

**WEST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
November 10, 2004**

A regular meeting of the Board of Supervisors of West Goshen Township was called to order by Chairman Patricia B. McIlvaine at 4:02 p.m. on Wednesday, November 10, 2004, at the West Goshen Township Administration Building. All members were present. Ms. McIlvaine opened the meeting with the Pledge of Allegiance to the Flag.

Ms. McIlvaine opened the floor for public comment. No comments were made.

Ms. McIlvaine announced the appointment of Ms. Sharon Lynn as West Goshen Township Zoning Officer.

Ms. McIlvaine announced the appointment of Mr. Walker C. Tompkins, Jr., as Alternate Member of the Pension Committee.

Ms. Sharon Lynn, Township Manager, announced that there will be a special Board of Supervisors meeting on November 17, 2004 at 4:00 p.m. and that the November 24, 2004 regular Board of Supervisors meeting is canceled.

Ms. Lynn announced that Board of Supervisors Hearing S-5-04 which was continued from August 11, 2004 to this date for Omnipoint Communications has been canceled as the applicant has withdrawn their application.

On motion by Mr. Meakim, seconded by Dr. White, the Board unanimously approved the Board of Supervisors minutes from October 22 and October 27, 2004.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved the Treasurer's Report dated October 31, 2004 for the General Fund, the Sewer Revenue Fund, the Waste and Recycling Fund, and the Capital Reserve Fund, as well as the bills to be paid from the General Fund, the Sewer Fund, the Capital Reserve Fund, and the Waste and Recycling Fund.

Chief Michael Carroll gave the Police Report for the month of October 2004. Mrs. Evelyn Baker, 900 Sheridan Drive, asked how many of the 96 alarms in the Police Report were false alarms and Chief Carroll replied that 90 were false alarms.

Ms. Andrea Testa, Fire Marshal, gave the Fire Marshal Report for the month of October 2004. Ms. Testa also gave the report for Goshen Fire Company and Good Fellowship Ambulance. Ms. Testa explained that a Knox Box is located on the outside of a building and can only be opened by fire emergency responders. She said the box contains keys that provide access to the building resulting in less damage to the property if fire emergency personnel need to enter the premises and there is no response from the occupants.

Mr. Richard E. Hicks, Building Official, gave the Building Inspection Activity Report for October 2004.

The following bids were opened and read by Mr. Richard J. Craig, Township Engineer:

VENDOR	DIESEL FUEL	NO LEAD GASOLINE	#2 FUEL OIL
Diamond Delchester P. O. Box 596 West Chester, PA 19381	\$1.4926 per gallon	\$1.3855 per gallon	\$1.4790 per gallon
Sheller Oil Company P. O. Box 3311 West Chester, PA 19381	\$1.4450 per gallon	No Bid	\$1.4645 per gallon
Reilly & Sons Inc. 601 E. Lincoln Highway P. O. Box 183 Exton, PA 19341	\$1.442 per gallon	\$1.369 per gallon	\$1.5825 per gallon

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved awarding the bid to the lowest bidder pending a review by Mr. Craig.

The following bid for Sludge and Waste Hauling Disposal for 2005 was opened and read by Mr. Craig:

VENDOR	FOUR YARD DUMPSTER	TWENTY-FIVE YARD DUMPSTER
Charles Blosenski Disposal 265 Lippitt Road Honey Brook, PA 19344	\$60.00 per load	\$160.00 per load

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved awarding the bid to Charles Blosenski Disposal.

Mr. Craig opened and read the following bids for Generator Maintenance Service for 2005:

VENDOR	TOTAL COST
Industrial Diesel Power, Inc. 933-935 Washington Avenue Croydon, PA 19021-7562	\$6,895.00
Cummins Power Systems, Inc. 2727 Ford Road Bristol, PA 19007-6895	\$15,275.00
Electrical Motor Repair Company 809 E. State Street Trenton, NJ 08609	\$4,448.95
Power Tech Services, Inc. 1 South Gold Drive Hamilton, NJ 0869	\$5,060.00
Enerwise Global Technologies P. O. Box 390 Kennett Square, PA 19348	\$4,438.00
Reading Electric 80 Witman Road Reading, PA 19605	\$3,585.00
Johnson & Towers 500 Wilson Point Road Baltimore, MD 21220	\$7,160.00

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved awarding the bid to Reading Electric pending a review by Mr. Craig.

Mr. Craig opened and read the following bids for Dry Polymer:

VENDOR	10,000 LBS. MORE OR LESS DRY POLYMER
General Chemical Corporation 90 East Halsey Road Parsippany, NJ 07054-3705	No Bid
Atlantic Coast Polymers, Inc. 6207 Bee Caves Road Suite 180 Austin, TX 78746	\$1.745 per lb.
Coyne Chemical 3015 State Road Croydon, PA 19021	\$1.745 per lb.
Custom Environmental Technology 8 Iron Bridge Drive Collegeville, PA 19426	\$1.31 per lb.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved awarding the bid to Custom Environmental Technology pending a review by Mr. Craig.

Mr. Craig opened and read the following bids for Liquid Aluminum Sulfate:

VENDOR	45,000 Gallons More or Less of Liquid Aluminum Sulfate
Delta Chemical Corporation 2601 Cannery Avenue Baltimore, MD 21226-1595	\$96.28 per ton
General Chemical Corporation 90 East halsey Road Parsippany, NJ 07054-3705	\$94.33 per ton

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved awarding the bid to General Chemical Corporation pending a review by Mr. Craig.

Prior to the consideration of a possible approval of a Final Land Development Plan for a 30,850 square foot health club building addition for Atlantic Coast Athletic Club (ACAC) located at 1130 McDermott Drive, Mr. Craig stated that a study of traffic at the intersection of Greenhill Road and McDermott Drive was done and it was determined that a traffic signal is warranted at the intersection. He said a condition of approval of the plan is that ACAC will pay for the installation of the traffic signal. Dr. White requested that it be recorded on the plan that no Use and Occupancy Permit will be issued until the traffic signal is installed.

On motion by Mr. Meakim, seconded by Dr. White, the Board unanimously approved a Final Land Development Plan for a 30,850 square foot health club building addition for Atlantic Coast Athletic Club located at 1130 McDermott Drive. Mr. Matthew Reaney and Mr. Joseph Russella from D. L. Howell were present to represent the plan.

Prior to the consideration of a possible approval of a Final Subdivision Plan for a 10-lot residential subdivision for Thompson Homes located at 618 Airport Road, Mr. Craig said the purpose of this plan was to detach the retention basin from Lot #2 and to give ownership and responsibility for the basin to the homeowners' association.

On motion by Ms. McIlvaine, seconded by Dr. White, the Board unanimously approved a Final Subdivision Plan for a 10-lot residential subdivision for Thompson Homes located at 618 Airport Road. Mr. Matthew Reaney and Mr. Art Sagner were present to represent the plan.

Prior to the consideration of a possible denial of a Final Land Development Plan for a 1,420 square foot office building addition for Premier Construction, Inc., located at 211 Carter Drive, Mr. Craig said that no one was present to represent the plan. He stated that there are deficiencies with the plan and a retention basin that was to be built under the original plan has not been constructed. Mr. Craig said that a stone parking lot was constructed without proper permits for soil and erosion control. He said that Mr. William Freas, the applicant, has been notified of the deficiencies and has been told that the plan needs to be brought into compliance with the West Goshen Township Code. Mrs. Baker asked if the building on the property was occupied and Mr. Craig replied that it is occupied. Mrs. Baker asked how the owner was able to obtain an occupancy permit and Mr. Craig answered that the original plan included the building and it was constructed according to code. He said that the plan under consideration is for additional parking.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously denied a Final Land Development Plan for a 1,420 square foot office building addition for Premier Construction, Inc., located at 211 Carter Drive.

Ms. McIlvaine opened the floor for public comment.

Mr. Stephen Hall, 107 Snyder Avenue, stated that he has a problem with stormwater flooding his property and that he knew the Township had been working with Mr. and Mrs. Michael Lorello, 105 Snyder Avenue, to find a solution. He asked what the status was of the study being done. Mr. Craig replied that an engineering study and design was completed to help relieve the flooding which would cost \$21,000 to implement. Ms. Lynn said that Mr. and Mrs. Lorello were in attendance at the Board of Supervisors meeting on October 27, 2004, and that the Board had advised the Lorellos that the cost of the project was more than the Board was willing to approve. She said that Mr. Craig has been in contact with Glace Associates, the engineer who did the study, to explore the possibility of other designs.

Mr. Hall said that he is not pleased with the study because it includes a berm which will force water to the front of his house and will cause more flooding on his property. Dr. White responded that the Board feels the recommended engineering design would be too expensive for the Township to implement. Mr. Hall said that he purchased his house five years ago during a drought and he was not aware that there had been problems with flooding dating back to 1979. He said he was told by Ms. Lynn and Mr. Craig that he would not be granted permits to try to solve the problem on his own and that he would not be permitted to divert water from his property onto the property of others. Mr. Craig said that Mr. Hall was not told he could not do anything to solve the problem, but was told he could not do anything that would harm other properties. He added that the berm would be installed to force water to flow to an infiltration bed, not towards Mr. Hall's house. Dr. White said that the Board is awaiting further engineering studies for alternate solutions to the water problem.

Mrs. Baker said that since the installation of a pipe under High Street, the stream that goes into the pipe has eroded a corner of her property. She said that during the last heavy rain storm the water came to the top of the detention basin by the pumping station near her property. She stated the pumping station would be endangered if the culvert could not handle the volume of water and she asked that Township officials look at the area for different drainage solutions. Mr. Craig responded that the system was designed to handle a 25 year storm and the recent rains were 100 year storms. He added that the system design meets all criteria and ordinances. Mrs. Baker suggested that the water be diverted to another nearby stream and Mr. Craig responded that the stream she was referring to would force the water to travel uphill, which is not acceptable. Mrs. Baker said that

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she had expressed her concerns about the water during the Zoning Board Hearings for the West Chester University Performing Arts Center and Mr. Craig said that Mrs. Baker's concerns were considered at that time.

Ms. Lynn announced that a budget meeting with the Board of Supervisors and Senior Staff would be conducted immediately following the Board of Supervisors meeting on this date and that the public was welcome to attend.

There being no further business, on motion by Dr. White, seconded by Ms. McIlvaine, the meeting was adjourned at 4:52 p.m.

Respectfully submitted,

Sharon Lynn
Township Manager