

WEST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
NOVEMBER 14, 2012

Township Supervisors:

Raymond H. Halvorsen, Chairman
Mrs. Patricia B. McIlvaine, Vice-Chairman
Dr. Robert S. White, Member
Theodore J. Murphy, Esq., Member
Philip J. Corvo, Member

Township Officials:

Mr. Casey LaLonde, Township Manager
Mr. Rick Craig, Township Engineer
Ms. Diane Clayton, Zoning Officer
Ms. Kristin Camp, Township Solicitor

A regular meeting of the Board of Supervisors of West Goshen Township was called to order by Chairman Raymond Halvorsen at 7:00 p.m. on Wednesday, November 14, 2012 at the West Goshen Township Administration Building. Mr. Halvorsen opened the meeting with the Pledge of Allegiance to the Flag.

Chief Joseph Gleason gave the Police Report for the month of October 2012.

Ms. Andrea Testa, Fire Marshal, gave the Fire Marshal Report for the month of October 2012. Ms. Testa also gave the report for Good Fellowship Ambulance Company and the Goshen Fire Company.

Mr. John Beswick gave the Building Inspection Activity Report for October 2012.

Mr. Halvorsen opened the floor for public comment.

Mr. Jon McCormack, 840 Spruce Avenue, gave his thanks to the Board of Supervisors for the Roslyn traffic changes and to the West Goshen Township Police Department for their enforcement of the new traffic patterns.

Mr. Halvorsen announced that two executive sessions occurred recently, one on October 24, 2012 and one on November 7, 2012 to discuss personnel issues.

Mr. LaLonde announced that the next yard waste collection is scheduled for Saturday, November 17th. He asked that all residents have their yard waste at the curb by Friday night as Republic / Allied Waste begins at 6:00 AM Saturday morning with their collection process. Mr. LaLonde stated that due Superstorm Sandy, any and all yard waste will be collected on November 17th, including branches, leaves, etc.

Ms. Clayton provided the following Zoning Hearing Board announcement:

NOTICE IS HEREBY GIVEN that the Zoning Hearing Board of West Goshen Township will conduct a public hearing at the Township Administration Building, 1025 Paoli Pike, West Chester, PA 19380, on Thursday, November 29, 2012 at 7:00 P.M. to hear the following application:

ZHB 6-12: The applicant and legal owner is Koehlsac Properties, 208 Carter Drive, Suite 13B, West Chester, PA 19382. The property for which the application is made is located at 208 Carter Drive, Suite 13B; being Tax Parcel No. 52-3-196.6b, and zoned I-2 Light Industrial Zoning District. The present land use consists of several manufacturing and warehouse uses. The Applicant seeks a special exception pursuant to Section 84-38.A. (16)(c) of the West Goshen Township Zoning Ordinance, to allow retail sales as an accessory use. In addition, applicant seeks any additional relief, including variance relief, that may be required to allow for an accessory use of retail sales pursuant to the requirements of Section 84-53 A. – F.

Persons affected by the application may appear at the hearing, and prior to testimony, may apply in writing for admission as Party to the Proceedings. All interested persons are invited to attend and participate. Should any

person require special accommodations to attend this meeting, please contact the West Goshen Township Administration Office at 610-696-5266 at least 48 hours in advance of the meeting.

On a motion by Mrs. McIlvaine, seconded by Dr. White, the Board approved the meeting minutes of October 10, 2012 and October 24, 2012.

On a motion by Dr. White, seconded by Mrs. McIlvaine, the Board approved the Treasurer's Report dated October 31, 2012, 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.

Randy Myers and William DeGuffroy, staff members of the Chester County Planning Commission, presented an update of the ongoing efforts to create a Bike and Pedestrian Plan for central Chester County. Mr. Myers stated that for approximately the last year, representatives of several central Chester County municipalities and its residents have attended meetings and provided feedback regarding bike and pedestrian accessibility in the central Chester County region. The Plan's overall goal is to provide Zoning and Ordinance support to municipalities to create bike and pedestrian linkages and connections where none exist today. The project is expected to wrap up in early 2013 with adoption by Chester County soon after. This planning project is funded by the Delaware Valley Regional Planning Commission and the Chester County Planning Commission.

A brief discussion of the traffic situation on Karen Lane occurred. Kathi Shallack, 1205 Karen Lane, stated that she and her neighbors submitted a petition to have timed "no left turn" signs installed to keep traffic from entering their neighborhood during rush hour. Mr. Halvorsen asked Mr. Craig what recent traffic counts have shown and what has been done thus far. Mr. Craig stated that several traffic counts have been conducted over the last several years and show anywhere between 400 and 1,000 cars per day and due to the road's geometry, speeding is not a factor. Mr. Craig stated this is a normal operating volume for a neighborhood road of that type. Mr. Craig stated that "no through traffic" signage has been installed there for some time. Mr. Craig suggested that one of the best traffic calming measures is double yellow lines and white fog lines. If a motorist crosses over the double yellow lines, a Police Officer who witnesses the infraction may write the motorist a ticket. Mr. Halvorsen asked if Mrs. Shallack was in favor of the painted lines and she replied yes and that she and her husband would work on a new petition, asking if the residents on the street were interested. The Board thanked Mrs. Shallack for appearing at the meeting.

Ms. Camp introduced Ordinance No. 8-2012, amending Chapter 84 of the West Goshen Township Code to add a definition for "Learning Center" in Section 84-8 and to allow such use in the Commercial Zoning Districts of West Goshen Township. Ms. Camp stated that the Ordinance had been reviewed by the West Goshen Township Planning Commission, the Chester County Planning Commission, advertised in The Daily Local News and placed on file at the Chester County Law Library. On a motion by Dr. White, seconded by Mr. Murphy, the Board approved Ordinance No. 8-2012.

On a motion by Mrs. McIlvaine, seconded by Dr. White, the Board approved a Land Development for a 25,000 square foot showroom/office/shop building, located at 515 South Bolmar Street for Houseknecht Family, Ltd. Partnership. This is the former site of Davis Lumber.

On a motion by Mr. Halvorsen, seconded by Mr. Murphy, the Board approved a non-uniform employee policy regarding employees' attorneys' fees for work-related offenses. Mr. LaLonde stated this policy was to provide a more defined avenue for Township employees to be covered by Township liability insurance for legal fees when conducting approved work-related duties. The policy had been in effect informally for many years.

On a motion by Mr. Halvorsen, seconded by Mr. Murphy, the Board approved a storm water maintenance agreement for the Baxter Land Development Project on Andrews Drive. The storm water agreement is a new document used by the Township to ensure the proper perpetual maintenance of a project's storm water appurtenances.

On a motion by Dr. White, seconded by Mrs. McIlvaine, the Board approved a Developer's Agreement and Storm Water Agreement for the Wrangley Court Project, a 14-unit Land Development and Subdivision Project, by the Jerrehian Family Trust.

On a motion by Mrs. McIlvaine, seconded by Dr. White, the Board approved the 2012 Senior Citizen Trash Rebate Program recipients.

Mr. Halvorsen thanked the Board of Supervisors, Department Heads and employees for their work in completing the 2013 Preliminary Budgets.

Mr. LaLonde presented the 2013 General Fund, Sewer Fund, Waste & Recycling Fund, State Highway Fund and Capital Reserve Fund Preliminary Budgets. Mr. LaLonde thanked the Board of Supervisors, the Finance Department staff including Jeanne Denham, Finance Director, Jen Latzer, Assistant Finance Director and Christine Marino, Staff Accountant, all of the Department Heads and employees for their work in creating the 2013 budgets. The 2013 budget process was very smooth and efficient this year.

Mr. LaLonde stated that the 2013 General Fund contains no tax increase and decreases budget expenditures to approximately \$300,000 less than the 2012 budget.

Fund	Budgeted Revenues	Budgeted Expenditures
General Fund	\$13,036,169	\$14,805,512
Sewer Fund	\$ 4,186,266	\$ 4,170,518
Waste & Recycling Fund	\$ 2,280,027	\$ 2,275,313
State Highway Fund	\$ 494,641	\$ 475,000
Capital Reserve Fund	\$ 1,664,677	\$ 1,773,574

Mr. LaLonde stated that this Preliminary Budget would be available immediately on the Township's website, www.westgoshen.org and hard copies are available for review and purchase at the reception desk on the first floor. He stated that the Board's next step would be adoption of the Final Budget at their December 12, 2012 meeting.

There being no further business, on motion by Mr. Halvorsen, seconded by Dr. White, the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Casey LaLonde
Township Secretary