

**WEST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MONTHLY MEETING
JULY 22, 2019
7:00 PM**

Township Supervisors:

Ms. Robin Stuntebeck, Chair
Mr. Hugh J. Purnell, Jr., Vice-Chair
Mr. Edward G. Meakim, Jr., Member
Mr. Christopher Pielli, Esq., Member
Mr. Shaun Walsh, 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
Mr. Ryan Jennings, Township Solicitor

The regular monthly meeting of the Board of Supervisors of West Goshen Township was called to order by Chair Robin Stuntebeck, at 7:00 p.m. on Tuesday, July 22, 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.

Per Resolution 9-2019, the following regulations for public comment are in effect for this meeting.

Regulations for Comment on Items on the Agenda

West Goshen Township residents and taxpayers may make comment on any agenda item that require a vote by the Board of Supervisors.

West Goshen Township residents and taxpayers may speak for two (2) minutes per item. At the Chair's discretion or at the request of another Board member, a speaker may be granted additional time.

The Board of Supervisors reserves the right to not engage in a question and answer dialogue with speakers.

Comments are meant to be declaratory in nature and not interrogatory.

Regulations for Comment on Items Not on the Agenda

West Goshen Township residents and taxpayers may make comment during the "Public Comment" period for any item not on the agenda.

West Goshen Township residents interested in providing comment during this period shall submit their statements to the Township Manager at least 24 hours in advance of the meeting so the Board and Township staff may be prepared.

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The Board of Supervisors reserves the right to not engage in a question and answer dialogue with speakers.

Comments are meant to be declaratory in nature and not interrogatory.

General Regulations

No individual shall make offensive, insulting, threatening, insolent, slanderous or obscene remarks or act in a boisterous manner or make threats against any person or against public order and security.

If an individual shall refuse to yield the floor when their allotted time has expired or refuse to adhere to the protocols of decorum and order by yelling or commenting when they have not been recognized by the Board Chairperson to speak, he or she shall be asked to leave the meeting by the Board Chairperson and, if necessary, be removed by the Sergeant at Arms, who shall be a Township Police Officer present at each meeting.

Monthly Township Reports

Lt. Justin DiMedio provided the Police Department report for the month of June 2019. Lt. DiMedio stated that the Police Department's "Gumshoe Camp" was a great success and was held at Fernhill Elementary School for elementary school students to learn about policing.

Fire Marshall Andrea Testa provided the Fire Marshall's report for the month of June 2019.

Mr. John Beswick provided the Building Official's Report for the month of June 2019.

Meeting Minutes Approval

On a motion by Mr. Purnell, seconded by Mr. Meakim, the Board unanimously approved the meeting minutes of May 30, 2019.

On a motion by Mr. Walsh, seconded by Mr. Purnell, the Board unanimously approved the meeting minutes of June 18, 2019.

Mr. Pielli made a motion to approve the July 10, 2019 meeting minutes.

Margie Swart asked if there was an agenda for the meeting. Ms. Stuntebeck responded, no.

Margie Swart asked that in the future that any special meetings be videotaped.

As to the motion, the Board unanimously approved the July 10, 2019 meeting minutes.

Treasurer's Report Approval

On a motion by Mr. Purnell, seconded by Mr. Meakim, the Board unanimously approved the Treasurer's Report dated June 30, 2019, for the General Fund, the Sewer Revenue Fund, the Waste and Recycling Fund, and the Capital Reserve Fund, and the bills to be paid from these funds.

Board of Supervisors' Announcements

Mr. Walsh accounted that at the July 9, 2019 Township Planning Commission meeting and the Board of Supervisors' roundtable meeting of July 10, 2019, the West Chester University Overlay project was discussed. He stated that there was considerable displeasure from Township residents and that the Board will take a look at the PUC1 District and possibly eliminate all non-West Chester University residential properties.

Mr. Walsh stated that he and Ms. Stuntebeck attended the July 11, 2019 Renewable Energy Forum. He stated that approximately fifty (50) people attended. He stated there was public comment regarding the move to renewables. He stated that the Cadmus consultant was part of the meeting and that priorities and obstacles were discussed.

Mr. Walsh stated that the Township's sewer plant typically handles approximately four million (4,000,000) gallons of sewage flow per day, but with the heavy storms of late, some days see flows of eight million (8,000,000) gallons per day. He stated that the high water table and sump pumps and downspouts connected to the sanitary sewer system are contributing to this higher flow. Therefore, money is being spent on treating stormwater in the sanitary sewer lines. He stated that the Township staff was working on a letter to residents asking that all sump pumps and downspouts be disconnected from the sewer system.

Mr. Purnell stated that the Historic Resources Ordinance was under final draft.

Mr. Pielli announced that the Park & Recreation Department had several upcoming events, including the August 10, 2019 bus trip to Ellis Island for \$50 per person and the August 11, 2019 Summer Concert with Blues Philly.

Township Manager's Announcements

Mr. LaLonde had no announcements.

Township Engineer's Stormwater / Woodlands at Greystone Announcements

Mr. Craig announced that Aram Avenue was almost complete as part of The Woodlands at Greystone residential subdivision project, but advised that no trespassing was allowed. He also stated that model homes were under construction.

Mr. Craig announced that in regards to the Township's MS4 permit renewal and 2nd comment period, no public comments were received. He stated that the permit was advertised in the July 13, 2019 PA Bulletin with an August 13, 2019 public comment period deadline. He stated that after the August 13, 2019 public comment deadline, the final permit would be issued.

Mr. Craig stated that with all of the heavy rainfall events, stormwater systems are not designed for these heavy events. He stated that we are responding to all stormwater complaints as they come in.

Zoning Officer's Announcements

Mr. Webb announced that the Zoning Hearing Board heard three cases on July 18, 2019 and would most likely render Decisions at their August 22, 2019 meeting. He stated that a new variance request for the 50' street frontage requirement for 898 Sheridan Drive will be heard on August 22, 2019 as well. Mr. Purnell asked if this was the former Baker property and if Natural Lands Trust had sold the property and Mr. Webb replied in the affirmative. There was no position taken on the variance request by the Board of Supervisors.

Final Land Development Plan for 956 South Matlack Street – Luxor Apartments (Agway property)

Mr. John Jaros presented details from the proposed plan and a history of the development project. Mr. John Tallman with Commerce Pursuit Capital and Steve Sauselein, project engineer, provided additional details. Mr. Jaros stated that the developer had a pending variance request before the Township's Zoning Hearing Board, but the case's outcome has no effect on the plan. Mr. Craig concurred with Mr. Jaros.

Ms. Stuntebeck asked if all Chester County Planning Commission recommendations were addressed. Mr. Craig responded yes.

Mr. Walsh had questions regarding parking and stormwater.

Mr. Pielli asked about the project's parking space widths. Mr. Jaros responded that their request before the Zoning Hearing Board was to reduce the parking stall width for 47 spaces and those spaces are tenant assigned

for smaller cars and motorcycles. Mr. Jaros stated that the plan is totally compliant for parking without the addition of these smaller parking spots.

Mr. Meakim made a motion to approve the Final Land Development Plan. Mr. Walsh seconded the motion.

Meg Diskin had comments regarding traffic impact of the new development.

Margie Swart had several comments and asked the Board to not approve the plan.

Mr. Pielli stated that this project has been discussed for some time and that other uses for the site included hotels.

Mr. Pielli asked Mr. Jaros to discuss the plan's proposed traffic improvements.

Mr. Jaros stated that the applicant went above and beyond Township requirements for traffic improvements with road widening on South Matlack Street; signal timing changes and the addition of dedicated left turn arrows and an extended left turn lane. He stated that the applicant was paying for all of the proposed traffic improvements.

After the discussion, the Board approved the Final Land Development Plan unanimously.

Final Land Development Plan for a COMAG Building for West Goshen Sewer Authority at 848 S. Concord Road

Mr. Craig stated that the Sewer Authority was seeking approval for a new sewer plant building to house new processing equipment called COMAG (phosphorus reduction system) to be located at the sewer plant at 848 S. Concord Road. He stated the Township Planning Commission recommends approval.

Mr. Walsh stated that this COMAG system is a critical piece of the improvements that will reduce 97% of phosphorus discharge into Goose Creek. The US Environmental Protection Agency settlement was the basis for installing the COMAG system.

On a motion by Mr. Purnell, seconded by Mr. Walsh, the Board unanimously approved the Plan.

Accolade Properties discussion (Discovery Daycare) at 325 S. Five Points Road

Mr. John Jaros provided additional details the proposed rezoning of the existing Discovery Daycare property at 325 S. Five Points Road. Mr. Jaros presented the pertinent Code sections to be revised to allow the project to proceed.

Mr. Pielli asked if traffic would be better with this 11-lot proposal as opposed to the by-right plan. Mr. Jaros stated that the by-right plan would have individual driveways on S. Five Points Road, so this revised zoning would be much better for traffic.

Dr. White inquired about lot sizes in the existing Suburban Village development. Mr. Craig responded.

On a motion by Mr. Purnell, seconded by Mr. Meakim, the Board unanimously authorized the Ordinance revision to proceed.

Conditional Use Decision and Order for Greystone Elementary and West Chester Area School District at 1125 Pottstown Pike

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Mr. Jennings stated that following the Board of Supervisors conducted a Conditional Use Hearing on June 18, 2019 for a new Greystone Elementary School for West Chester Area School District to be located at 1125 Pottstown Pike.

Mr. Pielli asked about the discussed sidewalk on the west side of the driveway (sidewalk #11). Mr. Jennings stated that the School District accepted the Condition to add this sidewalk to the project.

Mr. Walsh asked if the School District would design the school with the thought of some day adding solar panels to the roof. Mr. Mark Groves, School District representative, stated that the roof support structure would have to be beefed up in order to add solar panels in the future.

Dr. White inquired about bollards.

Abbas Rahbari had comments regarding solar panels and asked for the total estimated cost of construction. A School District representative responded the total cost of the project was \$22,500,000.

On a motion by Mr. Purnell, seconded by Mr. Meakim, the Board unanimously approved the Conditional Use Decision and Order for the Greystone Elementary School at 1125 Pottstown Pike for the West Chester Area School District.

307 Westtown Road Zoning Uniformity

Mr. Craig stated that the owner of 307 Westtown Road had the parcel subdivided recently to “square off” the parcel. The new portion of the parcel’s Zoning district is different from the remainder of the parcel and the applicant has requested to Rezone the entire parcel the same Zoning District.

On a motion by Mr. Pielli, seconded by Mr. Purnell, the Board authorized the process to proceed with the Rezoning and map change.

Republic Services Waste & Recycling Contract Extension

Mr. LaLonde stated the Township is approaching the end of the first three years of the waste & recycling contract with Republic Services and that the existing contract allows for two, one-year extensions. Republic’s proposal is to increase the base contract amount by 3% for the first of the one-year extensions. Mr. Walsh asked that the Township counter with a 2.5% increase for this one-year extension.

Margie Swart made comment regarding the waste & recycling contract.

Ashley Gagne made comment regarding the waste & recycling contract.

The Board tabled the discussion until the next Board meeting in August.

Ordinance No. 7-2019 – Fireworks

Mr. Jennings introduced Ordinance No. 7-2019, an amendment to the existing Township “Fireworks” Ordinance. He stated Pennsylvania law recently changed, causing the Township to have to amend its “Fireworks” Ordinance. Mr. Jennings provided the following exhibits: Exhibit B-1, Proof of Publication of the Ordinance in the July 10, 2019 edition of The Daily Local News; Exhibit B-2, Ordinance submission to the Chester County Law Library made on July 9, 2019; and Exhibit B-3, Ordinance advertisement submission to The Daily Local News made on July 9, 2019.

Meg Diskin had comments regarding fireworks.

On a motion by Mr. Walsh, seconded by Mr. Meakim, the Board unanimously approved Ordinance No. 7-2019.

Municipal Complex Office Cleaning Bids

Mr. LaLonde stated that recently, the Township’s office cleaning company, Shallis, was ceasing operations and the staff put out office cleaning for bid.

The following bids were received and opened on July 9, 2019 and the low-bidder, CleanNet USA was the apparent low bidder.

On a motion by Mr. Purnell, seconded by Mr. Meakim, CleanNET USA was awarded the bid for cleaning services for \$5,753 per month.

Company	Address	Bid Amount
CNS Building Services	501 Cambria Ave, Suite 131 Bensalem, Pa. 19020	\$6,995.00
CleanNet USA	234 Mall Blvd. Suite 115 King of Prussia, Pa 19406	\$5,753.00
Jani King	2500 Eisenhower Ave Norristown, Pa 19403	\$8,629.19

Margie Swart had comments regarding the bid process.

Intermunicipal Agreement between West Goshen Township, Westtown Township and the West Goshen Sewer Authority

Ms. Tina Smith, member of the Sewer Authority, explained the new Agreement between the municipal entities.

Mr. Walsh explained the process in negotiating the Agreement and the particular elements of the new Agreement.

On a motion by Mr. Walsh, seconded by Mr. Purnell, the Board unanimously approved the Agreement.

Various Ordinances Discussion – Cyber Schools / Historic Resources

Mr. Tom Mohr appeared before the Board to again discuss adding cyber schools to the Industrial-2 (I-2) Zoning District. Mr. Pielli stated that the Board needed more time to discuss the issue.

Mr. Kevin Pistiner, Chair of the Township Historic Commission, stated that the Commission is researching adding language to the proposed Historic Resources Ordinance to include additional selection criteria, including famous architects or a landmark event occurring at the property. Mr. Purnell also stated that Ms. Kristin Camp suggested listing the parcels by Addendum instead of in the Ordinance directly.

Public Comment

Augustine May had comments regarding the proposed West Chester University Overlay project.

Margie Swart had comments regarding use of propane at The Woodlands at Greystone project.

Meg Diskin had comments regarding the existing waste & recycling contract.

Ashley Gagne had comments regarding the existing waste & recycling contract.

Dr. Douglas White had comments regarding the propane system at The Woodlands at Greystone project.

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 9:08 p.m.

Respectfully submitted,

Casey LaLonde
Township Secretary