

**WEST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
JANUARY 13, 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

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, January 13, 2016 at the West Goshen Township Administration Building. Mr. Halvorsen opened the meeting with the Pledge of Allegiance to the Flag.

Mr. Halvorsen called for public comment on any topic not on the agenda. There was no public comment.

Mr. Halvorsen announced that the Board of Supervisors met in Executive Session on January 11<sup>th</sup> to discuss personnel and met on January 13<sup>th</sup> to discuss litigation.

Chief Joseph Gleason gave the Police Report for the month of December 2015.

Ms. Andrea Testa, Fire Marshal, gave the Fire Marshal Report for the month of December 2015. 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 December 2015.

Mr. Halvorsen announced that in calendar year 2015, the Township reported approximately 7,600 tons of trash disposed of and recycling collections of approximately 2,230 tons.

Mr. LaLonde announced the following Board of Supervisor liaison appointments to the various Township Departments. Mr. Halvorsen to Administration; Mr. Pielli to the Township Planning Commission; Mr. Meakim to the Park & Recreation Board; Mr. Purnell to the Police Department and Mr. Corvo to the Sewer Authority.

Mr. LaLonde also announced that the annual curbside Christmas tree collection would be scheduled for Saturday, January 16<sup>th</sup>.

Mr. Webb announced that the 104 Lynn Circle Zoning Hearing Board variance request was denied regarding installation of an outdoor hockey rink; he announced that the ongoing 834 Orchard Avenue situation has resulted in the house having all utilities disconnected from the property and that the property is condemned. Mr. Webb stated that he would be working with Ms. Camp and providing some options to the Board of Supervisors at an upcoming Board meeting.

On a motion by Mr. Meakim, seconded by Mr. Purnell, the Board unanimously approved the Board of Supervisors meeting minutes of December 9, 2015 and January 4, 2016.

On a motion by Mr. Meakim, seconded by Mr. Purnell, the Board unanimously approved the Treasurer's Report dated December 31, 2015, 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.

A discussion of the Final Land Development for a 43,671 square foot, 114 unit independent living facility for Traditions Development of Boot Road between State Route 202 and Greenhill Road ensued. The project was scheduled for approval at this meeting. Mr. Bob Hall, President of Goshen Fire Company, stated that he understood Sunoco Logistics had approached Traditions about possibly using their property in the construction phase of the Mariner II pipeline project. Mr. Hall requested that the Board of Supervisors delay their vote until the Township could investigate the impacts of the Mariner II project on emergency access for the Goshen Fire Company substation located adjacent to the Traditions property. Mr. John Jaros, representing Traditions, stated

Board of Supervisors Meeting  
January 14, 2015  
Page 2

that he was still requesting Final approval this evening, as the project has met all Township conditions for approval.

Mr. Ted Murphy, 852 Spruce Avenue, agreed with Mr. Hall's recommendation to postpone the approval until the Mariner II pipeline project impact could be fully determined by Township staff.

Ms. Camp suggested she and Mr. LaLonde reach out to Sunoco Logistics to get a better understanding of the project's impact on emergency access to the Goshen Fire Company substation.

Mr. Jaros, in consultation with his client, agreed to the delay to January 27, 2016.

With the consent of the applicant, Traditions Development Corporation, the Final Land Development approval was tabled to January 27, 2016 and will be the first item on the meeting agenda.

On a motion by Mr. Purnell, seconded by Mr. Meakim, the Board voted unanimously to approve the Final Land Development Plan for four residential lots for Thomas Gavin at 415 Goshen Road.

Judge Gavin thanked the Board of Supervisors.

Mr. Halvorsen introduced Resolution 4-2016, adopting the Chester County Multi-Jurisdictional Hazard Mitigation Plan. Mr. Halvorsen explained that this is a Chester County-wide hazard plan that includes generalized hazard information for West Goshen Township and all other Chester County municipalities and that Chester County requires all municipalities to adopt the Plan.

On a motion by Mr. Purnell, seconded by Mr. Meakim, the Board approved Resolution 4-2016 unanimously.

Ms. Camp and Mr. Halvorsen reintroduced the Act 209 Traffic Impact Fee enactment process. The process would require the Township appointing a Committee consisting of members of the Township's Planning Commission, as well as members of the public who had credentials such as realtor, traffic engineer or those in the building trades. It is required that forty percent (40%) of the Committee's members have those specific credentials. Ms. Camp explained that the Committee would be appointed and meet with a traffic engineer specified by the Township and establish specific geographic areas to conduct an additional study on proposed traffic impacts and possible improvements. Ms. Camp stated that once the Committee has established the specific geographic study areas, a Resolution could be then adopted by the Board of Supervisors naming the Committee members and the geographic study area(s). This would be the first step in the Act 209 process that can take anywhere from nine (9) months to a maximum of eighteen (18) months.

Mr. Pielli stated that this Act 209 process would be critical to addressing the pressing traffic issues in the Township.

On a motion by Mr. Purnell, seconded by Mr. Pielli, the Board unanimously voted to begin the Act 209 process.

On a motion by Mr. Meakim, seconded by Mr. Purnell, the Board unanimously voted to appoint Patrick McKenna of Gawthrop Greenwood to represent the Township at the proceedings of the West Chester University Conditional Use Hearings for 101 Norfolk Avenue and 30 West Rosedale Avenue and before East Bradford Township in regards to the Toll Bros. plan to develop the Tigue farm at the intersection of South New Street and Tigue Road.

Ms. Margie Swart, 1519 Links Drive, stated that she had concerns about several items. She stated that she was concerned as to why the Board only held one meeting per month; She requested that all future Board agendas contain and old business and new business items; She asked if Columbus Day was a new Township holiday for 2016. Mr. LaLonde stated that Columbus Day was omitted from the 2015 Board reorganization meeting agenda

in error, but the Board approved Columbus Day as a holiday in 2015 and had always historically been an official holiday.

Ms. Swart stated asked that a five-year financial plan be produced. She inquired as to why the Assistant Township Manager's salary was not approved by Resolution. She inquired if the budgeted \$2,000,000 transfer from General Fund to Capital Reserve fund was approved by Resolution. Mr. LaLonde responded that the transfer was approved as part of the overall 2016 budget process by the Board.

Ms. Swart inquired as to why the Township Treasurer was not sworn in on an annual basis. Mr. LaLonde stated that the Treasurer does not have to be sworn in on a yearly basis, but is appointed on a yearly basis by the Board of Supervisors.

There being no further business, on motion by Mr. Purnell, seconded by Mr. Meakim, the meeting was adjourned at 8:25 p.m. and moved into the two Conditional Use Hearings for the evening.

**Board of Supervisors Conditional Use Hearing #2 – 2015  
Continued from December 9, 2015**

Conditional Use Hearing for 101 Norfolk Avenue for West Chester University  
The Hearing opened at 8:33 p.m. and closed at 8:34 p.m. On a motion by Mr. Purnell, seconded by Mr. Meakim, the Board unanimously approved continuing the Hearing to January 27, 2016.

SEE OFFICIAL TRANSCRIPT

**Board of Supervisors Conditional Use Hearing #1 – 2016**

Conditional Use Hearing for 1210 West Chester Pike for Frank Iacobucci

The Hearing opened at 8:35 p.m. and closed at 9:55 p.m.

SEE OFFICIAL TRANSCRIPT

Respectfully submitted,

Casey LaLonde  
Township Secretary