

**EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING
December 12, 2012
7:00 P.M.**

The East Goshen Township Conservancy Board met for their regularly scheduled meeting on Wednesday, December 12, 2012, at the East Goshen Township Building. Board members present were: Chairman Sandra Snyder, Vice-Chairman Scott Sanders, Virginia Newlin, and Bryan DelMonte. Others present: Mark Gordon, Township Zoning Officer; and Erich Meyer, Park & Recreation Commission.

CALL TO ORDER

Chairman Sandy Snyder called the meeting to order at 7:00pm.

PLEDGE OF ALLEGIANCE

The Chairman led the Pledge of Allegiance and a moment of silence to remember our troops.

APPROVAL OF MINUTES

The Chairman noted that the minutes of the November 14, 2012 meeting were approved as corrected.

CHAIRMAN'S REPORT

None

NEW BUSINESS

- A. Sub-Division/Land Development Review
New Kent Apartments, 300 New Kent Dr. - The applicant was represented by Neal Fisher. Neal gave a history of the project just completed which replaced the retail stores with 2 new apartment buildings. He said they looked at the complex and found that they could build another apartment building near the entrance from Rt. 352 near the detention basin. The tennis courts will be decreased from 2 to 1. They received the review letter from the township engineer.
Bryan and Ginnie suggested they consider planting an area of the basin with native grasses to cut down on the amount of mowing. Neal answered that this is a lawn area that is used by the residents but he will look into it. Mark suggested adding plantings in the buffer on the north side of the property near the school. The Board reviewed the landscape plan and suggested diversifying the evergreens with other varieties and cut down on the number of eastern white pines. Neal will make the replacements. Bryan made a motion to approve the landscape plan for New Kent with the suggested replacements. Sandy seconded the motion. The motion passed unanimously.

OLD BUSINESS

- A. Goshen Meadows – 1325 West Chester Pike – The applicant was represented by Dennis F. O'Neill, Engineer; and Scott Fagan, owner. Dennis gave a brief history of the conditional use process. They are proposing 5 new apartment buildings with 12 apartments in each building. The existing historic home will have 2 apartments and the leasing office for the entire complex. The garage will be a fitness center. He explained the storm water management system. There are 85 trees on the site – 64 will be removed. Retained trees are on the east side of the property and along West Chester Pike. Goshen Meadows will plant 59 new trees in the parking area and open spaces between the buildings. The buffer on the east side will be thickened with roses to discourage people from walking through the residential properties. The Historical Commission asked to have the buffer extended to West Chester Pike and move the parking around the historic home to make space for plantings. They made these changes. On the east side, they

will use down lighting in the parking areas and no light will extend across the property line. They haven't received the review letter from the township engineer yet.

Sandy asked him to verify that the trees that were tagged for removal during the site walk with the Board are still tagged for removal. It is the same plan they saw in July. Dennis said yes. Scott and Ginnie were disappointed that they did not conserve any of the trees that the Board wanted to save. Bryan pointed out several specimen trees that were marked for removal and discussed at the site walk that are still marked for removal.

Dennis commented that the health of some trees is not good and construction will impact the roots which will cause damage to them and the trees will become a liability.

Mark asked the board to remember that they are saving an historic structure and will be planting 64 new trees in areas where they will survive.

Bryan asked if there were any old photos of the property. Mark passed around some photos that were taken in the 1970's. Dennis commented that this property was a farm and not heavily wooded originally, and that it is overgrown now.

The Board members reviewed the current landscape plan. Dennis asked for comments on the trees and shrubs list. The Board would like to see more diversity in the types of trees/plants and not so many of the same kind.

Scott Fagan, owner, assured the Board that he hears their concerns. He & his partner own several communities in PA and NJ and take pride in the landscaping they provide. He said it is sad to take down trees, but they are following the ordinance. He guaranteed the property will be beautifully landscaped. They also provide space for the residents to grow gardens. He understands the board's concerns but economically they need the units and the driveways, which means the trees have to be taken down.

Sandy thanked them for coming. She asked that they provide the landscape plans in advance of the next meeting on January 9, 2013.

The Board members recognize that the ordinance needs to have definitions for specimen trees and wooded lots added. Sandy was concerned that Goshen Meadows did not provide the names of the arborists they used. Mark suggested that the Board add a line item in their budget for a Board Certified consultant/arborist.

B. Applebrook – Mark reported that the Pulte development is in the final phase. They were supposed to dewater the basin but the Home Owners Association likes the wet standing feature. Originally, it was designed to catch the silt from the site. To dry it and seed the bottom would cost \$38,000. So, it will be converted to a wet basin, 2.5 feet deep which will be good for the fish (koi). They are excavating to remove the silt so there will be room for runoff from storms. They have prepared areas for the koi to hibernate for the winter. The Board was pleased to hear this.

C. Weeds, Inc. – Sandy reported that the price from Weeds, Inc. to thin the European Alders is \$80/hr to spot spray. Bryan wants more information on the treatment. Scott commented that usually, the tree is cut down and the stump is sprayed.

D. Newsletter – Bryan volunteered to write a “Wildlife in East Goshen” article for the next newsletter.

E. Bat houses – Bryan suggested putting the 2 remaining bat houses at 2 manholes in Supple Valley East.

F. Caging – No information from Bill.

G. Tubing – Steve Kosack has given Ginnie tubing to use around the dogwoods in Clymer Woods.

H. E. Boot Road – Ginnie received a bid from Woodlawn of \$1,890.00 which includes a warranty. It is for 8-10 trees. The trees cost \$139 each plus \$97.30 for installation. They will plant them in the Spring. Ginnie will get a more specific invoice. She mentioned that Main Line will give a bid but won't include a warranty because they feel the Township does not take care of the trees. Scott mentioned that there are underground pipes in this area.

LIASONS REPORTS

A. Park & Recreation Commission – Erich reported that the Winter Farmers Market will start on Thursday, December 20.

ANY OTHER MATTER

None

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

Respectfully submitted,

Ruth Kiefer
Recording Secretary