

AGENDA
EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING
January 9, 2013

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE
2. APPROVAL OF MINUTES – December 12, 2012
3. Election of Chairman & Vice Chairman
4. Goals and agenda for Annual ABC meeting
5. CHAIRMAN’S REPORT
6. OLD BUSINESS
7. NEW BUSINESS

To be determined

8. SUB DIVISION / LAND DEVELOPMENT REVIEW

Goshen Meadows Investors - Land Development Application for Planned Apartment Development at 1325 West Chester Pike, West Chester, PA 19382

- Yerkes Review Letter Dated December 19, 2012

9. BOARD MEMBER CONCERNS
10. LIAISON REPORTS
11. PUBLIC COMMENTS
12. CORRESPONDENCE
13. ADJOURNMENT

DATES OF IMPORTANCE

January 07, 2013	Board of Supervisors Annual Reorganization	7:00 PM
January 09, 2013	Conservancy Board	7:00 PM
January 10, 2013	Historical Commission	7:00 PM

January 12, 2013	Annual Planning Session	8:00 AM
January 14, 2013	Commerce Development Commission	7:00 PM (new date)
January 14, 2013	Municipal Authority	7:00 PM
January 15, 2013	Board of Supervisors	7:00 PM
January 21, 2013	Martin Luther King, Jr. Day	Office Closed
January 28, 2013	Police Commission (at the police station)	8:00 AM

19. Adjournment

draft
**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 presented 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

1 will use down lighting in the parking areas and no light will extend across the property line.
2 They haven't received the review letter from the township engineer yet.
3 Sandy asked him to verify that the trees that were tagged for removal during the site walk with
4 the Board are still tagged for removal. It is the same plan they saw in July. Dennis said yes.
5 Scott and Ginnie were disappointed that they did not conserve any of the trees that the Board
6 wanted to save. Bryan pointed out several specimen trees that were marked for removal and
7 discussed at the site walk that are still marked for removal.
8 Dennis commented that the health of some trees is not good and construction will impact the
9 roots which will cause damage to them and the trees will become a liability.
10 Mark asked the board to remember that they are saving an historic structure and will be planting
11 64 new trees in areas where they will survive.
12 Bryan asked if there were any old photos of the property. Mark passed around some photos that
13 were taken in the 1970's. Dennis commented that this property was a farm and not heavily
14 wooded originally. It is overgrown now.
15 The Board members reviewed the current landscape plan. Dennis asked for comments on the
16 trees and shrubs list. The Board would like to see more diversity in the types of trees/plants and
17 not so many of the same kind.
18 Scott Fagan, owner, assured the Board that he hears their concerns. He & his partner own
19 several communities in PA and NJ and take pride in the landscaping they provide. It is sad to
20 take down trees, but they are following the ordinance. He guaranteed the property will be
21 beautifully landscaped. They also provide space for the residents to grow gardens. He
22 understands the board's concerns but economically they need the units and the driveways which
23 means the trees have to be taken down.
24 Sandy thanked them for coming. She asked that they provide the landscape plans in advance of
25 the next meeting on January 9, 2013.
26 The Board members recognize that the ordinance needs to have definitions for specimen trees
27 and wooded lots added. Sandy was concerned that Goshen Meadows did not provide the names
28 of the arborists they used. Mark suggested that the Board add a line item in their budget for a
29 consultant/arborist.
30
31 B. Applebrook – Mark reported that the Pulte development is in the final phase. They were
32 supposed to dewater the basin but the Home Owners Association likes the wet standing feature.
33 Originally, it was designed to catch the silt from the site. To dry it and seed the bottom would
34 cost \$38,000. So, it will be converted to a wet basin, 2.5 feet deep which will be good for the
35 fish (koi). They are excavating to remove the silt so there will be room for runoff from storms.
36 They have prepared areas for the koi to hibernate for the winter. The Board was pleased to hear
37 this.
38
39 C. Weeds, Inc. – Sandy reported that the price from Weeds, Inc. to thin the European Alders
40 is \$80/hr to spot spray. Bryan wants more information on the treatment. Scott commented that
41 usually, the tree is cut down and the stump is sprayed.
42
43 D. Newsletter – Bryan volunteered to write a "Wildlife in East Goshen" article for the next
44 newsletter.
45
46 E. Bat houses – Bryan suggested putting the 2 remaining bat houses at 2 manholes in Supple
47 Valley East.
48
49 F. Caging – No information from Bill.
50
51 G. Tubing – Steve Kosack has given Ginnie tubing to use around the dogwoods in Clymer
52 Woods.

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

9 **LIASONS REPORTS**

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

12 **ANY OTHER MATTER**

13 None
14

15 **ADJOURNMENT** - There being no further business, Scott made a motion to adjourn the meeting. Ginnie
16 seconded the motion. There was no discussion or public comment. The motion passed. The meeting was
17 adjourned at 9:30 p.m.
18

19 Respectfully submitted,

20
21 Ruth Kiefer

22 Recording Secretary



Yerkes Associates, Inc.

Consulting Engineers / Landscape Architects / Surveyors

December 19, 2012

East Goshen Township
1580 Paoli Pike
West Chester, Pennsylvania 19380

Attn: Mark Gordon, Township Zoning Officer

Re: Goshen Meadows Investors – West Chester Pike
Land Development Plan Review

Dear Mark:

The following plans and report prepared by Herbert E. MacCombie, Jr., P.E. Consulting Engineers and Surveyors, Inc. have been submitted to this office for review:

<u>Sheet No.</u>	<u>Title</u>
1 of 16	Plan of Consolidation / Land Development Plan
2 of 16	Plan of Proposed Improvements
3 of 16	E & S Control Plan
4 of 16	Lighting Plan
5 of 16	Sanitary Sewer Profile
6 and 7 of 16	Storm Sewer Profiles
8 of 16	Storm Sewer Details
9 of 16	Sanitary Sewer & Water Details
10 of 16	Miscellaneous Construction Details
11 and 12 of 16	E & S Control Details
13 of 16	Project Narrative
14 of 16	Existing Tree Inventory Plan
15 of 16	Tree Removal Plan
16 of 16	Planting Plan, dated November 15, 2012

Erosion and Sediment Control Report, dated October 26, 2012

Post-Construction Stormwater Management Drainage Analysis, dated October 30, 2012

Unless noted otherwise, all plans are dated October 17, 2012. The plans depict the proposed planned apartment development on tax map parcel 53-6-56. The 5.115 acre (net) parcel is located on the northeast corner of the Mary Fran Drive intersection with West Chester Pike. The parcel contains an historic dwelling, a barn, specimen trees, steep slopes along the West Chester Pike frontage, and driveway access to Mary Fran Drive. The proposed development consists of 64 apartment units. Five new buildings will contain 12 units each and the existing dwelling is to be converted into four units. Site access is to be provided by an access driveway to Mary Fran Drive and an emergency vehicle access to westbound West Chester Pike. The plans note that the apartments are to be served by public water and public sewer.

Professional services since 1874

1444 Phoenixville Pike, P. O. Box 1568, West Chester, PA 19380-0078 / Tel: 610-644-4254 / Fax: 610-640-0771

The parcel (tax map parcel 53-6-56) is to be combined with the adjoining 13.636 acre (net) Goshen Meadows apartment development (tax map parcel 53-6-56.1) to the north and is situated within the C-4 Planned Highway Commercial District. Conditional use approval was granted on September 4, 2012 to allow the development of a 64 unit planned apartment development that includes the adaptive reuse of the historic dwelling.

The following comments are offered for consideration:

September 4, 2012 Conditional Use Decision

1. Condition 3 – The Applicant shall provide landscaping that will sufficiently buffer the Matlack House, owned by the Middle Department Inspection Agency (tax map parcel 53-6-85.1) from the new apartment units. The landscape plan needs to be amended to provide the required buffer landscaping for the Matlack House.
2. Condition 4 – The mitigation methods outlined in the Historic Resource Impact Study will need to be satisfactorily addressed:
 - A. Rehabilitate the exterior of the historic dwelling;
 - B. Incorporate to the extent possible certain interior features in the dwelling, such as window surrounds, baseboards, doors, and possibly balustrades;
 - C. Install landscaping to buffer and soften the impact of the new development on the historic resource. A variety of deciduous and evergreen trees and shrubs should be provided for screening and buffering of the historic dwelling;
 - D. Consider design elements such as stucco surfaces, shutters, cornices and mansard roofs in the development of the new apartment buildings to blend with the architecture of the historic resource.
3. Condition 5 - The plans will need to be reviewed by the Township Fire Marshall for compliance with the recommendations in the correspondence dated June 28, 2012 and August 16, 2012.
4. Condition 6 - Applicant shall install the buffer yard required by sections 240-27.C.2 and .3. Buffer yards are required to be provided as part of any new or expanded apartment development along any lot line contiguous to lots within a residential development. The buffer yard shown on the landscape plan needs to be revised to provide a completely planted visual barrier or landscape screen composed of mostly evergreen shrubs and trees arranged to form both a low-level and high-level screen.
5. Condition 7 – Applicant shall comply with section 240-29.C.10 and provide recreation / common open space areas equal to at least 200 square feet per dwelling unit. Section 240-29.C.10 notes that all recreation / common open space areas shall be located where suitable for outdoor active or passive recreation (such as outdoor relaxation, walking, and / or gardening). The following limitations are noted for the designated existing and proposed recreation / open space areas:

- A. The designated area on the east side of Building 'F' is a stormwater management basin.
 - B. The designated area along the Goshen Meadows northern property boundary line is inaccessible, overgrown, and contains a tennis court that is unplayable.
 - C. The designated area on the Smith parcel is situated within a shallow depression for stormwater basin 'D' and the unprotected adjoining steep slope area that grades down to West Chester Pike creates a potentially unsafe play area for young children
6. Condition 8 – The construction sequence should note that the renovations to the historic resource are to be completed prior to the issuance of a Use and Occupancy Certificate for the last of the new apartment buildings.

Zoning Ordinance

7. Section 240-24.F – The sewage facilities planning module exemption request will need to be reviewed and approved by the Township and PADEP.
8. Section 240-24.H – It is noted that the isoluminance plot on sheet 4 is based on a light fixture mounting height of 35 feet. The isolux pattern shown should be adjusted for the proposed light fixture mounting height of 20 feet. It is recommended that a minimum illumination level of 0.3 footcandles be provided in any area and increased illumination be provided for areas with steps and mailboxes. The plan should also identify the uniformity ratio, identify the designated night light controlled fixtures, and address conflicts with tree plantings.
9. Section 240-27.C.1.c – A minimum of five percent of a parking area shall be landscaped and continually maintained as such. The parking area perimeter shall not be considered as part of this required area. The required landscape area for the proposed parking lot should be identified on the landscape plan.
10. Section 240-27.C.1.e – The plans need to identify a satisfactory method of landscape irrigation. Wall mounted hose bibs are acceptable.
11. Section 240-27.D.2.b – The developer shall be responsible for the installation and cost for traffic improvement required by PADOT or determined by the Board of Supervisors to be necessary for the reasonable ingress and egress to the development. Sheet 1 notes that the West Chester Pike eastbound left turn lane is to be extended 125 feet in length (plus appropriate taper) and the westbound left turn lane is to be extended 150 feet in length (plus appropriate taper). The PennDOT Highway Occupancy Permit application plans will need to be reviewed and approved by the Township Traffic Engineer and the Developer will need to post escrow with PennDOT for completion of the traffic improvements.

12. Section 240-29.C.7.c – Each building with three or fewer stories shall be separated from each other building by at least 1.5 times the height of the tallest building. The height of the proposed buildings should be noted on sheet 1.
13. Section 240-33.C.2 – Parking areas shall be arranged and marked for orderly safe movement. The plan should provide a description or detail and indicate the location of all traffic control signs and pavement markings.

Subdivision and Land Development Ordinance

14. Section 205-31.A – A waiver request to allow the plan to be submitted as a preliminary / final plan will need to be discussed with the Planning Commission. We have no objection to the waiver request.
15. Section 205-31.A.1 – The final plan shall be clearly and legibly drawn to a scale of one inch equals 50 feet or larger. The plan should note a waiver request to allow sheet 1 to be drawn at a scale of one inch equals 60 feet. We have no objection to the waiver request.
16. Sections 205-33.A.3 and B.17 – The plan to be recorded should include plan approval blocks and a notarized plan acknowledgment statement from the property owner.
17. Section 205-33.A.5 – The plans should note the deed book and page number for the identified abutting property owners.
18. Section 205-33.B.7 – The plan of consolidation should note or indicate that the existing property boundary markers along the boundary line between tax map parcel 53-6-56 and parcel 53-6-56.1 are to be removed.
19. Section 205-37.C.6 – Storm sewer design calculations need to be provided.
20. Section 205-61 – Neither portions of tree masses nor specimen trees shall be cleared unless absolutely necessary. Applicants shall make all reasonable efforts to harmonize their plans in order to preserve existing trees. It is our understanding that the tree removal plan is being reviewed by the Conservancy Board. To the extent possible, the Applicant should incorporate the Conservancy Board's recommendations.
21. Section 205-56 – Sidewalk access will need to be provided from the handicapped parking spaces adjacent to the historic dwelling. Pedestrian access to the recreation / open space areas also needs to be addressed.
22. Section 205-62 – Street trees shall be installed on 40 foot centers and shall consist of the varieties identified by this section. The landscape plan should be amended as necessary to address street tree requirements along the West Chester Pike frontage.
23. Section 205-71.C – The plans should note that the sanitary sewer system is to be constructed in accordance with East Goshen Municipal Authority standards.

Stormwater Management Ordinance 129-M-03

24. Section 304.B.18 – The plans should note that the property owner is responsible for maintenance of the drainage and stormwater management facilities. The plans should also include a list and schedule of maintenance tasks to be performed.
25. Section 304.D.3 – The plans should identify the location of all stormwater management soil percolation test sites.
26. Section 404.A.1 – Infiltration facilities shall be provided in areas that are suitable for infiltration and runoff from impervious surfaces shall be directed into those infiltration facilities. The volume of storage to be provided shall be no less than the net increase in runoff from the 2-year storm event or one inch of runoff from the total area draining to the infiltration facility, whichever is greater. The stormwater management report will need to demonstrate that the water quality requirements as outlined by this section have been satisfactorily addressed.
27. Section 406.B – A copy of the PennDOT permit approval will need to be provided to the Township for the proposed storm pipe connection from stormwater management basin 'I' to the existing storm sewer inlet located along the north side of West Chester Pike.

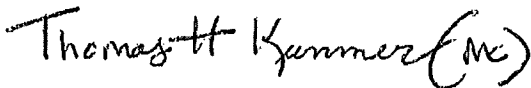
General Comments

28. Existing features to be relocated, removed, or demolished should be identified on sheet 14.
29. The manhole #34 outlet control detail on sheet 8 should be amended to address how the structure is to be installed within the manhole.
30. Clean-out or observation ports within the underground infiltration basins should be provided for the storage pipe end sections.
31. The turf paver detail on sheet 11 should be amended to include a seeding specification for establishment of the turf ground cover.
32. Landscaping to screen visibility and headlight glare should be provided between the proposed row of parking spaces and existing building 'C'.
33. The overall landscape plan only features three types of shrubs. For overall site enhancement, the landscape plan should be amended to include a variety of evergreen and deciduous trees and shrubs.

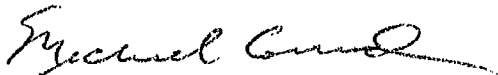
34. Since the proposed limit of disturbance exceeds one acre, the erosion and sediment control plan will need to be submitted to the Chester County Conservation District for review and approval. A letter of adequacy from the Chester County Conservation District and an NPDES Permit are required for final plan approval.

The plan submission should be revised in accordance with the above comments. Please contact our office if you have any questions concerning this review letter.

Sincerely,
YERKES ASSOCIATES, INC.

Handwritten signature of Thomas H. Kummer in cursive script.

Thomas H. Kummer, R.L.A.

Handwritten signature of Michael Conrad in cursive script.

Michael Conrad, P.E.

Cc: Dennis O'Neill, P.E.