

AGENDA
EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING
March 9, 2011 7:00 PM

- 1) CALL TO ORDER / PLEDGE OF ALLEGIANCE
- 2) APPROVAL OF MINUTES –February 9, 2011
- 3) CHAIRMAN’S REPORT
- 4) OLD BUSINESS
 1. A plan for Natural Land Trust Invasive plant recommendations.
 2. Discuss under story planting for new woodlands.
 3. Updates on replies from CRC Watersheds on their bat Houses.
 4. Installing of Bird nest boxes at Chester creek By Public Works.
 5. ING/CRC Earth Day Planting in East Goshen
- 5) NEW BUSINESS
 1. PA DCNR C2P2 Grant Opportunity 2011
- 6) SUB-DIVISION/LAND DEVELOPMENT REVIEW
- 7) BOARD MEMBER CONCERNS
- 8) LIAISON REPORTS
- 9) PUBLIC COMMENTS
- 10) CORRESPONDENCE

Dates of Importance

March 10, 2011	Historical Commission	7:00 pm
March 14, 2011	Municipal Authority	7:00 pm
March 15, 2010	Park and Recreation – workshop	10:00 am

March 15, 2011	Board of Supervisors	7:00 pm
March 16, 2011	Planning Commission – workshop	7:00 pm
March 17, 2011	Police Commission	8:00 am
March 22, 2011	Board of Supervisors	7:00 pm

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP
CHESTER COUNTY
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

FYI

February 7, 2011

Dear Property Owner:

The purpose of this letter is to inform you that Liberty Towers, LLC has amended their Zoning Variance application requesting relief from the zoning ordinance. The applicant is requesting that the Zoning Hearing Board grant relief from the requirements of the Township Zoning Ordinance to allow a Wireless Communications Facility use in the C-2 Zoning District. If granted the relief, the applicant proposes to construct a 150 foot tall Wireless Communications tower behind the Wawa store at 1594 Paoli Pike, West Chester, PA 19380.

The applicant is seeking relief from the following sections of the Township Zoning Ordinance:

1. A variance from section 240-15.B and 240-31.C(3)(h)[2][a][i] to allow construction and operation of the proposed facility in a C-2 zoning district;
2. A variance from section 240-15.G and 240-27.C(2)(b)[1] and 240-23.D(9) of the Ordinance to permit a rear yard setback of less than 50';
3. A variance from section 240-15.G to allow an increase of impervious cover on the project site above the maximum 45%;
4. A variance from section 240-23.A and 240-23.B(1) to permit two (2) principal uses and buildings on the subject property;
5. A variance from section 240-23.C and a variance or waiver from section 240-31.C(3)(h)[2][a][iii] to allow the proposed structure to exceed the height regulations specified in the Ordinance;
6. A variance from section 240-23.D(5)(a) to allow two (2) nonresidential principal buildings on the subject property separated by less than twice the minimum side yard requirement for each building;
7. A variance from section 240-31.C(3)(h)[2][c] to allow more than three(3) equipment cabinets to be installed on the proposed concrete pad;
8. A variance from section 240-31.C(3)(h)[2][f] to allow the base of the tower to be setback less than 40% of the tower height from the adjacent property line(s);
9. A variance and/ or waiver from section 240-31.C(3)(h)[2][o] to utilize existing parking spaces on the project site to service the proposed facility;

Pursuant to Township policy, property owners and residents within 1000 feet of the subject property are notified of Zoning Variance applications.

This application is scheduled to be discussed during the meetings outlined below, and is subject to change. Visit the Township website for current information:

February 16, 2011 - Planning Commission meeting: 7:00 P.M.

February 22, 2011 - Board of Supervisors meeting: 7:00 P.M.

March 3, 2011 - Zoning Hearing, 7:30 P.M.

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

All meetings are held at the Township Building, are open to the public and are subject to change. This variance application is available for review at the Township Building during normal business hours. Please give me a call at 610-692-7171 or email me at mgordon@eastgoshen.org if you have any questions or need additional information.

Sincerely,



Mark A. Gordon
Township Zoning Officer

Cc: All Township Boards and Commissions
Kristin Camp, Esq. Township Solicitor (Via Email)
Mark Thompson, Esq. Zoning Hearing Board Solicitor (Via Email)
Richard J. Lemanowicz, Esq. (Via Email)

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP
CHESTER COUNTY
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

February 11, 2011

Re: Land Development Plan
Toll Brothers Development / Applebrooke Meadows
Paoli Pike and Line Road
Willistown Township

Dear Property Owner:

The purpose of this letter is to inform you that a Final Land Development Plan has been submitted to Willistown Township to construct Phase 1 of 3, for the Applebrook Meadows project. Phase I consists of 54 townhomes. The entire project proposes 139 townhomes on the 41.7-acre tract of land at the southeast corner of Paoli Pike and Line Road in Willistown Township. Pursuant to Township Policy, East Goshen Township notifies Township property owners within 1,000 feet of proposed development projects which abut the Township boundary.

The Willistown Township Planning Commission holds their meetings at 7:30 PM on the 1st and 3rd Wednesday of each month. The Willistown Township Board of Supervisors holds their meetings at 7:30 P.M. on the 2nd And 4th Monday of the month.

All meetings are open to the public and they are held at the Willistown Township Office which is located at the Greentree Office Plaza, 40 Lloyd Ave., Suite 208, Malvern PA 19355, 610-647-5300.

Please give me a call at 610-692-7171 or e-mail me at mgordon@eastgoshen.org if you have any questions or need additional information.

Sincerely,



Mark Gordon
Township Zoning Officer

Cc: Hugh Murray, Sr., Township Manager, Willistown twp.