

**WEST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
February 7, 2023**

Township Supervisors:

Mr. Shaun Walsh, Chair
Ms. Ashley Gagné, Vice-Chair
Mr. John Hellmann, Member
Ms. Tinamarie Smith, Member

Township Officials:

Mr. Christopher Bashore, Township Manager
Ms. Jaime Jilozian, Assistant Township Manager
Ms. Kristin Camp, Esq., Township Solicitor
Mr. Bryan Kulakowsky, P.E., Township Engineer
Mr. David Woodward, Director of Public Works

The regular monthly meeting of the Board of Supervisors of West Goshen Township was called to order by Chair Shaun Walsh, at 6:00 p.m. on Tuesday, February 7, 2023.

This meeting was advertised in The Daily Local News on December 19, 2022.

This meeting agenda was posted on the West Goshen Township website and at the Township Building on Friday, February 3, 2023.

Mr. Walsh opened the meeting with the Pledge of Allegiance to the Flag.

Mr. Walsh announced that the meeting may be recorded by 3rd parties.

Public Comment.

There were no comments from the public.

Discussion and possible approval of a Waiver of Land Development for 813 West Chester Pike (RPMC Services, LLC) to construct a 12' x 24' garage on the property.

Mr. Bashore brought forth a request for a waiver of land development for 813 West Chester Pike. Mr. Bashore announced that this property previously applied to the Zoning Hearing Board to relief for a dimensional variance Sections 84-22(F), and 84-22(G) of the Zoning Ordinance. Mr. Bashore noted that the hearing was held on August 22, 2022 and the requested relief was granted. Mr. Bashore explained that since the property is located in the C-2 Commercial Shopping Center District, the construction would require a land development application; and the applicants requested a waiver from land development due to the size of the project. Mr. Bashore noted that the proposed garage would result in a reduction of building coverage on the lot and no stormwater management would be required since the project is under 500 sq. ft.

Mr. Hellmann asked for an estimate of a land development project of this size.

Mr. Kulakowsky estimated the total cost between \$10,000-\$15,000 dollars.

Mr. Walsh asked if the stormwater runoff would be channeled into the existing stormwater drains and Mr. Kulakowsky confirmed it would.

Mr. Hellmann made a motion to approve a Waiver of Land Development for 813 West Chester Pike (RPMC Services, LLC) to construct a 12' x 24' garage on the property. Ms. Gagné seconded the motion.

Mr. Walsh asked if there were any comments on the motion from the Board. No additional comments were noted.

Mr. Walsh opened the floor to public comment.

Doug White, resident of West Goshen Township, asked for the location of the property and if any trees would be removed.

There being no further discussion, the motion passed by a vote of 4-0.

Discussion and possible approval of a request for a waiver from sections 71-13.T. & 71-13.U. of the West Goshen Township Stormwater Ordinance for 815 Paoli Pike (Perfect Self Storage).

Mr. Kulakowsky brought forth a request for a waiver from the Township's Stormwater Ordinance (Chapter 71 of the Code of Ordinances) for the property located at 815 Paoli Pike. Mr. Kulakowsky announced that this property recently received approval for a lot consolidation plan, which was granted by the Board on January 17, 2023. Mr. Kulakowsky explained that the applicant is seeking waivers in order to allow for encroachment into the required riparian setback for a proposed building expansion. Mr. Kulakowsky brought forth a sketch plan of the proposed building expansion.

There was a general discussion regarding the existing conditions of the property, the proposed vegetative buffer area, and the building expansion.

Ms. Smith asked why the Board would consider a waiver from the Stormwater Ordinance. Mr. Kulakowsky clarified that the waiver request was more specifically from the riparian buffer requirements.

Ms. Smith asked about extending the proposed buffer into the newly acquired parcel and adding stormwater management on the new parcel as well.

Brian McFadden, applicant and property owner, provided an explanation for the building expansion and agreed to extending the vegetative buffer into the newly acquired parcel, as well as investigating placing stormwater infiltration there as well.

Ms. Smith made a motion to approve a request for a waiver from sections 71-13.T. & 71-13.U. of the West Goshen Township Stormwater Ordinance for 815 Paoli Pike (Perfect Self Storage), conditioned upon extending the riparian buffer into the extra parcel acquired from Stanbury, West Goshen, LLC. Ms. Gagné seconded the motion.

Mr. Walsh asked if there were any comments on the motion from the Board. No additional comments were noted.

Mr. Walsh opened the floor to public comment.

Doug White asked for clarification of where the new structure would be placed and asked if there was an environmental downside to granting the request.

There being no further the discussion, the motion passed by a vote of 4-0.

Discussion and possible approval of a bench donation in West Goshen Community Park from the West Goshen Lions Club.

Mr. Bashore brought before the Board for consideration accepting the donation of a bench in West Goshen Community Park from the West Goshen Lions Club. Mr. Bashore announced that the bench would include a plaque commemorating the 50-year anniversary of the club in West Goshen Township. Mr. Bashore noted that at their meeting on November 14, 2022, the Park & Recreation Board discussed this request and voted to recommend acceptance of this donation.

Mr. Walsh asked if the bench was a standard design utilized in the Township, and Mr. Bashore confirmed that it is one of the three designs the Township currently utilizes.

Ms. Smith verified that the plaque would be installed on the bench.

Mr. Hellmann commended the Lions Club for their history of inclusion and diversity.

Robert Stratton, representative of the West Goshen Lions Club, announced that the lead time for the bench is estimated at 8-16 weeks.

Mr. Hellmann made a motion to approve a bench donation in West Goshen Community Park from the West Goshen Lions Club. Mr. Walsh seconded the motion.

Mr. Walsh asked if there were any comments on the motion from the Board. No additional comments were noted.

Mr. Walsh opened the floor to public comment, there being none, the motion passed with a vote of 4-0.

Discussion and possible approval of Ordinance No. 3 – 2023, authorizing the volunteer fire companies operating within West Goshen Township to seek reimbursement for hazardous abatement incidents, environmental incidents, and fire safety and rescue responses.

Ms. Camp, Township Solicitor, brought before the Board the proposed Ordinance No. 3- 2023, which would authorize the fire companies who service West Goshen Township (West Chester Fire Department and Goshen Fire Company) to bill for certain services associated with their activities. Ms. Camp announced that the Board authorized the proposed ordinance for advertisement at the January 17, 2023 meeting. Ms. Camp noted that at that time there was a discussion of the potential impact to residents pertaining to insurance policies.

Mr. Bashore explained that as a result of his inquiries to Newtown and Tredyffrin Townships, where they have provisions similarly in place, there was no reported impact on the residents.

Ms. Smith asked if the rates had been provided for inclusion in the associated resolution, and Mr. Bashore verified that they were expected at the next Fire & EMS Coalition meeting.

Mr. Walsh asked for clarification of how the rates are established.

Mike Dimeo, Assistant Fire Chief for West Chester Fire Department explained that there was generally a standard rate used in the area but the rates could vary between different companies.

Ms. Camp asked if the Board would intend to update the Resolution annually and the Board was in consensus that they would.

Mr. Walsh made a motion to approve Ordinance No. 3–2023, authorizing the volunteer fire companies operating within West Goshen Township to seek reimbursement for hazardous abatement incidents, environmental incidents, and fire safety and rescue responses. Ms. Smith seconded the motion.

Mr. Walsh asked if there were any comments on the motion from the Board. No additional comments were noted.

Mr. Walsh opened the floor to public comment.

Steve Crum, resident of West Goshen Township, commented that this helps to subsidize the fire company when they lose a lot of equipment at a large event call.

After no further discussion, the motion passed by a vote of 4-0.

Discussion and possible certification of qualifying volunteers for West Goshen Township's Volunteer Service Tax Credit program pursuant to Ordinance No. 1 – 2023.

Mr. Bashore brought before the Board potential certification of qualifying volunteers for the Township's Volunteer Service Tax Credit Program, pursuant to section 74-58 of Ordinance No. 1- 2023 (adopted on January 17, 2023). Mr. Bashore announced that the Board must certify all qualifying volunteers by March 1st of each year and that all companies servicing the Township submitted the required documentation by the January 15th deadline.

Mr. Bashore asked if the Board would want to consider certification for a member who met the qualifications that did not submit their verification form until after the January 15th deadline. Mr. Bashore explained that William Gale was not reflected on the notarized list submitted by Chief Pelna from West Chester Fire Department as his request was received outside the deadline specified by the ordinance.

Mr. Bashore announced that an individual associated with Good Fellowship, Edward Cowan, did not want to be considered for the earned income tax credit any longer.

Mr. Walsh asked if the total would still be 27 individuals with the inclusion of Mr. Gale and deletion of Mr. Cowan. Mr. Bashore confirmed.

Mr. Hellmann asked for clarification of how the credits would be distributed to participants. Mr. Bashore outlined the process.

Mr. Hellmann made a motion to approve certification of qualifying volunteers for West Goshen Township's Volunteer Service Tax Credit program pursuant to Ordinance No. 1 – 2023. Ms. Smith seconded the motion.

Mr. Walsh asked if there were any comments on the motion from the Board. No additional comments were noted.

Mr. Walsh opened the floor to public comment.

Hugh Purnell commented that it was about time this occurred.

There being no further discussion, the motion passed with a vote of 4-0.

Discussion and possible approval of a proposed Arbor Day project from the Sustainability Advisory Committee in Hamlet Crest Park.

Mr. Bashore brought forth consideration to approve a proposal from the Sustainability Advisory Committee (SAC) for an Arbor Day project at Hamlet Crest Park involving the planting of approximately 120 trees in the open area of Hamlet Crest Park of various species. Mr. Bashore announced that the Sustainability Advisory Committee reviewed the proposal and recommended approval at their meeting on December 22, 2022 and the proposed project was reviewed by the Park & Recreation Board at their meeting on January 18, 2023, who also recommended approval of the proposal.

Mr. Walsh asked if there would be fencing installed around the newly planted trees and if the abutting neighbors would be notified prior to the start of the project. Mr. Walsh made a comment commending the plan that was put together by the SAC.

Mr. Hellmann asked if the trees had been ordered. Mr. Bashore stated that he believes that they have been.

Ms. Gagné made a motion to approve the proposed Arbor Day project from the Sustainability Advisory Committee in Hamlet Crest Park. Ms. Smith seconded the motion.

Mr. Walsh asked if there were any comments on the motion from the Board. No additional comments were noted.

Mr. Walsh opened the floor to public comment.

Doug White asked if the park was part of land that was left over from a residential subdivision. Mr. Bashore stated that it was.

There being no further discussion, the motion passed with a vote of 4-0.

Discussion and possible approval of an Easement Agreement between West Goshen Township and Premier A-2 West Chester, Pa LLC for maintenance to the Historic Weeping Beech Tree on Old Fern Hill Road.

Mr. Bashore brought forth the possible approval of an easement between the Township and Premier A-2 West Chester, Pa LLC in order to permit the Township to maintain the historic weeping beech tree on property owned by Premier A-2 on Old Fern Hill Road. Mr. Bashore explained that the purpose of this easement would be to provide access to the Township in the event that the property is ever sold. Mr. Bashore noted that the Sustainability Advisory Committee recommended approval of the easement at their meeting on January 24, 2023.

Ms. Smith suggested a revision to remove the reference on Page 2 listing the Arbor Day ceremony as a special event, and asked that the agreement generally reference "special events." Ms. Camp responded that the Arbor Day ceremony was included as an example of a special event, and that it was provided in response to the property owner's inquiry for an example.

Ms. Smith suggested adding "educational purposes" in the listing of intended uses on Page 2.

Ms. Smith made a motion to approve an Easement Agreement between West Goshen Township and Premier A-2 West Chester, Pa LLC for maintenance to the Historic Weeping Beech Tree on Old Fern Hill Road. Ms. Gagné seconded the motion.

Mr. Walsh asked if there were any comments on the motion from the Board. No additional comments were noted.

Mr. Walsh asked if there were any comments from the public on the motion.

Hugh Purnell asked if the local Eagle Scouts would be permitted to use the Weeping Beech Tree as a meeting site or merit badge project.

After a general discussion, the Board was in consensus that any Scouts planning to access the tree would need to come before the Board with specifics for approval.

There being no further discussion, the motion passed by a vote of 4-0.

Discussion and possible approval of a 3-year agreement between West Goshen Township and Invorg, Inc. for Munilogic software for the Township's Codes Department.

Mr. Bashore brought before the Board a proposed 3-year agreement between West Goshen Township and Invorg, Inc. for the Township's Munilogic software that is utilized by the Codes Department. Mr. Bashore

announced that the Township has utilized this software since 2014. Mr. Bashore announced that currently the Township pays \$12,755 annually for this software, which includes an annual maintenance payment of \$9,275 and monthly payments of \$290 per month. Mr. Bashore announced that the proposed contract would be for \$1,475 per month (\$17,700 per year) for three (3) years, representing a 39% annual price increase. Mr. Bashore noted that the members of the Codes Department have advised that this program is not the most user-friendly and they believe that there may be better products out there to service the Township.

Mr. Walsh asked if they host the software and it was confirmed that they do.

Ms. Smith made a comment to evaluate the existing contract versus the proposed contract and also commented to begin exploring other companies immediately.

Mr. Walsh summarized that the next steps will be to evaluate other software program options while analyzing the current and proposed contracts.

Discussion regarding a Zoning Hearing Board application submitted for 1100 Ashbridge Road for a dimensional variance.

Ms. Jilozian brought before the Board an application before the Zoning Hearing Board for 1100 Ashbridge Road for their meeting on Monday, February 27, 2023. Ms. Jilozian announced the property is located in the R-3 Residential Zoning District and that the applicant is seeking a variance from section 84-47.A. in order to have the deck located less than 15 ft. from the side property line, which is the required setback. Ms. Jilozian brought forth the submitted plans and images demonstrating where the proposed deck would be located at the property at 1100 Ashbridge Road.

There was a general discussion by the Board and they came to a consensus to invite the Applicant to present their proposal to the Board of Supervisors meeting on February 21, 2023.

Ms. Jilozian announced that another application will be before the Zoning Hearing Board on Monday, February 27, 2023 for 809 Joeck Drive seeking a variance to install a swimming pool in the front yard where a pool was located previously. Ms. Jilozian explained that the application was received after the Board packets were distributed. Ms. Jilozian brought forth an aerial image of the property at 809 Joeck Drive to demonstrate the irregularities of the property as a corner lot located on a cul-de-sac and thus having an excessive amount of front yard space.

There was a general discussion and consensus by the Board that they will take a neutral position on the application by 809 Joeck Drive to the Zoning Hearing Board.

Discussion and possible appointment of Tim McNally as an alternate member to Park & Recreation Board.

Mr. Bashore brought forth consideration of appointing Tim McNally as an alternate member to the Park & Recreation Board. Mr. Bashore stated that Mr. McNally was interviewed by the Park & Recreation Board at their meeting on January 18, 2023, and the Park & Recreation Board voted unanimously to recommend his appointment as an alternate member. Mr. Bashore announced that if appointed, Mr. McNally would serve a term that expires in January 2027.

Ms. Gagné made a motion to appoint Tim McNally as an alternate member to Park & Recreation Board. Mr. Hellmann seconded the motion.

Mr. Walsh asked if there were any comments on the motion from the Board. No additional comments were noted.

Mr. Walsh asked if there were any comments from the public on the motion. No comments were noted.

There being no further discussion, the motion passed by a vote of 4-0.

Approval of the bills to be paid for the General Fund, the Sewer Revenue Fund, the Waste and Recycling Fund, and the Capital Reserve Fund.

Mr. Hellmann made a motion to approve the bills to be paid for the General Fund, the Sewer Revenue Fund, the Waste and Recycling Fund, and the Capital Reserve Fund. Ms. Gagné seconded the motion.

Mr. Walsh asked if there were any comments from the Board on the proposed motion.

Ms. Smith made a comment noting the annual fee the Township pays to the Brandywine Valley SPCA.

Ms. Smith asked about various expenses (sewer hole riser, sludge, etc.) relating to sewer being covered under the General Fund. Mr. Woodward explained that these items fall under general road maintenance expenses.

Ms. Smith inquired if the costs for dog bags was an annual cost, and that was verified.

Mr. Hellmann inquired about the internet providers for the Township.

Mr. Hellmann commented that the Police Department had purchased the Ford Ranger Lightening, noting it is an impressive and electric vehicle and was purchased below the budgeted amount.

Mr. Walsh asked if there were any comments from the public on the motion.

There being no further discussion, the motion passed by a vote of 4-0.

Public Comment

Hugh Purnell stated that he was present on behalf of the North Hills Civic Association and was looking for an update on the progress of the stormwater project.

Mr. Bashore responded that the Township likely will not hear back about the grant funding until September based on discussion with Carroll Engineering Corporation.

Adjourn

There being no further business, on motion by Mr. Walsh, seconded by Ms. Gagné, and passed by a vote of 4-0, the meeting adjourned at 7:30 p.m.

Respectfully submitted,

Jaime Jilozian
Assistant Township Secretary