

**WEST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
FEBRUARY 19, 2019**

Township Supervisors:

Ms. Robin Stuntebeck, Chair
Mr. Hugh J. Purnell, Jr., Vice-Chair
Ms. Mary R. LaSota, Esq., Member
Mr. Edward G. Meakim, Member
Mr. Chris Pielli, Esq., Member

Township Officials:

Mr. Casey LaLonde, Township Manager
Mr. Derek Davis, Assistant Township Manager
Mr. Richard J. Craig, Township Engineer
Mr. Bill Webb, Township Zoning Officer
Ms. Kristin Camp, Township Solicitor

The regular monthly meeting of the Board of Supervisors of West Goshen Township was called to order by Chair Robin Stuntebeck, at 7:03 p.m. on Tuesday, February 19, 2019 at the West Goshen Township Administration Building.

Ms. Stuntebeck opened the meeting with the Pledge of Allegiance to the Flag.

Ms. Stuntebeck requested that all audience members silence their cell phones.

Ms. Stuntebeck made notice to all members of the public in attendance that they may be recorded via audio and video by other members of the public.

Ms. Stuntebeck turned the meeting over to Ms. Camp who began the Supervisors' Conditional Use Hearing for a medical marijuana dispensary for Franklin Bioscience – Penn, LLC, located at 1261 West Chester Pike.

The Hearing began at 7:04 p.m.

See Official Transcript

The Hearing concluded at 8:43 p.m. Ms. Stuntebeck offered a ten-minute recess.

The meeting came back to order at 8:55 p.m.

Ms. Camp introduced Ordinance No. 1-2019, a Zoning Text Amendment amending the definition of Political Signs and adding regulations for Place Signs in the R-3B Flexible Design Conservation District.

Ms. Camp introduced the various exhibits for the Ordinance adoption.

Mr. Purnell made a motion to approve Ordinance No. 1-2019, seconded by Mr. Meakim.

Dr. Douglas White stated he had concerns about the size of the monument signs. He also stated he had concerns about the stand of trees located near Aram Avenue adjacent to The Woodlands at Greystone.

Ms. Stuntebeck had questions regarding the right-of-way.

After the discussion concluded, the Board unanimously approved Ordinance No. 1-2019.

Ms. Stuntebeck turned the meeting over to Mr. John Jaros, Counsel for a client interested in redeveloping the existing Discovery Daycare property at 325 N. Five Points Road. Mr. Jaros stated his client was interested in purchasing the existing property, tearing down the existing structures and building a new subdivision with a cul-de-sac with the street exiting onto Isabel Lane.

Mr. Purnell asked how old the house was on the property. The house was built sometime in the 1930's or 1940's, but revamped many times over the years.

Mr. LaLonde added that at some point in the past decades, the entire neighborhood was rezoned to R-3 with 16,000 square foot lots, while the existing lots average 10,000 square feet, effectively making the entire neighborhood non-conforming. He stated that changing the Zoning back to 10,000 square foot lots would make all of the existing lots conforming again.

After a lengthy discussion, the Board decided to take no action on the request by Mr. Jaros and his client on the proposed development idea.

Ms. Camp introduced Ordinance No. 2-2019, amending the existing Administrative & Roads Employees' Pension Plan. Ms. Camp stated that the Ordinance amends the existing pension plan by increasing certain benefits for employees while instituting an employee contribution.

Ms. Stuntebeck asked Mr. LaLonde about the Minimum Municipal Obligation (MMO) and the effect of employee contributions. Mr. LaLonde stated that as with the existing Police Pension Plan, employee contributions offset the Township's contributions to the pension plan on a year basis. The new Plan calls for a 2% employee contribution in 2019, a 3% contribution in 2020, a 4% contribution in 2021 and a 5% contribution in 2022 and beyond.

On a motion by Ms. LaSota, seconded by Mr. Purnell, the Board voted unanimously to adopt Ordinance No. 2-2019.

Ms. Camp introduced Ordinance No. 3-2019, amending the existing Sewer Employees' Pension Plan. Ms. Camp stated that this Ordinance was identical to the Administrative & Roads Pension Plan Ordinance.

On a motion by Mr. Purnell, seconded by Mr. Meakim, the Board voted unanimously to approve Ordinance No. 3-2019.

Captain Stone gave the January 2019 Police Department report.

Mr. John Beswick, gave the Fire Marshal Report for the month of January 2019, in lieu of Ms. Testa. Mr. Beswick also gave the report for Good Fellowship Ambulance Company and the Goshen Fire Company.

Mr. Beswick provided the Building Inspector Report for the month of January 2019.

Mr. Purnell asked the status of the proposed Historic Resources Ordinance. Mr. LaLonde responded that a draft should be available in coming weeks.

Ms. Stuntebeck stated that she attended a pipeline information forum on January 31st. She stated that representatives from PADEP, PHMSA and the Pennsylvania Public Utility Commission were present to answer questions from the public. She stated that there is still much concern and anxiety among residents who live along the pipeline route. She stated that PHMSA announced at the forum that grant programs exist for communications efforts regarding pipelines.

Ms. Stuntebeck announced that, in conjunction with the West Goshen Sewer Authority, a process to start planning for capital projects has begun. She stated that representatives from the Board of Supervisors, the Authority and Township staff will be involved in this planning process.

Mr. Pielli stated that it is pothole season for the area's roads, especially PennDOT roads. Mr. Pielli stated he has been in contact with State Representatives Carolyn Comitta and Chris Sappey regarding the Township's concerns with PennDOT not effectively managing the many potholes on PennDOT roads.

Ms. Stuntebeck encouraged residents to opt-in to the electronic newsletter at the Township's website, www.westgoshen.org.

Mr. Purnell added that to report potholes on PennDOT roads, you may call 1-800-FIX-ROAD.

Mr. LaLonde announced that due to the impending snow storm tomorrow, the Township office will be closed.

Mr. LaLonde announced that the West Chester Area Council of Governments has been working on a proposal for a renewable energy study for the member municipalities. Results of the study will be available at the March Board meeting.

Mr. LaLonde announced that the Township staff was investigating the possibility of installing three electric vehicle (EV) charging stations; two at the Township Building and one at Community Park. The installations may be paid for in part by grant money furnished by the Volkswagen settlement over their fake emissions testing. On a motion by Mr. Purnell, seconded by Ms. LaSota, the Board voted unanimously to pursue the grant opportunities.

Mr. LaLonde announced two upcoming Board of Supervisor meeting date changes. The April 16th meeting is being moved to April 23rd due to the PSATS conference and the May 21st meeting is being moved to May 30th given Board availability. On a motion by Mr. Purnell, seconded by Mr. Pielli, the Board unanimously approved the new meeting dates.

Mr. Webb announced that there are two upcoming Zoning Hearings. The first is for signage at The Woodlands at Greystone for larger than allowed signage marking the entrance to the subdivision. There was no position taken by the Board of Supervisors. The second case is for 1205 Farmington Lane for a variance for a front porch extending into the setback area. There was no position taken by the Board of Supervisors.

Mr. Webb discussed the situation at 706 E. Market Street, at the former Yale Electric building. The building's owner is rehabbing the building for new tenants and has signed leases for two businesses that are not allowed in that Zoning District, to include an axe-throwing "place of amusement," and a women's health club. Mr. Webb also stated that there is not enough parking on the site for these uses. He stated that the property owner would need to seek three variances, two for uses and one for parking. Mr. Webb recommended the Board oppose all three variances.

Mr. Pielli made a motion to oppose the variances with a second by Ms. LaSota.

The property's owner, Eli Kahn, made several comments, asking that the Board work with him to change the uses allowed in the Zoning District.

Ms. Margie Swart recommended that the Board not oppose the variances.

Mr. Ted Clements, Stumpy's franchise owner (axe-throwing establishment), also made comments asking that the Board work with Mr. Kahn in overcoming their objections.

After the lengthy discussion, Mr. Pielli withdrew his original motion. The Board agreed to table the discussion to the next Board meeting and Mr. Kahn agreed to put his variance applications on hold for additional discussion.

Ms. LaSota made a motion to approve the meeting minutes of January 7, 2019 and January 15, 2019, seconded by Mr. Purnell.

Ms. Margie Swart requested several amendments to the meeting minutes.

Ms. Stuntebeck reminded Ms. Swart that meeting minutes are not verbatim and referred her to the Township's YouTube page in which all Board of Supervisors meetings are recorded in perpetuity.

The meeting minutes were unanimously approved.

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Mr. Purnell made a motion to approve the Treasurer's Report of January 31, 2019 for the General Fund, the Sewer Fund Revenue Fund, the Waste and Recycling Fund, and the Capital Reserve Fund and the bills to be paid from these Funds, seconded by Mr. Meakim.

Ms. Margie Swart requested again that the Board form a citizens' audit committee. She asked about the rental inspection fee income. Mr. Webb responded that the revenue was from the registration fees and inspections. She asked about the expense for Vicker's Tavern. The Board responded it was for a Board dinner following the January 7, 2019 reorganization meeting.

The Board unanimously approved the Treasurer's Report and bills to be paid.

Mr. LaLonde volunteered to table the 2018 pipeline safety grant-paid training opportunities presentation to the March meeting.

On a motion by Ms. LaSota, seconded by Mr. Purnell, the Board unanimously voted to employ The Cohen Law Group to negotiate the Township's Verizon cable franchise agreement.

Mr. Robert Brochet complained again about snow removal concerns at his property at Warren Road and Sylvan Road. Mr. Brochet claimed no conversation ever took place with Mark Bertolami, Township Streets Superintendent. Mr. Brochet stated that he sent videos to Ms. Stuntebeck about snow removal at his property.

Mr. Abbas Rahbari had a complaint about the Township Solicitor discussing the medical marijuana case huddled with the Board.

Dr. Douglas White stated the new Township floor looked good. He had information on storefront safety for the Board. He also had concerns about blasting in The Woodlands at Greystone project.

Ms. Margie Swart had complaints about the Township Solicitor, the Township Manager and former Supervisor Ray Halvorsen.

Please view this meeting's video recording via YouTube with the link located at www.westgoshen.org.

There being no further business, on motion by Mr. Purnell, seconded by Mr. Pielli, the meeting adjourned at 9:49 p.m.

Respectfully submitted,

Casey LaLonde
Township Secretary