

**WEST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MONTHLY MEETING
OCTOBER 15, 2019**

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

Special Board of Supervisors 2020 Budget Workshop

A special Board of Supervisors Budget Workshop meeting was called to order by Chair Robin Stuntebeck at 6:02 PM.

Mr. LaLonde detailed the various 2020 capital equipment requests from the Township's Department Heads. The capital requests are based on the Township's 5-year capital improvement plan.

A lengthy discussion ensued regarding the various Department Heads' requests, including the Police Department's request for new police vehicle in-car cameras and Officer body cameras, Public Works equipment, vehicles, Administration's request for new shared vehicles and the Engineering Department's request for a new plotter.

The capital equipment budget discussion concluded at 6:50 p.m.

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

Regular Monthly Board Meeting

The regular monthly meeting of the Board of Supervisors of West Goshen Township was called to order by Chair Robin Stuntebeck, at 7:02 p.m. on Tuesday, October 15, 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 reminded the audience of the public comment rules and procedures.

Board Comments on The Daily Local News Article, "K-Mark Closing"

Various Board members made comment on the erroneous reporting by The Daily Local News on the imminent closing of the K-Mart retail store located at Goshen Shopping Center. The Daily Local News headline for the article stated that in place of the closing K-Mart retail store, several hundred apartments would be built. The Board commented that this is wrong and that the retail center is Zoned Commercial, meaning no residential uses are permitted. The Board concluded, stating that there is no intent to Rezone the shopping center to include residential uses.

Monthly Township Reports

Chief Joseph Gleason provided the Police Department report for the month of September 2019. Chief Gleason stated that handouts on ReadyChesCo and Smart 911 are in the back of the meeting room. He announced that the Juvenile Unit is hosting a "Trunk or Treat" activity for children at 915 Fernhill Road and please check the Police Department's website for more information.

John Beswick provided the Fire Marshall's report for the month of September 2019.

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

Discussion of Accolade Properties Proposed Rezoning of 325 N. Five Points Road

Mr. Jennings reintroduced the issue of the request by the equitable owner of 325 N. Five Points to Rezone the property and approximately 300 adjoining residential properties to reduce bulk and area requirements and to allow for 11 single-family homes to replace the existing Discovery Daycare center, six existing apartments and the existing single-family home on the site.

Mr. Jennings stated that the earliest this Zoning amendment could be approved by the Board of Supervisors would be at their November 19, 2019 public meeting.

Mr. Jennings stated that the proposed Rezoning would provide relief for the non-conforming Zoning issues currently at issue in the neighborhood surrounding the 325 N. Five Points Discovery Daycare center property.

Mr. Webb described the non-conforming lot issues currently faced by property owners in this neighborhood, including the need for property owners to seek Zoning Hearing Board variances and relief for everything from installing a shed, expanding their home or adding a deck, due to the fact that their properties are Zoned for 18,000 square foot lots with their lots only being 10,000 square feet.

Mr. Craig stated the same conclusion on the non-conforming lot issues facing the neighborhood.

Steve Oday had questions regarding the proposed Rezoning of his neighborhood and 325 N. Five Points Road.

Debra Shultz had questions regarding the proposed Rezoning of her neighborhood and 325 N. Five Points Road.

Jack Robinson, developer of 325 N. Five Points, was available to answer residents' questions on the proposed Rezoning.

Jackie Ruddell had questions regarding the proposed Rezoning and Mr. Robinson and Matt Pusey, co-developer, answered these and other questions.

Richard Trembicki had questions and statements regarding the proposed Rezoning of his neighborhood and 325 N. Five Points Road.

John Poth had questions and statements regarding the proposed Rezoning of his neighborhood and 325 N. Five Points Road.

Sue Ragusa had comments regarding the proposed Rezoning of her neighborhood and 325 N. Five Points Road.

Susan Depile had comments regarding the proposed Rezoning of her neighborhood and 325 N. Five Points Road.

Mr. Meakim made a motion to move ahead with the Rezoning approval process for the November 19, 2019 Meeting, seconded by Mr. Purnell.

John Poth asked that that process slow down.

The motion failed 2-2-1 with Mr. Pielli and Mr. Walsh opposed and Ms. Stuntebeck abstaining.

On a motion by Mr. Purnell, seconded by Mr. Meakim, the Board voted unanimously to open the Rezoning Hearing at their December 17, 2019 meeting.

Resolution 17-2019 – Speed Limit Changes to Various Township Streets

Mr. Craig introduced Resolution 17-2019, changing the speed limits on various Township streets from 15 MPH to 25 MPH. Mr. Craig stated that the currently speed limits and signage in place are illegal, as only designated School Zones may be 15 MPH.

Mr. Purnell made a motion to approve Resolution 17-2019, seconded by Mr. Meakim.

Liz Startare had comments about Resolution 17-2019.

John Hellman had comments about Resolution 17-2019.

Doug White had comments about Resolution 17-2019.

Eric Shiefski had comments about Resolution 17-2019.

As there was no additional public comment, the Board voted unanimously to approve Resolution 17-2019.

Meeting Minutes Approval

On a motion by Mr. Meakim, seconded by Mr. Purnell, the Board unanimously approved the meeting minutes of September 4, 2019 and September 17, 2019.

Treasurer's Report Approval

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

Board of Supervisors' Announcements

Mr. Walsh stated that at the September Board of Supervisors meeting, the Board and public received a Sunoco Mariner II update and that the supplemental report on the Boot Road pump station explosion was subsequently made available to the Board. Mr. Walsh made a motion to release the supplemental report, seconded by Mr. Purnell. The motion passed unanimously. The supplemental report would be published on the Township's website.

Mr. Walsh announced that the Chester County Clean Energy Tour was being held starting at 10:00 AM, October 19th and highlights solar powered homes and clean energy homes, businesses and schools in Chester County. More information may be found at nationalsolartour.org.

Mr. Walsh announced that the CADMUS advisory group, working with the West Chester Area Council of Governments (COG), will have their draft findings review at the 6:00 p.m., November 7, 2019 COG meeting to be held at East Goshen Township.

Ms. Stuntebeck announced that on Columbus Day weekend, Sunoco continued working past established Township work hours on the pipeline pullback for the Mariner II project. She stated Sunoco worked past 11:00 p.m. before being shut down by the West Goshen Township Police Department. This was after the Board denied Sunoco's request to conduct 24/7 pullback operations for the pipeline.

Mr. Pielli announced that the Park & Recreation Department was hosting the final Fall Movie at the Township's amphitheater at Community Park, showing *Spiderman: Into the Spiderverse* on Saturday, October 19, 2019 at 7:30 p.m.

Mr. Pielli announced that the annual Harvest Festival was scheduled for 2:00 p.m. to 4:00 p.m. on Saturday, October 20, 2019 at Community Park.

Township Manager's Announcements

Mr. LaLonde announced that the Township has started a new program to accept televisions, by appointment, for recycling, at the Township building. Residents are asked to call to make an appointment Monday through Thursday to utilize this program. The cost is \$25 per television, payable to West Goshen Township.

Township Engineer's Stormwater / Woodlands at Greystone Announcements

Mr. Craig announced that he was attending the Villanova University stormwater conference this week.

Mr. Craig stated that he has not received an update on the timetable for PADEP to deliver the Township's MS4 permit.

Mr. Craig announced that for The Woodlands at Greystone project, Aram Avenue has been paved, but the guiderail has not been finished. He also stated that the traffic signals on Pottstown Pike at Aram Avenue and Phoenixville Pike at Aram Avenue are installed but not yet active.

Zoning Officer's Announcements

Mr. Webb announced that the Zoning Hearing Board had two cases for their October 3, 2019 meeting. A variance request for 504 Howard Road was granted; a variance for the Sheridan Drive property was also granted.

Mr. Webb announced that a Hearing for 315 Snyder Avenue, a variance for a non-conforming lot was heard.

Mr. Webb announced that the variance request by Commerce Capital (new Luxor apartment building) was denied and the applicant has appealed the Zoning Hearing Board's decision to Court of Common Pleas. Mr. Jennings followed up, stating the Board of Supervisors can intervene in the appeal. On a motion by Pielli, seconded by Mr. Meakim, the Board voted unanimously to intervene in the Luxor case.

Mr. Webb announced that he was scheduled to attend the American Association of Code Enforcement conference next week.

Ordinance No. 8-2019 – Zoning Map Change

Mr. Jennings opened the Hearing for Ordinance No. 8-2019 at 9:00 p.m. Mr. Jennings stated that the owner of parcel 52-5-106, which is currently Zoned C-5 General Highway Commercial, has requested a Zoning District change to have the entire parcel changed to MPD – Multi-Purpose District. The property is currently split between the two Zoning Districts.

Mr. Jennings stated that the Chester County Planning Commission and West Goshen Township Planning Commission have reviewed the application and both recommended approval of the change.

Mr. Jennings announced the following exhibits:

- B-1 – Proof of Publication in The Daily Local News on September 30, 2019 and October 7, 2019.
- B-2 – Letter to the Chester County Law Library.
- B-3 – Letter to The Daily Local News.
- B-4 – Property Owner letter.
- B-5 – Affidavit of Posting from Zoning Officer Bill Webb.
- B-6 – Chester County Planning Commission review letter from August 28, 2019.

On a motion by Mr. Meakim, seconded by Mr. Purnell, the Board voted unanimously to approve Ordinance No. 8-2019.

Wireless Communications Facilities Proposed Ordinance

Mr. Jennings introduced the draft, proposed Wireless Communications Facilities Ordinance. The Ordinance adds definitions per recent changes to the Federal Communications Commission (FCC) regulations for wireless facilities. He stated that wireless broadband facilities are to be placed on existing infrastructure or new poles. He stated that these changes bring the existing Township Code into compliance with the FCC's regulations.

Mr. Purnell made a motion to move ahead with the process to adopt the Ordinance at the November 19, 2019 meeting, seconded by Mr. Pielli.

John Hellman had comments regarding the proposed Ordinance.

Doug White had comments regarding the proposed Ordinance.

After public comment, the Board unanimously approved the adoption process to move forward.

Historic Resources Draft Ordinance Update

Mr. Jennings reintroduced the draft, proposed Historic Resources Ordinance and detailed the Ordinance's objectives. He stated that the Ordinance was drafted to regulate various facets of Township historic properties.

Following a discussion of the proposed Ordinance, Mr. Purnell made a motion to send notifications to the affected historic property owners of the following upcoming meetings:

Historical Commission meetings on October 24, 2019 and November 21, 2019.

Board of Supervisors meeting on December 17, 2019.

Ted Murphy had comments regarding the proposed Historic Resources Ordinance.

After a brief discussion, the Board voted unanimously to notify historic resource property owners by letter about the proposed meetings to discuss the proposed Ordinance.

DeVal Loan Conversion – Resolution 18-2019

Mr. LaLonde reintroduced the topic of converting the existing DeVal loan to a fixed rate at a lower interest rate. Mr. LaLonde explained that the Township will lock in a lower rate of 1.592%, down from the current rate of 2.787% for a loan term ending in 2028.

Mr. Purnell made a motion to approve Resolution 18-2019, with Alternative 2, with Mr. Walsh seconding the motion.

Doug White had comments regarding Resolution 18-2019.

After a brief discussion, the Board unanimously approved Resolution 18-2019.

Appointment of Walt Wills to Township Sewer Authority

Mr. Walsh introduced Mr. Walt Wills as a nominee for appointment to the Township Sewer Authority. Mr. Walsh announced that former Sewer Authority member and Treasurer Dan Tierney moved from the Township, providing a vacancy on the Authority. Mr. Walsh thanked Mr. Tierney for his service to the Authority and Township and that it was a pleasure working with Mr. Tierney.

Mr. Walsh stated that Mr. Wills was a retired Vice President with the Coca-Cola Company and has knowledge of water quality through his work with Coca-Cola.

Mr. Walsh made a motion to appoint Mr. Wills to the Township Sewer Authority to fulfill Mr. Tierney's unexpired term, seconded by Mr. Pielli. The Board voted unanimously to approve Mr. Wills' appointment.

Dry Polymer Bid Award – Wastewater Department

On a motion by Mr. Walsh, seconded by Mr. Purnell, the Board voted unanimously to approve the bid for Dry Polymer for the Wastewater Department to Pollu-Tech, Inc. at a price of \$1.90 for +/- 15,000 pounds.

Vendor	Price for 15,000 Pounds Dry Polymer
Pollu-Tech, Inc P.O. Box 583 DuBois, PA 15801-0583	\$1.90 / lb.
George S. Coyne Chemical Company, Inc. 3015 State Road Croyden, PA 199021	\$2.1729 / lb.

Public Comment

There was no public comment.

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There being no further business, on motion by Mr. Purnell, seconded by Mr. Walsh, the meeting adjourned at 9:21 p.m.

Respectfully submitted,

Casey LaLonde
Township Secretary