 603.75	\$ -
e. Grading adj to Pads & Bldg	\$ 262.50	\$ 262.50	\$ -	\$ 262.50	\$ -
Subtotal	\$ 9,774.45	\$ 9,774.45	\$ -	\$ 9,774.45	\$ -
Combined Earthwork This Period - Subtotal			\$ -		
3 Storm Sewers					
a. 6" HDPE Storm Drain	\$ 8,701.88	\$ 8,701.88	\$ -	\$ 8,701.88	\$ -
b. 4" PVC Cleanout	\$ 1,722.00	\$ 1,722.00	\$ -	\$ 1,722.00	\$ -
c. Inlets	\$ 2,310.00	\$ 2,310.00	\$ -	\$ 2,310.00	\$ -
d. Yard Drains	\$ 976.50	\$ 976.50	\$ -	\$ 976.50	\$ -
e. HDPE Flared End Sections	\$ 829.50	\$ 829.50	\$ -	\$ 829.50	\$ -
f. Rip Rap	\$ 1,716.75	\$ 1,716.75	\$ -	\$ 1,716.75	\$ -
Subtotal	\$ 16,256.63	\$ 16,256.63	\$ -	\$ 16,256.63	\$ -
Combined Storm Sewers This Period - Subtotal			\$ -		
4 Stormwater Basins					
a. Stone Basin	\$ 14,198.00	\$ 14,198.00	\$ -	\$ 14,198.00	\$ -
b. 8" HDPE Perf	\$ 1,386.00	\$ 1,386.00	\$ -	\$ 1,386.00	\$ -
c. 12" HDPE Perf	\$ 1,785.00	\$ 1,785.00	\$ -	\$ 1,785.00	\$ -
d. Outlet Structure Modifications	\$ 2,625.00	\$ 2,625.00	\$ -	\$ 2,625.00	\$ -
e. Filter Fabric	\$ 94.50	\$ 94.50	\$ -	\$ 94.50	\$ -
Subtotal	\$ 20,086.50	\$ 20,086.50	\$ -	\$ 20,086.50	\$ -
Combined Stormwater Basins This Period - Subtotal			\$ -		
5 Sanitary Sewer					
a. 6" HDPE Pipe	\$ 1,151.33	\$ 1,151.33	\$ -	\$ 1,151.33	\$ -
b. 3" Ductile Iron Pipe	\$ 367.50	\$ 367.50	\$ -	\$ 367.50	\$ -
c. 4" Ductile Iron Pipe	\$ 708.75	\$ 708.75	\$ -	\$ 708.75	\$ -
d. 6" Ductile Iron Pipe	\$ 12,768.00	\$ 12,768.00	\$ -	\$ 12,768.00	\$ -
e. 4" PVC Cleanout	\$ 344.40	\$ 344.40	\$ -	\$ 344.40	\$ -
f. Precast MH 6'-10"	\$ 5,040.00	\$ 5,040.00	\$ -	\$ 5,040.00	\$ -
g. Precast Lift Station	\$ 3,675.00	\$ 3,675.00	\$ -	\$ 3,675.00	\$ -
h. Existing MH Connection	\$ 1,575.00	\$ 1,575.00	\$ -	\$ 1,575.00	\$ -
i. Pumps	\$ 2,703.75	\$ 2,703.75	\$ -	\$ 2,703.75	\$ -
j. MH Vacuum Testing	\$ 708.75	\$ 708.75	\$ -	\$ 708.75	\$ -
k. Line testing	\$ 220.50	\$ 220.50	\$ -	\$ 220.50	\$ -
Subtotal	\$ 29,262.98	\$ 29,262.98	\$ -	\$ 29,262.98	\$ -
Combined Sanitary Sewer This Period - Subtotal			\$ -		
6 Fire Water					
a. Valve Pit	\$ 2,520.00	\$ 2,520.00	\$ -	\$ 2,520.00	\$ -
b. 4" DIP Fire Main	\$ 5,845.88	\$ 5,845.88	\$ -	\$ 5,845.88	\$ -
c. FDC Standpipe	\$ 2,730.00	\$ 2,730.00	\$ -	\$ 2,730.00	\$ -
d. 4" Check Valve	\$ 2,073.75	\$ 2,073.75	\$ -	\$ 2,073.75	\$ -
e. Pressure Testing	\$ 2,100.00	\$ 2,100.00	\$ -	\$ 2,100.00	\$ -
Subtotal	\$ 15,269.63	\$ 15,269.63	\$ -	\$ 15,269.63	\$ -
Combined Fire Water This Period - Subtotal			\$ -		

In accordance with the Township-Builders Escrow Agreement for public improvements for the above referenced project, we hereby request public monies to be released from escrow for the following items of work which have been completed:

Item Description of Work	Scheduled value	Previously approved	This period	Total completed	Balance to finish
7 Site Improvements					
a. Depressed Concrete Curb	\$ 1,155.00	\$ 1,155.00	\$ -	\$ 1,155.00	\$ -
b. Pavement Markings & Line Striping	\$ 2,625.00	\$ 2,625.00	\$ -	\$ 2,625.00	\$ -
c. Concrete Bollards	\$ 210.00	\$ 210.00	\$ -	\$ 210.00	\$ -
d. Signs -EA	\$ 262.50	\$ 262.50	\$ -	\$ 262.50	\$ -
e. Concrete for Equip Pads & Thrust Blocks	\$ 2,709.00	\$ 2,709.00	\$ -	\$ 2,709.00	\$ -
f. Equipment Pad Reinforcement	\$ 3,071.25	\$ 3,071.25	\$ -	\$ 3,071.25	\$ -
g. Concrete walk	\$ 3,461.85	\$ 3,461.85	\$ -	\$ 3,461.85	\$ -
h. Sidewalk Reinforcement	\$ 279.83	\$ 279.83	\$ -	\$ 279.83	\$ -
i. Bollard Lights	\$ 3,150.00	\$ 3,150.00	\$ -	\$ 3,150.00	\$ -
j. Emergency access Geogrid	\$ 19,005.00	\$ 19,005.00	\$ -	\$ 19,005.00	\$ -
k. New Tree Plantings	\$ 6,300.00	\$ -	\$ 6,300.00	\$ 6,300.00	\$ -
l. New Shrub Plantings	\$ 945.00	\$ -	\$ 945.00	\$ 945.00	\$ -
Subtotal	\$ 43,174.43	\$ 35,929.43	\$ 7,245.00	\$ 43,174.43	\$ -
Combined Site Improvements This Period - Subtotal			\$ 7,245.00		
8 Miscellaneous					
a. Final Site Stabilization	\$ 8,452.50	\$ 8,452.50	\$ -	\$ 8,452.50	\$ -
b. As-built Plans	\$ 2,625.00	\$ 2,625.00	\$ -	\$ 2,625.00	\$ -
c. BMP Inspections & Certification	\$ 2,625.00	\$ 2,625.00	\$ -	\$ 2,625.00	\$ -
Subtotal	\$ 13,702.50	\$ 13,702.50	\$ -	\$ 13,702.50	\$ -
Combined Miscellaneous This Period - Subtotal			\$ -		
SUBTOTAL (Items 1 through 8)	\$ 170,540.50	\$ 163,295.50	\$ 7,245.00	\$ 170,540.50	\$ -
10% CONTINGENCY	\$ 17,054.05	\$ 12,054.05	\$ 5,000.00	\$ 17,054.05	\$ -
TOTAL	\$ 187,594.55	\$ 175,349.55	\$ 12,245.00	\$ 187,594.55	\$ -
APPROVED THIS RELEASE			\$ 12,245.00		



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

www.pennoni.com

June 29, 2022

EGOST 00760

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

**RE: 932 N. Chester Road
Financial Security**

Dear Mark:

We have received a request for a reduction of the secured funds for the referenced project. Based upon field observations by our office, we recommend the following release in accordance with the attached documents:

Original Escrow Amount.....	\$ 90,573.13
Released to Date	<u>\$ 00.00</u>
Balance Prior to This Release	\$ 90,573.13
<i>Recommended by This Release</i>	<i><u>\$ 90,573.13</u></i>
Balance After This Release	\$ 00.00

Included in this release are survey layout, stormwater management, sanitary sewer, driveway, landscaping, and soil erosion & sediment control.

In providing this information as to the status of the construction, Pennoni Associates Inc. makes no representations (except where expressly stated herein to the contrary) as to the quality of the construction to date; its final conformance with applicable plans, specifications or municipal requirements; its ability to pass any applicable test requirements, or the cost or degree of future work, which will be required to complete the work to conform with applicable requirements. The information provided herein shall not be used by the recipient in determining any type of cost estimate except at the recipients own risk, and Pennoni Associates Inc. expressly disclaims any and all liability for claims or damages arising from any construction deficiencies hereafter discovered.

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

Sincerely,

PENNON

Nathan M. Cline, PE
Township Engineer

cc: Derek Davis, Township Manager (via e-mail)
Mark Miller, Director of Public Works (via e-mail)
David Gibbons, PE, D.L. Howell (via e-mail)
T.R. Moser (via e-mail)

In accordance with the Township-Builders Escrow Agreement for public improvements for the above referenced project, we hereby request public monies to be released from escrow for the following items of work which have been completed:

Item	Description of Work	Scheduled value	Previously approved	This period	Total completed	Balance to finish
1	<u>Survey Layout</u>					
a.	Construction Stakeout	\$ 3,200.00	\$ -	\$ 3,200.00	\$ 3,200.00	\$ -
b.	As-built Plans	\$ 2,800.00	\$ -	\$ 2,800.00	\$ 2,800.00	\$ -
c.	Monuments	\$ 400.00	\$ -	\$ 400.00	\$ 400.00	\$ -
d.	Pins	\$ 270.00	\$ -	\$ 270.00	\$ 270.00	\$ -
	Subtotal	\$ 6,670.00	\$ -	\$ 6,670.00	\$ 6,670.00	\$ -
	Survey Layout This Period - Subtotal			\$ 6,670.00		
2	<u>Stormwater Management</u>					
a.	Infiltration bed	\$ 17,811.00	\$ -	\$ 17,811.00	\$ 17,811.00	\$ -
b.	8" roof drain pipe	\$ 2,660.00	\$ -	\$ 2,660.00	\$ 2,660.00	\$ -
c.	6" roof drain pipe	\$ 1,618.75	\$ -	\$ 1,618.75	\$ 1,618.75	\$ -
d.	Downspout connections	\$ 2,000.00	\$ -	\$ 2,000.00	\$ 2,000.00	\$ -
	Subtotal	\$ 24,089.75	\$ -	\$ 24,089.75	\$ 24,089.75	\$ -
	Stormwater Management This Period - Subtotal			\$ 24,089.75		
3	<u>Sanitary Sewer</u>					
a.	Ginder pump - Allowance	\$ 9,850.00	\$ -	\$ 9,850.00	\$ 9,850.00	\$ -
b.	1 1/4" force main, connect to existing sanitary	\$ 7,132.75	\$ -	\$ 7,132.75	\$ 7,132.75	\$ -
	Subtotal	\$ 16,982.75	\$ -	\$ 16,982.75	\$ 16,982.75	\$ -
	Sanitary Sewers This Period - Subtotal			\$ 16,982.75		
4	<u>Driveway</u>					
a.	6" 2a modified stone base	\$ 6,591.72	\$ -	\$ 6,591.72	\$ 6,591.72	\$ -
b.	2 1/2" 19mm superpave	\$ 12,048.96	\$ -	\$ 12,048.96	\$ 12,048.96	\$ -
	Subtotal	\$ 18,640.68	\$ -	\$ 18,640.68	\$ 18,640.68	\$ -
	Driveway This Period - Subtotal			\$ 18,640.68		
5	<u>Landscaping</u>					
a.	Ornamental Trees	\$ 450.00	\$ -	\$ 450.00	\$ 450.00	\$ -
b.	Deciduous Shrubs	\$ 500.00	\$ -	\$ 500.00	\$ 500.00	\$ -
c.	Evergreen Shrubs	\$ 500.00	\$ -	\$ 500.00	\$ 500.00	\$ -
d.	Rake, Seed, & Straw	\$ 1,904.00	\$ -	\$ 1,904.00	\$ 1,904.00	\$ -
	Subtotal	\$ 3,354.00	\$ -	\$ 3,354.00	\$ 3,354.00	\$ -
	Landscaping This Period - Subtotal			\$ 3,354.00		
6	<u>Soil Erosion & Sediment Control</u>					
a.	Rock construction entrance	\$ 1,385.00	\$ -	\$ 1,385.00	\$ 1,385.00	\$ -
b.	18" soil fence	\$ 766.50	\$ -	\$ 766.50	\$ 766.50	\$ -
c.	Orange plastic fence	\$ 2,581.25	\$ -	\$ 2,581.25	\$ 2,581.25	\$ -
d.	Curlex S-75	\$ 748.00	\$ -	\$ 748.00	\$ 748.00	\$ -
e.	Inlet protection	\$ 145.00	\$ -	\$ 145.00	\$ 145.00	\$ -
f.	Temporary seed	\$ 1,250.00	\$ -	\$ 1,250.00	\$ 1,250.00	\$ -
g.	E&S Removal	\$ 800.00	\$ -	\$ 800.00	\$ 800.00	\$ -
	Subtotal	\$ 7,675.75	\$ -	\$ 7,675.75	\$ 7,675.75	\$ -
	Soil Erosion & Sediment Control This Period - Subtotal			\$ 7,675.75		
	SUBTOTAL (Items 1 through 8)	\$ 77,412.93	\$ -	\$ 77,412.93	\$ 77,412.93	\$ -
	10% CONTINGENCY	\$ 7,741.29	\$ -	\$ 7,741.29	\$ 7,741.29	0.00
	7% Inspection	\$ 5,418.91	\$ -	\$ 5,418.91	\$ 5,418.91	(0.00)
	TOTAL	\$ 90,573.13	\$ -	\$ 90,573.13	\$ 90,573.13	(0.00)
	APPROVED THIS RELEASE			\$ 90,573.13		

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

June 24, 2022

To: Board of Supervisors

From: Mark Miller

Re: Sewer Cleaner

The sewer cleaner is due for replacement, this machine is used for cleaning the sanitary and storm sewers. This unit is designated for off road use as we have designed it to connect to our 4 x 4 tractors so we can take it thru our right-of-ways. We also use this machine for the sewers in the streets.

The current unit has been in service for **15 years and is fully depreciated.**

I have reached out to two **COSTAR** vendors for pricing below are their costs.

I would add that the delivery time for the new unit is 10 months.

In today's market we should be able to get close to \$50,000.00 for the old unit.

Golden Equipment: \$145,313.00

Fredrickson Supply: \$155,828.00

Motion:

Madame Chair – I recommend that bid to be awarded to Golden Equipment in the amount of \$145,313.00

I need a motion from the Board to post the old sewer cleaner on Municibid.

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

Memo

To: Board of Supervisors

From: Mark Miller

Date: June 23, 2022

Subject: Fire Alarm/Control Panel

Dear Board of Supervisors,

The current fire panel we have installed is out of date and, due to this we have multiple alarms that are triggered by the components failing. What makes this specific panel unique is that it also acts as a jail cell escape alarm. The panel currently covers the District Court, Public Works Department, and the Police Department.

Premium Fire & Security is our current security company, who gave us a proposal that it would be \$8,000.00 to replace the panel, which is in the Capital Reserve Budget. I also received a verbal quote from The Protection Bureau, which was \$10,000.00-\$12,000.00. In addition to replacing the panel, it will also be relocated from the current location in the District Court to the Public Works Department. The reason for this is that currently when an alarm goes off, the Public Works employees have to wait for a Judge to come to the District Court to unlock the doors in order to reset the alarm. To avoid this step in the future, the panel will be located in the Public Works Department, which will allow us to reset the alarm quicker and easier.

Madame Chair, I need the Boards approval to purchase the new alarm panel in the amount of \$8,000.00.

Memo

To: Board of Supervisors
From: Departments of Public Works & Parks and Recreation
Re: Camera installation project in EGT Park
Date: May 8, 2022

Public Works and Parks and Recreation are proposing we install a camera system in EGT Park. This project is needed so we can ensure the safety of park patrons, While EGT Park is an overwhelming safe park with a tremendous amount of use, the park does see "smash and grab" style robberies with some frequency. In 2021 and 2022, there have been a combined twelve "smash and grab" style car break-ins (source: WEGO Police). We currently remind park users to lock their car, remove expensive items from view and to be aware of their surrounding in email blasts and social media posts. The cameras will serve as a deterrent for future activity and as a recording device that WEGO Police could use to potentially catch perpetrators. EGT Park also has seen frequent restroom vandalism, and the cameras would deter this behavior as well. The cameras would be placed at each entrance, the bathrooms, playground and other areas of high activity.

The project budget would be (see attachments):

Four license plate cameras	\$1600
Eight IP cameras	\$2500
Two POE injectors	\$80
NVR with 8 TB hard drive	\$1960 Above includes vendor installation and 3 year warranty
Public Works labor and 1200ft x 2" conduit including restoration	\$2240

Project installation cost = \$8380

Ongoing expense = \$124.95 monthly Comcast cost

To conclude, EGT Park is the focal point of our community, where residents and the public meet to exercise, enjoy time with their families and make lifelong memories. While overall a very safe park, WEGO Police input shows there is an element of criminal behavior that we proactively address. The addition of cameras can deter current and future criminal activities and provide video evidence as needed.

Motion: I move to authorize \$8380 for the camera installation project in EGT Park and the monthly Comcast expense.