

**AGENDA**  
**EAST GOSHEN TOWNSHIP**  
**CONSERVANCY BOARD MEETING**  
**Sept. 14, 2011 7:00 PM**

- 1) **CALL TO ORDER / PLEDGE OF ALLEGIANCE**
- 2) **APPROVAL OF MINUTES –Aug. 10, 2011**
- 3) **CHAIRMAN'S REPORT.**
  1. CB 2011 budget expenses YTD
  2. CB 2012 budget expenses submitted to EGT.
  3. Mark Miller and I visited forest restoration area to plan mowing (done) there and pond restored in West Goshen Township. Mark has been trying to get a "local service due" person from Chester County Courts to wood chips around the new understory plants by the new bridge in Applebrook Park, but without any success to date.
  4. On Thursday, August 18, 2011 I submitted CB report on NLT recommendations for controlling invasive plants in Applebrook Park to EGT and on Tuesday, September 6, 2011, I gave a short summary to BOS.
  5. Park & Recreation Board's meeting minutes for August 4, 2011 included: "4. Ruth voiced concern again about the fact that the Conservancy Board still does not present their plans for projects they want to do in the parks and open spaces. Vicki pointed out that it seems like the Conservancy Board always waits until the last minute to do their projects so there 38 isn't time to make a presentation."
  6. EGT Public Works crew worked on stabilizing Ridley Creek in sewer easement areas North of where it intersects East Boot Road after Hurricane/TS Irene. Meadow grasses will be planted in this riparian buffer zone.
  7. Strong creeping red fescue appears to be the best choice at this time for appearance, short height, and good density that keeps other plants (weeds, etc.) out with infrequent or no mowing, based on Longwood Gardens test plots.
  8. Hurricane/TS Irene caused erosion to HMD.
  9. CRC Bats event on Wednesday October 19, 2011 7:00-8:15 p.m. Ridley Creek State Park, Mansion.
- 4) **OLD BUSINESS**
  1. New plantings in Applebrook Park still need mulching; also fence maintenance. awaiting reply back from Gerry Hertel on:
    - What plants need fertilizing at the East Goshen Reforestation project?
    - Also what type of fertilizer, when should it be applied, and how often?
  2. Boy Scout Troop 93 - possible inspecting and cleaning out the 17 bird nest boxes.
  3. EGT ordinance on creating and maintaining Wild Flower/Meadow - awaiting feedback from Mark Gordon.

## 5) NEW BUSINESS

2. CB 2011 Budget should cover replacing the 9 (likely more after Hurricane/TS Irene) dead trees from 2010 planting by Chester Creek in Supplee Valley open space along Reservoir Road.
2. CB members may have other suggestions for projects needing funds to wrap up this year.
3. Flooding of Supplee Valley open space - schedule maintenance of cages in September.
4. EGT Winter Newsletter article request by Mark Miller - Ponds in EGT Open Spaces.

## 6) SUB-DIVISION/LAND DEVELOPMENT REVIEW

## 7) BOARD MEMBER CONCERNS

## 8) LIAISON REPORTS

## 9) PUBLIC COMMENTS

## 10) CORRESPONDENCE

### Dates of Importance

September 12, 2011	Municipal Authority	7:00 pm
September 13, 2011	Board of Supervisors - C/U Hearing – New Cingular/ATT	7:00 pm
September 14, 2011	Conservancy Board	7:00 pm
September 15, 2011	Police Commission	8:00 am
	Farmer's Market	3-7 pm
September 20, 2011	Park & Recreation w/s	10:00 am
	Board of Supervisors	7:00 pm
September 21, 2011	Friends of East Goshen 501c3	7:00 pm
	Planning Commission w/s	
	Acero Holdings, LLC	
September 22, 2011	Farmer's Market	3-7 pm
	Chester County Day Presentation	7:00 pm
September 27, 2011	Applebrook Golf Outing	
	Board of Supervisors	7:00 pm
September 29, 2011	Farmer's Market	3-7 pm
October 1, 2011	Fall Newsletter Delivered	
	Chester County Day	
October 22, 2011	EGT Harvest Festival	10 am- 4 pm
December 3, 2011	New York City Holiday Trip	

### Winter Newsletter:

#### Article Submission due Date

November 2, 2011

#### Delivery Date

January 1, 2012

draft  
EAST GOSHEN TOWNSHIP  
CONSERVANCY BOARD MEETING  
August 10, 2011  
7:00 P.M.

The East Goshen Township Conservancy Board met for their regularly scheduled meeting on Wednesday, August 10, 2011, at the East Goshen Township Building. Board members present were: Chairman Bryan Del Monte, Ginnie Newlin, Scott Sanders, and Walter Wujcik. Also in attendance were Mark Gordon, Zoning Officer; Bob Huebner, Park and Recreation; and Erich Meyer, Park & Recreation.

**1. CALL TO ORDER**

Bryan called the meeting to order at 7:00pm and led the Pledge of Allegiance to the Flag and a moment of silence to remember our troops.

**2. APPROVAL OF MINUTES**

Walter moved to accept the minutes of the July 13, 2011 meeting, as corrected. Ginnie seconded the motion. The motion passed.

**3. CHAIRMANS REPORT**

- A. Expenses – Bryan talked to Mark Miller about the cost of the fencing and posts in Applebrook. Mark agreed to remove \$501 from the CB expense for materials/supplies.
- B. Bryan thanked Ginnie for her editing assistance with the newsletter article entitled “Update on Trees and New Understory Plants in Applebrook Park”.
- C. CRC Membership – Ann responded to Bryan’s question about the \$250 membership fee. She said the \$250 that was paid in February 2011 was a donation for the 6<sup>th</sup> Annual Chester Creek Cleanup not a membership fee. This means that the Conservancy Board may have paid \$500 to CRC last year. Bryan will check on this.
- D. National Bank of Malvern – Mark reported that the comments from the Conservancy Board and Yerkes were reviewed and a revised plan will be submitted. The Y will replace the 3 trees that were removed with 20 new trees. Light standards should be here for the parking lot at the end of the month.
- E. Westtown Lake – At 10:30 am tomorrow August 11, there will be a seminar at the Westtown Lake to go over lake maintenance techniques.

**4. OLD BUSINESS**

- A. NLT – Bryan sent WEEDS Inc. a copy of the 6 step plan for controlling the invasives in Applebrook. The estimate from WEEDS is:
  - 1. \$300/acre for invasive control (spraying etc.)
  - 2. \$500/acre for overseed of the grasses – native mix
  - 3. This will be done 2 times per year – in May/June and August/September.Since there is approximately 10 acres to be treated the total annual cost will be \$8,000.  
Bryan received an estimate from TOP CROPS as follows:
  - 1. \$4,200 for control of the invasives – 3 treatments per year. There was no mention of seeding in their estimate.The Board reviewed a map of Applebrook with Mark to determine where the treatments would be done. Bryan would prefer the split seed planting that WEEDS does using a device to run a small trench in the dirt and push the seed into the dirt.  
Mark suggested that, if this will be a reoccurring expense, the Conservancy Board should prepare a narrative to present to the Board of Supervisors. Bob commented that the Park Board will want to see all plans especially when they are planting.

Bryan proposed \$8000 the first year for spraying and overseed, then \$4200 for the second year for spraying which includes a 5% increase. Mark also suggested that they mention, in their Newsletter articles, the 501c3 option for residents to make donations and get a tax deduction.

- B. New Plantings in Applebrook are looking good especially since there has been some rain. However, the few that were planted in the fill soil around the bridge are at risk and may have to be moved. Bob mentioned that the Lion's Club in West Chester wanted to build a dugout at Kelly Field but Kelly said no. So, this is a group that is looking for a community service project.

- C. Bird Nest Boxes – July findings – no report.

## 5. NEW BUSINESS

- A. Suplee Valley – Bryan and Ginnie inspected the caged plantings at Suplee Valley. They look very good, especially the older plantings. There were 9 that died and could be replaced.

- B. 2012 Budget – The Board decided to ask for a separate line item for the Applebrook Invasives Project and request \$8,000.00 for 2012 for that project. Ginnie made a motion to accept the budget for 2012 as proposed. Walter seconded the motion. There was no further discussion. The motion passed.

- C. Wildflower Meadow – A letter was received from John McGonigle who lives on Highland Ave. regarding a “meadow” in his back yard. Mark acknowledged Mr. McGonigle's point that the Township needs guidelines for meadows. Mark reported that the Board of Supervisors reviewed a proposed amendment which will allow them to make resolutions to this part of the ordinance. He reviewed §96-2 which is about mowing requirements, and §96-5 which lists exceptions to §96-2 such as wildflower meadows. Mark feels that a wildflower meadow needs to be nurtured and maintained. Letting your grass grow does not make it a meadow. Ginnie recalled what hard work it was when the Conservancy Board attempted to grow a wildflower meadow. It is a lot of work. The Board feels the following items need to be included in the guidelines:

1. Restrict it to the backyard
2. Require at least a 10 foot buffer around the area being turned into a meadow so it won't encroach on the neighbors' property.
3. Require submission of a plan
4. Require a fee sufficient enough to cover the cost of inspection(s)
5. Possible inspections – There needs to be accountability

Mark will contact the Conservation District and the County for review.

- D. In August Bryan will probably clean out the bird nest boxes. He will contact the Boy Scout troop to see if they want to be involved in maintaining them.

## 6. SUBDIVISION/LAND DEVELOPMENT/LANDSCAPE PLAN REVIEW

None

## 7. BOARD MEMBER CONCERNS/COMMENTS

None

## 8. LIAISON REPORTS

- A. Park & Recreation – Bob reported that the Pumpkin Festival this year will include an arts and crafts festival in the afternoon. The Farmers Market is doing very well. Some of the ponds in the township have too much algae in them even the ones with aeration. West Goshen is using chemicals along with aeration with good results. Thom Clapper, Ruth Scadding and Bob met with Bruce Griffin from the Y about the Y's request to use the East Goshen Park for their summer camp. The Board will review the 2012 budget at their next regular meeting. The Board will hold a workshop on August 16 at 10:00 am to discuss the fall festival.

- B. Municipal Authority - Walter reported that they are looking for an out-of-court settlement for the contractor dispute. The plant is meeting current goals and running well. Several pumping stations will be closed and will flow into the expanded plant

1     **9.     PUBLIC COMMENT**

2             None

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4     **10.    CORRESPONDENCE**

5             A.   Bryan acknowledged receipt of the letter from John McGonigle.

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7     **11.    ADJOURNMENT** - There being no further business, Scott made a motion to adjourn the meeting. Walter  
8             seconded the motion. There was no discussion or public comment. The motion passed. The meeting was  
9             adjourned at 8:30 p.m.

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1     Respectfully submitted,

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4     Ruth Kiefer

5     Recording Secretary  
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# BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

August 16, 2011

Dear Property Owner:

The purpose of this letter is to inform you that the Township has received a Conditional Use Application from QVC, Inc. requesting Conditional Use Approval to allow parking in the front yard area of their property at 1365 Enterprise Drive, West Chester, 19380.

The applicant proposes to relocate four handicapped accessible parking spaces from their main parking lot to a parking lot on the eastern side of the property. This move would locate the spaces within the required 100 foot Front Yard area. Parking in the Front Yard is allowed in the Business Park (BP) Zoning District by Conditional Use approval.

Pursuant to Township ordinance all property owners within 1000 feet of the property seeking Conditional Use approval, are notified of the meeting dates when the application will be discussed. The scheduled dates of the public meetings for review and potential approval of this application are as follows:

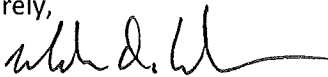
**September 7, 2011** - Planning Commission meeting (workshop 7:00 pm, formal meeting at 7:30 pm)  
**(Presentation of Application)**

**October 4, 2011** - Board of Supervisors meeting (7:00 pm)  
**(Conditional Use Hearing)**

All meetings and workshops are held at the Township Building and are open to the public and subject to change. The application materials are available for review during normal business hours. If any person who wishes to attend the hearing has a disability and/or requires an auxiliary aid service or other accommodation to observe or participate in the hearing, he or she should contact the Township at 610-692-7171 to discuss how those needs may be accommodated.

Please call me if you have any questions or need additional information.

Sincerely,



Mark A. Gordon  
Township Zoning Officer

# BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY  
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

August 31, 2011

Dear Property Owner:

The purpose of this letter is to inform you that Acero Holdings, LLC has submitted an application for Conditional Use for the property at 1340 Enterprise Drive. The property is located in the Business Park (BP) district where manufacturing of precision instruments and similar products is permitted by conditional use pursuant to Section 240-21.C(9) and 240-31 of the Township Zoning ordinance.

The applicant is requesting conditional use approval to allow a precision manufacturing use of the existing building and property in accordance with Section 240-21.C(9) and 240-31.

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

**The meeting dates and times scheduled for the review and discussion of this application are outlined below and subject to change.**

**September 7, 2011** - Planning Commission meeting (workshop at 7:00 pm, formal meeting @ 7:30 pm) **(Presentation of Application)**

**October 5, 2011** - Planning Commission meeting (workshop at 7:00 pm, formal meeting @ 7:30 pm) **(Presentation of Application)**

**October 11, 2011** - Board of Supervisors meeting (7:00 pm) **(Conditional Use Hearing)**

All meetings are held at the Township Building and are open to the public. The plans are available for review during normal business hours. Please give me a call at or email me at [mgordon@eastgoshen.org](mailto:mgordon@eastgoshen.org) if you have any questions or need additional information.

Sincerely,



Mark A. Gordon  
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions

# BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

August 31, 2011

Dear Property Owner:

The purpose of this letter is to inform you that Mr. Mark Galik, 41 Sherman Drive, Malvern, PA 19355 has submitted a Zoning Hearing Board Application for his property. Mr. Galik proposes to build an addition to his home and is requesting dimensional relief from the rear yard setback requirement of the Township Zoning Ordinance, §240-28.D.(3)(c). The Zoning ordinance requires a 35 foot rear yard setback for this property and Mr. Galik is requesting that the Zoning Hearing Board grant him relief from that ordinance requirement and allow a rear yard setback of 20 feet in order to construct an addition and deck onto the rear of his home.

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

**The meeting dates and times scheduled for the review and discussion of this application are outlined below and subject to change.**

**September 7, 2011** - Planning Commission meeting (workshop at 7:00 pm, formal meeting @ 7:30 pm) **(Presentation of Application)**

**September 8, 2011** - Historical Commission meeting (7:00 pm) **(Presentation of Application)**

**September 27, 2011** - Board of Supervisors meeting (7:00 pm) **(Presentation of Application)**

**October 12, 2011** - Zoning Hearing Board meeting (7:30 pm) **(Zoning Hearing)**

All meetings are held at the Township Building and are open to the public. The plans are available for review during normal business hours. Please give me a call at or email me at [mgordon@eastgoshen.org](mailto:mgordon@eastgoshen.org) if you have any questions or need additional information.

Sincerely,



Mark A. Gordon  
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions