

**WEST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
August 17, 2016**

Township Supervisors:

Mr. Raymond H. Halvorsen, Chairman
Mr. Edward G. Meakim, Jr., Vice-Chairman
Mr. Philip J. Corvo, Jr., Member
Mr. Christopher Pielli, Esq., Member
Mr. Hugh J. Purnell, Jr., Member

Township Officials:

Mr. Casey LaLonde, Township Manager
Mr. Richard J. Craig, Township Engineer
Mr. William E. Webb, 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 Chairman Raymond Halvorsen at 7:00 p.m. on Wednesday, August 17, 2016 at the West Goshen Township Administration Building. Mr. Halvorsen opened the meeting with the Pledge of Allegiance to the Flag.

Mr. Halvorsen turned the meeting over to Mr. David Brooman, Township Special Counsel. Mr. Brooman provided an update on various Sunoco Logistics issues. He stated that since the July 13, 2016 meeting, the Commonwealth Court ruled on July 14, 2016 to uphold Sunoco Logistics' eminent domain powers in a 5-2 decision. He stated that the Clean Air Council case against Sunoco is moving ahead on narrow issues pertaining to the Pennsylvania Commonwealth's Constitution and environmental issues.

Mr. Brooman stated that the August 10, 2016 Pennsylvania Department of Environmental Protection (DEP) Section 102 Permit and Section 105 Permit Hearings were held and he attended. He stated the most commenters were labor interests and those concerned about safety issues. Two more Hearings are scheduled for these topics in coming weeks with overall public comment due on August 24, 2016.

Mr. Brooman discussed the draft Proclamation of Safety. He stated that Township safety expert Richard Kuprewicz is currently reviewing safety issues for the Mariner East II project and that his review should be completed within 30 or so days. Mr. Brooman suggested holding off on approving the draft Proclamation until Mr. Kuprewicz issues his safety review and the Board has time to review and digest the report.

Mr. Brooman stated that there is one outstanding issue with the Settlement Agreement between West Goshen Township and Sunoco, namely the upstream automatic safety valve has been installed, but the downstream automatic safety valve has not been installed due to an eminent domain issue with the resident on which the valve is currently located. He stated that Sunoco has started the eminent domain process on this property owner. The Board stated that we must press Sunoco on this automatic safety valve issue, as it is remaining from the Settlement Agreement.

Mr. Brooman stated that the Township should await DEP's release of comment responses document and take possible action at that time.

Ms. Camp asked if only written comments would be accepted by DEP about the Section 102 and 105 Hearings. Mr. Brooman responded that both written and verbal comments made at the Hearings would be accepted into the record and again, those written comments are due August 24, 2016.

Mr. Pielli made a motion to press Sunoco on the 2nd automatic safety valve installation and wait on approval of the Proclamation until Mr. Kuprewicz' report is released and follow response process, seconded by Mr. Purnell, with the motion unanimously approved 5-0.

Mr. Tom Casey asked about resident concerns about well water from the Westtown Township Supervisor wanting well water tested and that there is no requirement to grout around the pipeline once installed.

Mr. Pielli stated that Thornbury Township wants Sunoco to test 2000' feet out from the pipeline to have well water tested and that testing requirement should be made part of the Proclamation as well.

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Mr. Ted Murphy stated that the well water issue is a health concern and the Township is not restricted to investigate the issue due to the Settlement Agreement.

Ms. Camp stated that the Kuprewicz safety review is West Goshen Township specific.

Ms. Michelle Rule asked about Sunoco's Mariner East II pipeline status. She stated she is concerned about her well water.

Mr. Brooman stated that we can't do anything until the DEP Permits are issued and that once permits are issued, all sections will start construction at the same time across the Commonwealth and construction should commence around June 2017.

Ms. Rule asked if the Sunoco workers are certified. Mr. Brooman answered, yes, all sub-contractors are co-permittees on the project. She asked when the Board of Supervisors would consider water well testing. Mr. Pielli stated that the Board will continue to bring out all of the health and safety issues as the process moves forward. He reiterated that Thornbury Township is requesting a 2000' foot water testing distance from the pipeline.

Mr. Halvorsen stated that the Proclamation will document what we would like to see happen in regards to health and safety issues.

Mr. Tom Casey stated that a Proclamation is a statement. He asked why we couldn't request a letter now regarding water testing.

Ms. Camp stated that Mr. Kuprewicz may have additional suggestions for health and safety.

Mr. Pielli stated that we are waiting until we have all of the facts to act at one time. We will proceed accordingly.

Chief Joseph Gleason gave the Police Report for the month of July 2016. Chief Gleason stated telephone scams and fraud purportedly from the Internal Revenue Service are hitting Township residents. He stated the IRS never calls taxpayers looking for money and to please check the Police's Township website for more information.

Ms. Andrea Testa, Fire Marshal, gave the Fire Marshal Report for the month of July 2016. 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 July 2016.

Mr. Purnell announced that the Township was working on establishing a Township Historical Commission with members to include Bonnie Dean and Nancy McCabe.

Mr. LaLonde announced that the Board of Supervisors met in Executive Session to discuss potential litigation on August 17, 2016. Mr. LaLonde also announced the 3rd semester of the Neighborhood University program in which residents and business owners learn about local government. Information will be posted on the Township website by Friday.

Mr. Craig had no stormwater updates.

On a motion by Mr. Meakim, seconded by Mr. Purnell, the Board unanimously approved the meeting minutes of July 13, 2016.

On a motion by Mr. Meakim, seconded by Mr. Purnell, the Board unanimously approved the Treasurer's Report dated July 31, 2016, 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.

The presentation by Bob Hall, President of Goshen Fire Company, was tabled to the September 14, 2016 Board meeting.

Mr. Tom Casey stated that as the Traditions project is not moving forward, he asked if Goshen Fire Company were interested in buying the property adjacent to their fire station. Mr. Hall stated he would look into the situation.

Mr. Halvorsen introduced Mr. Senya Isayeff, member of the East Goshen Township Board of Supervisors regarding the 200th anniversary of the creation of East and West Goshen Townships. Mr. Isayeff asked the Board if they were interested in creating a joint committee to celebrate the split that occurred on June 12, 1817 with an effective date of August 7, 1817. Mr. Isayeff suggested parade through both municipalities be planned with other events throughout the year, leading up to the anniversary. Members of the existing West Goshen Township Historical Committee and Park & Recreation Board may serve on the committee to work on planning the activities. Mr. Purnell stated that he would like to serve as Board Liaison to this new committee.

Mr. Halvorsen introduced Lou Colagreco, who is representing the Jerrehian family in their Subdivision and Land Development known as "The Woodlands at Greystone," a 598-home development in the center of West Goshen Township and the last large undeveloped area of the Township.

Mr. Colagreco thanked the Board for their time and introduced Dean Jerrehian, Matt Hammond (with Traffic Planning & Design) and Ray Grochowski, the land owner's engineer. Mr. Colagreco stated that this development is a cluster-home style development, thereby saving approximately 162 acres of open space to be dedicated to West Goshen Township. He stated the Preliminary Plan approval was granted by the Board of Supervisors four years ago. All Federal and State permits are in hand and that the Township Planning Commission at their meeting this month gave unanimous recommendation for approval. He stated that discussion of the three existing dams on the property are still being discussed but will be resolved within thirty days.

Mr. Ray Grochowski provided an overview of the project to include the layout of the 598 homes; about six miles of roads, some private; approximately six miles of new pedestrian and bike trails and 162 acres of dedicated open space.

Mr. Halvorsen stated that this plan has had Preliminary Plan approval for several years and we wanted to keep the public informed as the progress.

Mr. Grochowski stated that the open space will be offered for dedication to the Township at the Use & Occupancy of the 200th home with all park improvements completed.

Mr. Halvorsen stated that Dr. Robert White worked very hard on all of the Conditions for this plan.

Ms. Jeannie Anderson asked if the existing lakes were to remain. Mr. Grochowski stated that the dams were to be reconstructed and the lakes to remain.

Mr. Rennard asked if there would be any impact to Phoenixville Pike. Mr. Hammond stated that road improvements are extensive. He stated that the traffic study identified improvements needed. The traffic study was updated from the one conducted in 2008 to include improvements on Phoenixville Pike, Pottstown Pike and the Rt. 322 Bypass. He stated that a new traffic signal at Saunders Lane would be installed and that the existing S-turn on Phoenixville Pike would be straighten out to some degree.

Mr. Pielli asked about a new traffic signal at Pottstown Pike and the proposed Boulevard. Mr. Hammond said that this new signal is included.

Mr. Halvorsen asked about the dams. Mr. Grochowski stated that he would have revised designs back in about two weeks.

Ms. Michelle Rule asked about the intersection of Greenhill Road and Phoenixville Pike. Mr. Hammond stated that this intersection is also having a traffic signal installed.

Ms. Maxine Richter asked if a Home Owners' Association was part of the project. Mr. Grochowski stated that the age-restricted portion of the project will have an HOA and the remaining homes will participate in a separate HOA.

Mr. Tom Casey asked if he is correct that the project will contain two HOA's. Mr. Grochowski replied that there will be two distinct HOA's. Mr. Casey asked about infrastructure. Mr. Grochowski stated that some roads will be public, some private and that the entire facility will be serviced by Township Police and the respective responding Fire Companies. Mr. Halvorsen stated that the Township may need to hire additional personnel, due to the size of this project for various services.

Mr. Tom Casey asked about public school impact. Mr. Halvorsen responded that the Board cannot speak for the School District.

Mr. Joe Stillman asked about public utilities. Mr. Grochowski stated that natural gas and electric service by PECO, public water by Aqua, PA and sanitary sewer by West Goshen Township Sewer Treatment Plant.

Ms. Michelle Rule asked if construction would be staggered. Mr. Halvorsen stated that 598 units will take some time to build. Mr. Grochowski stated that the first Use & Occupancy will occur probably between 18-24 months from plan approval.

Mr. Bob Cifone asked about street lights and sidewalks. Mr. Grochowski stated that sidewalks will be throughout the project and be connected to the trails, but no street lights.

Mr. Pielli asked about deer displacement. Mr. Grochowski stated that a deer management plan had been submitted to the Township previously that included infra-red flyovers done each year. Mr. Purnell stated that the deer population has been down drastically reduced over the last few years. Mr. Purnell also stated that the Serpentine Barrens area will be studied through one or more local Universities. Mr. Grochowski stated that they have a five-year Serpentine Barrens management plan to manage invasive species.

Mr. Halvorsen introduced representatives from Chester County Hospital on their upcoming expansion project. Mr. Karl Haney provided a brief overview of the new expansion project to include an additional 250,000 square feet of new expansion space on the north side of the building. The building will be a five-story structure with a rooftop helipad and include new surgery suites and new emergency room access.

Mr. Haney stated that the Hospital requires two variances to include a building height variance for the proposed helipad and for an additional twenty parking spaces in the setback area.

Ms. Camp stated that the additional proposed patient beds require on additional floor.

Mr. Haney stated that the new expansion is approximately ten feet (10') higher than the last tower constructed, the Lasko Tower, and will less impact on the neighbors by relocating the helipad to the top of the building and will be screened very well from the neighbors.

Mr. Webb stated the additional emergency room parking spaces is that existing emergency patients abandon their vehicles as they come in with emergency situations.

Ms. Camp stated that this presentation was needed due to the two variances need and to get the Board's opinion on the support or opposition to the variances and/or whether to take a position on the variances. These are variances based on health, safety and welfare, as opposed to traditional variances based on a hardship.

Mr. Halvorsen stated that the Township doesn't typically review initial plan submissions, but has in this case due to the variance issues.

Chief Gleason asked that if some of the new parking spaces near the emergency room be dedicated and signed for law enforcement vehicles only, as officers from the Police Department are there frequently responding with medical emergencies.

Mr. Ted Murphy asked if there could an emergency room valet.

Ms. Maxine Richter asked how many additional beds were being added. Mr. Haney stated approximately forty (40) new beds.

Mr. Halvorsen introduced Al Vennettilli from Carroll Engineering Corporation and Ms. MaryFrances McGarrity from the Chester County Economic Development Council. Mr. Vennettilli provided an overview of the proposed line striping changes on Boot Road from Wilson Drive west to Greenhill Road. He explained that the existing line striping forces the two left-turn lanes from Wilson Drive down to one lane until Greenhill Road. The revised line-striping would expand that one left lane into two westbound lanes, with the left lane going straight through on Boot Road over the Rt. 202 overpass and the right-hand land to become the on-ramp to Rt. 202 northbound.

Ms. McGarrity explained that the businesses located along Airport Road and deeper into West Goshen Township approached the Council about planning for an expansion of the lane from one to two lanes. She approached the various businesses, including QVC, UPS, CTDI, Mars Drinks and Comcast about forming a committee to work on the project. She stated that East Goshen Township and West Goshen Township worked with Sts. Peter & Paul Parish & School to realign their bus patterns to use the intersection at Wilson Drive and Boot Road with the installation of an eastbound, left turn dedicated arrow into their complex.

After the presentation of the engineering plans, residents opposed to the line restriping included Mr. Joe Stillman, Mr. Tom Casey, Ms. Alicia Harris and Ms. Melinda Vogel. Ms. Harris stated that commuter routinely go around school buses and that speeding is problem.

Mr. Halvorsen asked why this project is coming before West Goshen Township, as Boot Road is a PennDOT road and they should be looking into improvements, not the Township.

Mr. Rennard asked if anyone considered a slip ramp onto Rt. 202 from N. Five Points Road. Mr. Halvorsen responded that that project was not on PennDOT's 12-Year Plan and would take decades to get accomplished.

Ms. Katie Yommableh stated that with the line striping as proposed, would cause problems with residents pulling out and in to their driveways, snow clearance and having their mailboxes plowed in during storms. She stated that children would be put in danger playing in their front yards with traffic moving closer to their properties.

Mr. Purnell suggested a separate meeting between the various businesses and the residents to discuss this issue.

On a motion by Mr. Meakim, seconded by Mr. Pielli, the Board voted 4-1 with Mr. Corvo opposed, to table indefinitely the Boot Road line restriping project and reject Resolution 13-2016, that would have amended the

traffic signal application for the Boot Road and Greenhill Road intersection with these restriping provisions in mind.

The discussion of stop-sign warning features is tabled to the August 17, 2016 Board meeting.

The discussion of rules regarding electronic recording of meetings is tabled to the August 17, 2016 Board meeting.

The discussion of in-law suites is tabled to the August 17, 2016 Board meeting.

Mr. LaLonde introduced the request of the West Goshen Township Sewer Authority to have the Township Finance Department assist its Treasurer with his duties for the Authority. Mr. LaLonde explained that rules and regulations regarding finances have expanded heavily in the past decade and the Authority's Treasurer, Dan Tierney, has requested support services from the Township. Mr. LaLonde stated the Authority Solicitor and the Township Solicitor would be working on an agreement to provide those services to the Authority and will be presented to the Authority and the Board of Supervisors for approval at their upcoming meetings.

Mr. Tom Casey asked how do you safeguard against the co-mingling of funds. Ms. Camp stated that there will be no co-mingling of funds.

Mr. Tom Casey asked why not just hire a service to this work. Mr. LaLonde responded that it was not efficient to hire a service to perform these tasks, as the Township is already doing the same work for the Township.

Mr. Ted Murphy stated that the Sewer Authority already voted in favor of this concept.

On a motion by Mr. Purnell, seconded by Mr. Meakim, the Board unanimously in favor of the concept of having the Township Finance Department assist the Sewer Authority with finance duties.

Mr. Craig provided an overview of the Final Subdivision and Land Development Plan for the Zarelli Group at 825 Goshen Road. Mr. Craig stated that the project called for six residential units to be built on a street to be dedicated to the Township with the existing home to be demolished.

Mr. Purnell asked why destroy the old house? Mr. Craig responded that a plan approved by the Board eight years ago showed the existing house remaining, but this plan showed it to be demolished. Mr. Purnell stated that he was very disappointed the house is going to be demolished. Mr. Halvorsen stated that the Township has no legal standing to stop the demolition and that the plan meets all Township Ordinances.

Ms. Camp asked the applicant if a Board Condition of Approval could include a historical study and photographic study. Ms. Lindsay Dunn, representing the applicant, responded that the applicant would allow access to the house for this study, but only for a limited time, say thirty (30) days, and would not be a Condition of Approval.

On a motion by Mr. Meakim, seconded by Mr. Pielli, the Board voted 3-2 with Mr. Purnell and Mr. Corvo opposed to approve the plan with a Condition that the property be inventoried and a photographic record be taken of the property.

On a motion by Mr. Purnell, seconded by Mr. Meakim, the Board voted unanimously to approve the Final Land Development and Subdivision Plan to combine two lots and construct a 1920 square foot building addition for Handy Andy's House LP at 720 Old Fern Hill Road.

Mr. Adam Brower presented the plans for a de minimis square foot change and eliminate non-conformities that exist at 1007 Saunders Lane. On a motion by Mr. Meakim, seconded by Mr. Purnell, the Board unanimously approved the Final Subdivision Plan for Harold Rennard at 1007 Saunders Lane.

Mr. Halvorsen stated that at the June 8, 2016 Board meeting, the Board approved the 2017 through 2019 Waste & Recycling contract with Allied Waste / Republic Industries. Mr. Pielli inquired about the various trash and recycling containers at the bus stops along Paoli Pike. Mr. LaLonde stated that those receptacles are in the contract and will be mapped out by staff prior to the new contract taking effect. On a motion by Mr. Purnell, seconded by Mr. Meakim, the Board unanimously approved affixing signatures to the contract.

Mr. Halvorsen introduced the winning bids for the three Township surplus police vehicles. On a motion by Mr. Purnell, seconded by Mr. Pielli, the Board unanimously awarded the high bids to the entities below.

Vendor:	Item #: 1 2000 Chevrolet Silverado 1500	Item #: 2 2011 Ford Crown Victoria Unmarked Police Interceptor, Dark Blue	Item #: 3 2012 Dodge Charger Police RWD Unmarked Police Interceptor, Two-tone paint (white & Blue)
Youseff Dabbagh 2483 Fen View Circle Island Lake, IL 60042	No bid	\$1,268.00	\$5,768.00
Police Car Store, LLC 9 Cynwyd Road Bala Cynwyd, PA 19004	\$1,500.00	\$2,400.00	\$3,500.00
Marvin Swinehart 1007 Queen Drive West Chester, PA 19380	\$1,300.00	\$300.00	No bid
Pancoast Automotive 330 West Central Avenue Paoli, PA 19301	\$300.00	\$1,001.00	\$3,010.00

There being no further business, on motion by Mr. Meakim, seconded by Mr. Halvorsen, the meeting was adjourned at 10:07 p.m.

Respectfully submitted,

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Casey LaLonde
Township Secretary