

**WEST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
DECEMBER 14, 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
Ms. Kristin Camp, Township Solicitor
Mr. William Webb, Zoning Officer

The regular monthly meeting of the Board of Supervisors of West Goshen Township was called to order by Chairman Raymond H. Halvorsen at 7:01 p.m. on Wednesday, December 14, 2016 at the West Goshen Township Administration Building. Mr. Halvorsen opened the meeting with the Pledge of Allegiance to the Flag.

Mr. Halvorsen requested that all audience members silence their cell phones.

Mr. Halvorsen made notice to all members of the public in attendance that they may be recorded via audio by other members of the public.

Mr. Halvorsen turned the meeting over to Chief Joseph Gleason. Chief Gleason presented commendations to several Township Police Department Officers for service above and beyond the call of duty.

Mr. Halvorsen turned the meeting over to Mr. LaLonde who thanked the Township Board of Supervisors, Department Heads and staff for their hard work in compiling the 2017 Township budgets. Mr. LaLonde stated that the 2017 budgets have changed very little from the previous two budget workshops and the preliminary budget adoption in November.

Per Resolution 26-2016, total expenditures per Fund are as follows:

General Fund in the amount of \$ 15,471,179;
Sewer Fund in the amount of \$ 4,964,856;
Waste & Recycling Fund in the amount of \$ 2,239,945;
State Highway Fund in the amount of \$ 725,000; and
Capital Reserve Fund in the amount of \$ 1,752,435.

Mr. Purnell made a motion to approve Resolution 26-2016, seconded by Mr. Meakim, to approve the Final 2016 Township General Fund, Sewer Fund, Waste & Recycling Fund, State Highway and Capital Reserve Fund. Mr. Halvorsen opened up the floor for public comment.

Ms. Margie Swart handed out several sheets showing previously adopted Township budgets and stated there are discrepancies between those totals and what is being presented tonight.

Mr. Tom Casey made statements regarding Township employees and the oath of office.

Mr. Pielli commended the Township staff and stated that the 2017 budget was a big improvement over the 2016 budget.

Ms. Margie Swart stated that the 5-year capital improvement plan must be adopted as part of the overall budget approval process.

Being there no more public comment, Mr. LaLonde read the entirety Resolution 26-2016, specifically referencing the section in which the 2017 5-Year Capital Improvements Plan is mentioned as part of the Resolution language.

On a vote of 4-1, with Mr. Pielli opposed, the Board passed Resolution 26-2016, approving the 2017 General Fund, Sewer Fund, Waste & Recycling Fund, State Highway Fund and Capital Reserve Fund.

On a motion by Mr. Meakim, seconded by Mr. Pielli, the Board unanimously approved Resolution 27-2016, setting the 2017 General Fund property tax rate at 2.00 mills.

Chief Joseph Gleason gave the Police Report for the month of December 2016.

Ms. Andrea Testa, Fire Marshal, gave the Fire Marshal Report for the month of December 2016. Ms. Testa also gave the report for Good Fellowship Ambulance Company and the Goshen Fire Company.

Mr. John Beswick gave the Building Inspector Report for the month of December 2016.

Mr. Purnell thanked the Dutch Grown Bulb Company for their donation of hundreds of tulips to West Goshen Township for the Township parks.

Mr. Halvorsen announced that the new recycling toters are currently being delivered and should be used starting with the new trash and recycling contract with Republic starting the first week of January, 2017.

Mr. LaLonde announced that the annual Township Reorganization Meeting is scheduled for 5:00 p.m., Tuesday, January 3rd. All are welcome to attend.

Mr. Webb stated that there are several Zoning Hearings scheduled for 7:00 p.m., Thursday, January 5, 2017 to include an additional variance request by Chester County Hospital for sign size relief and for a steep slope issue for a property owner on Chrislena Lane regarding a pool installation.

On a motion by Mr. Meakim, seconded by Mr. Corvo, the Board unanimously approved the meeting minutes of November 9, 2016.

On a motion by Mr. Purnell, seconded by Mr. Meakim, the Board unanimously approved the Treasurer's Report of November 30, 2016 for the General Fund, the Sewer Fund Revenue Fund, the Waste and Recycling Fund, and the Capital Reserve Fund, and the bills to be paid from these funds.

Mr. Halvorsen introduced the Final Subdivision and Land Development approval for The Woodlands at Greystone. Mr. Halvorsen stated that this particular plan has been under review for over ten years. Mr. Craig presented a brief overview and stated that per the plan, the Township will receive 162 acres of passive open space, two ponds and over five miles of trails.

Ms. Camp stated that the Township usually does not prepare Resolutions of approval, but given the size, scope and complexity of this project, a Resolution was prepared in order to identify plan Conditions and other items relevant to the approval.

Mr. Ray Grochowski of Horizon Engineering, the Engineer of Record for this development, provided a brief overview of the plan, including the various public improvements, including the many traffic improvements and dedication of open space to the Township.

Mr. Pielli stated that he didn't think the plan could come any better and the developer has gone above and beyond the requirements. Mr. Pielli also thanked Township Engineer Rick Craig for his work on the review.

Mr. Halvorsen stated that the Jerrehian property is like "The Catskills in West Goshen Township," and that the property is a very special place.

Mr. Purnell stated, that as a North Hill resident, he is very pleased with the plan.

Mr. Pielli asked about the deer management plan required in the Resolution. Mr. Purnell stated that the deer numbers are down substantially.

Mr. Purnell made a motion to approve Resolution 24-2016, seconded by Mr. Pielli. Mr. Halvorsen opened the floor for public comment.

Mr. Ted Murphy asked if sanitary sewer tie-ins would be available to existing Township residents. A general response was, yes, as applicable.

Mr. Dean Jerrehian, The Woodlands project property owner, thanked the Board of Supervisors for this approval. He noted former Supervisor Dr. Robert White's work on the project, as well as Ms. Camp and Rick Craig. Mr. Jerrehian thanked the Board on behalf of his family.

Dr. Douglas White asked about wooded buffers along Caswallen. Mr. Grochowski stated that there is a large wooded buffer along the west side of the project for the Caswallen and North Hill neighborhoods.

Ms. Larissa Macheski asked when could she move in to the new development. A general response was that the project should start moving dirt in spring 2017.

Mr. Bob Sheller asked about the trails and traffic. Mr. Grochowski provided details.

On a vote of 5-0, the Board unanimously approved Resolution 24-2016, approving the Final Subdivision and Land Development for The Woodlands at Greystone.

Mr. Halvorsen introduced the Final Land Development Plan for Chester County Hospital and turned over the discussion to Mr. Craig. Mr. Craig provided some details and stated that the plan has met all Township requirements for approval. Ms. Kim Faschnact with SSM Engineering, engineer for the hospital, stated that the new development will provide an additional ninety-six beds with 250,905 square feet of new building.

Mr. Halvorsen asked if the helipad was being moved to the roof. Mr. Craig stated yes, from the existing ground level and that all Zoning Hearing Board variance relief had been granted previously.

On a motion by Mr. Pielli, seconded by Mr. Meakim, the Board unanimously approved the Final Land Development Plan for Chester County Hospital, contingent on the Hospital building the approved traffic improvements and traffic detection cameras for the Hospital's entrance.

Ms. Camp reintroduced the Bike Line, LP (Ice Line) Liquor License Relocation to West Goshen Township at 700 Lawrence Drive. Ms. Camp had updated the Resolution and Agreement per the Board's discussion at the last meeting. Mr. Purnell asked that "paper cups" be added to the Agreement.

On a motion by Mr. Purnell, seconded by Mr. Pielli, the Board unanimously approved Resolution 28-2016 and the associated Agreement with changes discussed to the Agreement.

On a motion by Mr. Purnell, seconded by Mr. Pielli, the Board unanimously approved the revised bid tabulation for the 2017 Fuel Bid.

Vendor	Unleaded Gasoline (Fuel Island)	Bio Clear Ultra Low Sulfur Diesel (Fuel Island)	Low Sulfur Heating Oil	Dyed Ultra Low Sulfur Diesel Fuel (Generator)
Sheller Oil Co.	No Bid	No Bid	.1498	No Bid
Reilly & Sons	.080	.0800	.3000	.3000
Mauger & Co., Inc.	.073	.081	.103	.0874
Superior Plus Energy Service	.083	.3080	.258	.078
East River Energy	.1977	.3939	.2697	.1484

Ms. Camp began the public Hearing on the proposed In-Law Suite Ordinance amendment. Ms. Camp stated that the proposed Ordinance had been submitted to the Township’s Planning Commission, the Chester County Planning Commission, the Chester County Law Library and duly advertised in The Daily Local News. Ms. Camp stated that the proposed Ordinance had been reviewed and commented on by The Township’s Planning Commission, the Chester County Planning Commission and during public comment previously by the Board of Supervisors. Ms. Camp stated that the current version incorporated all of the comments and is ready for approval by the Board of Supervisors. Ms. Camp stated that the Ordinance cleans up the language and specifically allows for “in-law suites” with a declaration to be filed and recorded with the County Recorder of Deeds.

On a motion by Mr. Purnell, seconded by Mr. Pielli, the Board unanimously approved Ordinance 5-2016 with the attached “Declaration of Restrictive Covenants.”

Mr. Bob Carter read several comments into the record and asked that those written comments be attached to the December 14, 2016 meeting minutes. Mr. Carter took issue with Mr. Tom Casey’s criticism of Ms. Kristin Camp that took place at the November 9, 2016 Board meeting. Mr. Carter also commented about Mr. Pielli’s statements during the November 9, 2016 Board meeting.

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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. Meakim, seconded by Mr. Purnell, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Casey LaLonde
Township Secretary