

AGENDA  
EAST GOSHEN TOWNSHIP  
CONSERVANCY BOARD MEETING  
November 13, 2013

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE
2. OLD BUSINESS
3. APPROVAL OF MINUTES  
  
October 9, 2013
4. CHAIRMAN'S REPORT
5. NEW BUSINESS  
  
Review Comp Plan Update
6. SUB DIVISION / LAND DEVELOPMENT REVIEW
7. VARIANCES
8. BOARD MEMBER CONCERNS
9. LIAISON REPORTS
10. CORRESPONDENCE

11. DATES OF IMPORTANCE

Nov 11, 2013	Veterans' Day	
	Office Closed	
Nov 11, 2013	Municipal Authority	7:00 PM
Nov 12, 2013	Board of Supervisors	7:00 PM
Nov 13, 2013	Conservancy Board	7:00 PM
Nov 14, 2013	Police Commission	5:30 PM
	WEGO Police Dept	
Nov 14, 2013	Historical Commission	7:00 PM
Nov 14, 2013	Farmer's Market	3:30-6:30 PM
	Public Works Garage	
Nov 16, 2013	Help a Neighbor for the Holidays	9:00 AM
	Park & Rec Commission	
Nov 18, 2013	Commerce Commission	7:00 PM
Nov 18, 2013	Deer Committee	7:00 PM
Nov 19, 2013	Board of Supervisors	7:00 PM
Nov 21, 2013	Farmers Market	3:30-6:30 PM
	Public Works Garage	

Nov 21, 2013	Openspace & Rec Plan Task Force	7:00 PM
Nov 21, 2013	WC Area Council of Governments Westtown	7:00 PM
Nov 25, 2013	Comp Plan Task Force	7:00 PM
Nov 26, 2013	Friends of East Goshen	7:00 PM
Nov 28, 2013	Thanksgiving Office Closed	
Nov 29, 2013	Office Closed	

Newsletter Mail Date - December 13, 2013

12. PUBLIC COMMENTS

13. ADJOURNMENT

draft  
**EAST GOSHEN TOWNSHIP  
CONSERVANCY BOARD MEETING  
October 9, 2013  
7:00 P.M.**

The East Goshen Township Conservancy Board met for their regularly scheduled meeting on Wednesday, October 9, 2013 at the East Goshen Township Building. Board members present were: Chairman Sandra Snyder, Scott Sanders, Virginia Newlin and William Coffey. Others present were: Janet Emanuel, Township Supervisor and Bill Egan, resident.

**CALL TO ORDER**

Chairman Sandy Snyder called the meeting to order at 7:05pm.

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF MINUTES**

The Chairman noted that the minutes of the September 11, 2013 meeting were approved as corrected.

**OLD BUSINESS**

Clymer's Woods – Sandy reported that Mark Miller removed the dead trees.

Woodlawn Estimate – Ginnie commented that he can't get oaks until spring. He will get back to her with an estimate for smaller caliber trees. Scott will email pricing for already dug trees that would be discounted at this time of year.

Understory – Ginnie noticed that under the bridge a lot of the shrubs are dying because of the competition from the grass. The grass should be pulled away from the base of the plant and wood chips put down.

E. Boot Road – Ginnie reported that the dogwoods look fine. The small, low branches should be trimmed off all of the trees. Octarara's cost for plants is \$1,500. This does not include planting. Ginnie also asked if he could get 5 bald cypress trees. Jim will put them aside. A location by the stream needs to be selected. Jim will deliver the order in November. The Board selected Saturday November 9 with Sunday November 10 as the day to plant. Sandy will contact Adult Probation to see about getting some assistance. She will also contact Betsy Williams to see if some girl scouts want to help. She will contact Mark Miller for the equipment. Sandy commented that we still have the materials for caging the trees. Scott feels this is important to keep the deer from rubbing the trees.

Park & Recreation – Sandy reported that Park & Rec is getting more recycling bins for the parks in 2014. The goal is to have 1 recycling bin for each trash bin.

**NEW BUSINESS**

Open Space Task Force – The Township is planning to update the Open Space plan. They need one member and one alternate from each ABC for this committee. They will meet the 3<sup>rd</sup> Thursday for 8 months. The first meeting is October 17. Ginnie volunteered to be the main member. The alternate will be determined later.

Township Newsletter – The Township is going back to mailing a paper newsletter. Since the preparation is being done by an outside firm, the deadline for articles is not flexible. The deadline for the winter issue is October 29. Bill will provide an article. Sandy thanked Scott for the article in the current issue.

1 **SUB DIVISION/LAND DEVELOPMENT**

2 Sunny Ridge – Everyone agreed that this developer is open to their concerns. Sandy will send a  
3 recommendation letter to the Planning Commission. However, Ginnie was very upset that John stated  
4 at the Planning Commission that they were only going to save 3 trees. It is not what the CB told him on  
5 the site walk. Sandy will discuss this with Sue Carty.  
6

7 **BOARD MEMBER CONCERNS**

8 It was brought to Scott's attention that a homeowner in Waterview had a tree cut down very close to the  
9 reservoir. From an examination of the stump, it appears the tree was alive. Also the riparian buffer was  
10 disturbed. Sandy will ask Mark Miller to check this out.  
11

12 **LIASION REPORTS**

13 Planning Commission – Ginnie reported that the commission discussed specifications for rain gardens.  
14 Also, it was decided that the word "should" will be changed to "shall" in an appendix regarding Act  
15 167.

16 CPTF – Janet reported that the special meeting was to review a town center plan. The Brandywine  
17 Conservancy made a presentation but the CPTK tabled it. They finalized the initial set of focus areas  
18 for the plan.  
19

20 **PUBLIC COMMENT**

21 Bill Egan asked for comment on the downgrading of the Ridley Creek. Janet reported that this is being  
22 investigated. It is caused only by sediment coming through the township. They are trying to figure out  
23 what is happening and what to do.  
24

25 **ADJOURNMENT** - There being no further business, Scott made a motion to adjourn the meeting. Bill  
26 seconded the motion. There was no discussion or public comment. The motion passed. The meeting was  
27 adjourned at 8:30 p.m.  
28

29  
30 Respectfully submitted,  
31

32  
33  
34 Ruth Kiefer, Recording Secretary

## 4. Natural Resources

### 4.1. Ridley and Chester Creeks

*(Note to Task Force: The following discussion under 4.1, through the two tiers of recommendations (4.1.5.1 and 4.1.5.2), is very much a draft, more so a place holder, until more information is gathered regarding this recently unfolding and very complicated issue. Conservancy staff, township staff, and Chester-Ridley-Crum Watershed Association staff have requested a meeting with PADEP staff to better understand their recent decision making regarding both creeks, and what is within the township's control to help resolve this issue(s). Because Tony and I had decided to draft this chapter first for Task Force input, we felt it necessary to proceed with that task even though there is much still to learn about this issue, and some of what we learn will likely change the following text for the final draft plan update.)*

#### 4.1.1. Introduction to the Issue

Two major streams cross the township from north to south and their watersheds divide the township in two—Chester Creek on the west side, and Ridley Creek on the east. Both streams initially form immediately outside the township (Ridley to the north and Chester to the north west) and they both empty into the Delaware River Basin below the City of Philadelphia. Ridley Creek is also designated by the Pennsylvania Department of Environmental Management (PADEP) as a Special Protection—High Quality (HQ) watershed. Only about 30 percent of Pennsylvania's waterways have either the HQ or Special Protection—Exceptional Value (EV) watershed designation. Both streams have been an important focus of the Chester-Ridley-Crum Watersheds Association, and the Association helps to educate township residents on water resource conservation.

Even with the township and conservation partner efforts to protect these two streams, they have been heavily impacted over many years as land changed in use from agriculture and open fields to suburban and even more urban land uses. In addition, these streams have also been the receiving end of both "point" (sewage outfalls) and "non-point" (surface runoff) sources, although over time regulatory efforts and public education have helped to reduce the extent and frequency of these harmful inputs. As a result of changes in stream morphology and as a result of increased federal and state attention to water quality, the State Department of Environmental Protection (PADEP) has recently determined that both creeks do not meet federal drinking water standards administered by the U.S. Environmental Protection Agency (EPA). PADEP is instituting new measures that the township must plan to address, or formally appeal.

#### 4.1.2. Validation of the Issue

According to January 2013 maps available on-line at the Chester County Water Resources Authority (CCWRA) website, Ridley Creek is designated as "impaired" for the following three causes: siltation, water/flow variability, and "cause unknown." Siltation simply means that the stream cannot carry/convey sediments or soils fast enough to prevent their deposition, resulting

7  
in smothering of habitat for micro-invertebrates and fishes. Water/flow variability is typically due to increased surface run-off from impervious surfaces during storm events, scouring, or drought that alters the habitat adversely for micro-invertebrates and fishes. "Cause unknown" means one of three things—either unable to identify cause; unable to do immediate follow-up, or no cause can be identified.

According to the CCWRA website, many of Chester County's impaired streams have TMDLs that are to be used by municipalities when developing stormwater management and other programs to address the impairment. TMDL means Total Maximum Daily Load, or the maximum daily pollutant load considered acceptable without further degrading water quality. Chester Creek, even though not currently shown by Chester County's maps as impaired, has a TMDL for phosphorus pollution. This pollution is believed to have originated from a "point source", i.e., West Goshen Township's sewage treatment plant. West Goshen Township appealed PADEP's TMDL listing, and a settlement may be forthcoming. East Goshen Township may be asked to participate in a solution to this issue, given some of the sewage effluent generated by the township land uses is treated by the West Goshen plant. PADEP officials may also designate Chester Creek impaired, for reasons other than phosphorus. This too may change how East Goshen Township reviews and approves stormwater management plans submitted as part of future development. No TMDLs have been assigned to Ridley Creek, although Ridley has been listed for receipt of TMDLs in the future.

Compliance with TMDLs for non-point source pollution is largely addressed through issuance of a National Pollutant Discharge Elimination System (NPDES) permit administered by the Chester County Conservation District when a subdivision or land development plan is submitted for local approvals. For Ridley Creek, and because of its HQ status, this permit is obtained from the regional PADEP office. The Conservation District is responsible for issuing NPDES permits for projects within the Chester Creek watershed. For the permit to be issued, a developer must submit engineered plans that adequately address erosion and sedimentation control regulations and stormwater management requirements of both the state and township.

#### 4.1.3. Vision for the Future

**East Goshen Township envisions Ridley and Chester Creeks retaining a prominent role in defining the township's natural environment within a suburban setting, with improved water quality resulting from stream and watershed restoration and conservation.**

Ridley and Chester Creeks are important natural resources that are accessible to residents and visitors at various road crossings, the wetland park, and at other locations within the township. These creeks continue to provide recreational value and wildlife habitat, their floodplains safely convey floodwaters during heavy rains and snowmelt, and they provide other less-tangible benefits. East Goshen Township has attempted to manage adverse impacts to them from land use changes by adopting and administering floodplain regulations, lot and building setback and impervious coverage limitations, stormwater management regulations, and perhaps most effectively through required dedication of the 100-year floodplain to the Board of Supervisors.

The ecological functions of Ridley and Chester Creeks can, and should, be improved through our township's efforts. For example, we can restore the streamside vegetation along portions of the Ridley and Chester, perhaps the most effective measure for improving water quality, where little or no forest cover currently exists. More innovative stormwater management practices can be implemented as part of new, or redevelopment, that intercept stormwater runoff at the source and infiltrate can significantly reduce the amount of stormwater entering streams from constructed outfalls. Efforts to enhance the ecological functions of these streams can also benefit from partnerships with conservation organizations, private landowners, and others.

#### 4.1.4. Implementation Strategy

Implementation strategies to address stream impairment issues include a) identify the specific reasons for the State's recent decisions to downgrade the attainment ratings for both Ridley and Chester Creeks; b) understand the relevant TMDLs for each stream system and the timing of their application or implementation; c) identify and prioritize the most cost-effective steps that will improve the attainment ratings or insure TMDL compliance; d) assign primary township responsibility for their implementation, but engage multiple stakeholders to assist; and e) monitor/share/report on stream restoration success.

Our township will partner with the CRC Watershed Association, adjoining municipalities, the Chester County Water Resources Authority, the Chester County Conservation District, the Willistown Conservancy, and other regional stakeholders to increase the chances of success within the larger stream systems.

#### 4.1.5. Implementation Steps

The many ideas to achieve the community's vision for Ridley and Chester Creeks have been narrowed to achievable implementation steps by our township officials, staff, and the most relevant township boards, committees, or commissions. These steps are divided into three tiers, and presented below. Primary oversight for these steps is the responsibility of the Conservancy Board, working together with township staff, consultants, and with assistance from the Planning Commission for recommended improvements to township zoning and subdivision regulations.

##### 4.1.5.1. *Tier 1*

There are three Tier 1, Immediate Priority, actions related to resolving the Ridley and Chester Creeks water quality issues. Because of their complexity and numerous stakeholders involved, the township is willing to devote staff time and resources to seeing these implemented within the two years. They are:

#### **Identifying the water quality issues and reasoning behind PADEP's recent decisions.**

The township Manager, township Engineer, and Conservancy Board representative will join CRCWA representatives and Brandywine Conservancy representatives and meet with PADEP officials to discuss the reasons for the recent downgrading of water quality attainment status for the Chester and Ridley Creek watersheds. Clarification will be sought from PADEP

officials of which TMDLs are currently in effect within these two streams and whether additional TMDLs are anticipated.

**Identifying measures that the township and its partners can take to resolve these issues.**

The township Engineer, working together with the Conservancy Board, will identify measures to address or satisfy TMDL requirements that the township can implement through voluntary or regulatory action, and by working together with other stakeholders.

**Developing an action plan and schedule for implementation.**

The township Manager and Conservancy Board will prioritize the implementation of identified measures by ease of implementation, urgency, available funding, and other factors and will present these measures to the Board of Supervisors, and schedule their implementation through annual work plans.

**4.1.5.2. Tier 2**

There are three Tier 2, Moderate Priority, actions related to resolving the Ridley and Chester Creeks water quality issues. These Tier 2 projects have been identified by the Comprehensive Plan Task Force as important, but have been designated as Tier 2 because they do not rise to the level of a Tier 1 project, or because they may lack full support for implementation. As such, they may not be immediately viable, but their implementation is ultimately seen as benefiting the township. They are:

**Improving township zoning regulations to increase stream and water quality protection.**

The Conservancy Board will work with their Planning Commission to draft zoning ordinance text changes that can improve protection of Chester Creek's forested riparian buffers, and where there are impacted riparian buffers in this system, restore them to a forested buffer through required planting at the time of development. Ridley Creek's forested riparian buffers will be protected, and impacted buffers restored, through the state and local enforcement of PA Commonwealth's Section 102. Erosion and Sedimentation Requirements.

**Improving township subdivision and land development regulations to increase stream and water quality protection.**

The Conservancy Board will work with their Planning Commission to draft subdivision and land development ordinance changes that can improve protection of both Chester and Ridley Creeks through better subdivision and land development design. Such improvements would require developers and their engineers to adopt a site design practice for both residential and non-residential land uses that initially identifies, and then utilizes, a site's natural features for reducing stormwater runoff through infiltration and evapo-transpiration. Sketch plans would show how the applicant has protected and incorporated those natural features into the overall site design and stormwater management approach. For redevelopment projects where the ability of a site's natural features to reduce surface runoff have already been compromised, the goal should be to increase on-site retention as part of new development and promote recharge of groundwater resources wherever possible.



**Improve the ability of the township's open lands to off-set stormwater runoff impacts of developed lands with impervious coverage through reforestation.**

The Conservancy Board will continue to seek opportunities to conduct reforestation projects on public and, with landowner support, private lands, by promoting the water resource and other benefits of trees, seeking funding for such projects, and collaborating with Pennsylvania Horticultural Society (PHS), PADEP's TreeVitalize program, CRCWA, and other local and regional conservation organizations to assist with such projects and coordinating volunteers.

**4.1.5.3. Tier 3**

**Title.**

Text.

**Title.**

Text.

**Title.**

Text.

**4.2. Natural Resource Conservation**

**4.2.1. Introduction to the Issue**

East Goshen Township has established a Conservancy Board that is charged with reviewing subdivision and land developments plans to ensure that any adverse impact on the township's natural resources are minimized. The Board also educates township residents on environmental issues.

These two responsibilities mean the Board considers a wide variety of concerns in its regular business, including streams, woodlands and heritage trees, protection of wildlife habitat, invasive control, scenic vistas, the globally unique serpentine barrens, and the greenways that connect them all together, and to the township's residents. This section covers all of these issues, with the exception of streams, which are covered under Section **Error! Reference source not found.** above.

**4.2.2. Validation of the Issue**

Natural resource protection provides a wide variety of benefits to a community. According to *Green Infrastructure: A Landscape Approach* (PAS No. 571, 2013), such benefits include stormwater absorption and reduction in runoff, removal of harmful pollutants from air and water, conservation of habitat for native flora and fauna, increased property values, stimulation of local economic activity, the promotion of healthy lifestyles, and improvement and protection of scenic vistas, among others.

In the most recently published Statewide Comprehensive Outdoor Recreation Plan for Pennsylvania (2009),<sup>1</sup> walking is by far the most popular outdoor activity in a survey of Pennsylvania residents, capturing 84% of the respondents. With the increased interest in obesity, studies are now being published that correlate walking directly with improved health. Other popular activities of interest to the Conservancy Board include wildlife viewing at 43% and birding at 31%. It is worth looking at the report to see the sort of activities Pennsylvanians like to engage in.

Finally, a survey of township residents in 2001 showed broad support for the idea that township-owned open space provides “scenic beauty”, with 74% of respondents rating that as of high or moderate importance. Since a healthy and balanced environment provides for scenic beauty, there is implicit support for natural resource protection in a large majority of township residents.

#### 4.2.3. Vision for the Future

The natural resources of East Goshen Township will be conserved, and access to these resources will be improved so that current and future residents may enjoy them and benefit from them.

#### 4.2.4. Implementation Strategy

The implementation strategy for natural resource conservation focuses on incremental improvements designed to maintain the present quality of East Goshen’s local environment. Steps that impact residents’ access to township open space are left for the new Open Space, Recreation, and Environmental Resources Plan, *(which is ongoing at this time)*.

Given East Goshen’s nearly built-out state, the Conservancy Board has turned part of its attention to the need to closely review redevelopment plans to ensure existing environmental benefits are maintained, and that any lingering environmental issues are resolved. As such, several of the steps below deal with redevelopment and its potential impacts on the township’s natural resources.

#### 4.2.5. Implementation Steps

The implementation steps to achieve the community’s vision for natural resource conservation are divided into three tiers. This approach will help East Goshen advance strategically toward its vision of maintaining and improving the quality of its natural environment.

##### 4.2.5.1. Tier 1

These projects were selected as Tier 1 because they get right to the heart of the Conservancy Board’s mission and vision for natural resource protection, and the township is willing to devote staff time and resources to seeing these implemented within the next few years.

**Improve wildlife connectivity between open space areas in the township.**

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<sup>1</sup> [www.paoutdoorrecplan.com](http://www.paoutdoorrecplan.com)

Green corridors are very important for ensuring the continued health and vitality of wildlife within the township. By making new, and enhancing existing, connections between green spaces, the effective size of the habitat grows, and therefore its value to wildlife, and the township residents who enjoy that wildlife. Update the Zoning Ordinance to ensure that township-owned properties and common open space includes natural resources that connect to form natural corridors for wildlife habitat.

**Protect sensitive natural resources during the redevelopment process.**

As East Goshen reaches buildout, redevelopment grows in importance relative to greenfield development. Furthermore, the build-out analysis (see Section \_\_) clearly showed that much of the township's existing development potential lies in increasing intensification of development by further subdividing existing built-upon lots—many of which are extensively wooded, or include stream corridors or other natural features. As such, it is important to ensure that the Zoning and the Subdivision and Land Development Ordinances include provisions that protect and enhance sensitive natural resources during the redevelopment process.

**Improve protections for woodlands in the township.**

Update the Subdivision and Land Development Ordinance to provide an improved definition of "woodlands" that relates to the woodland's ecological value. Include regulations that better protect such woodlands, such as by extending the "dripline" to better protect trees' root systems.

**Educate township residents of the importance of natural resource protection.**

Continue to educate township residents, using a variety of media (including a revitalized township newsletter) on the importance of natural resource protection. Specific areas to focus on include:

- The benefits of preservation, and options for doing so, for landowners.
- The variety of environmental and conservation programs and advocates.
- The benefits of using native plants.
- The importance of stormwater quality and impacts of harmful runoff downstream.

**4.2.5.2. Tier 2**

These Tier 2 projects have been identified by the Comprehensive Plan Task Force as important, either during the update process that occurred prior to the adoption of this update, or in an earlier version of the comprehensive plan. They have been designated as Tier 2 because they do not rise to the level of a Tier 1 project, or because they may lack full support for implementation. As such, they may not be immediately viable, but their implementation is ultimately seen as benefiting the township.

**Provide zoning incentives for green, or sustainable development and redevelopment.**

Update the Zoning ordinance, perhaps by tying the meeting of environmental performance standards for new construction and renovations to area and bulk relief, reductions in permit fees, increased density or intensity of use, or other incentives.

**Protect the township's serpentine outcroppings.**

The serpentine barrens are a unique ecosystem found in parts of the United States and found in small but widely distributed areas of the Appalachians. Hire a professional to conduct an inventory of the township's serpentine outcroppings, and update the Subdivision and Land Development Ordinance to require plans to indicate location and size of any serpentine outcroppings, as well as to specify how they will be protected.

**4.2.5.3. Tier 3**

These remaining projects identified by the Comprehensive Plan Task Force have been included as Tier 3 projects. These projects currently have significant obstacles or challenges that need to be overcome prior to implementation; or they may simply be deemed not as important as the projects identified in Tiers 1 and 2. Consequently, these projects are envisioned to be implemented years after adoption of this comprehensive plan update. These priorities may change if funding sources become available or other significant factors influencing the projects' viability changes.

**Inventory and protect the township's scenic resources.**

As noted in Section 4.2.2, 74% of township residents believe that the provision of scenic beauty is of high or moderate importance. Update and map the township's Scenic Road Inventory; and consider the creation of a scenic road overlay district to protect the township's scenic vistas. Furthermore, the term "scenic vista" should be defined in the Subdivision and Land Development Ordinance.

**Protect the township's Heritage Trees.**

Update the Subdivision and Land Development Ordinance to provide a definition of "heritage trees," and include regulations that will protect such trees throughout the township.

**Protect the Upper Ridley / Crum Creek Important Bird Area.**

Recommend to the Open Space, Recreation, and Environmental Resources update Task Force that regulations be considered to protect the Upper Ridley / Crum Creek Important Bird Area (IBA) so that its habitat value for avian wildlife is protected.

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

FYI

November 6, 2013

Dear Property Owner:

The purpose of this letter is to inform you that the Township has received a request from the owners of 1662 E. Boot Rd., West Chester, PA, 19380, to remove their property from the Township Historic Resource Inventory. The Township Zoning Ordinance, §240-38.4, outlines the procedure for a request of this nature.

Pursuant to Township policy, property owners and residents within 1000 feet of the subject property are notified of these types of zoning requests.

**The meetings scheduled for the review and discussion of this request are outlined below and subject to change without additional notice.**

**November 14, 2013** – Historical Commission meeting (7:00 pm)

All meetings are held at the Township Building and are open to the public. The information pertaining to this request is available for review during normal business hours at the Township Building. Please call the Township 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

FYI

October 31, 2013

Dear Property Owner:

The purpose of this letter is to inform you that John and Jill Podhiny, the owners of 1444 Linden Ln., West Chester, PA 19380, have submitted a sketch plan for review and comment by the Township Planning Commission. The Podhiny's are seeking input from the Planning Commission on a possible request for a zoning variance to construct a one car garage within the side yard setback of their property.

Pursuant to Township policy, property owners and residents within 1000 feet of the subject property are notified of sketch plan submissions.

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

**November 6, 2013** - Planning Commission meeting (workshop at 7:00 pm, formal meeting @ 7:30 pm) **(Presentation of Sketch Plan)**

All meetings are held at the Township Building and are open to the public. The information is available for review at the Township building 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

October 28, 2013

Dear Property Owner:

The purpose of this letter is to inform you that the owner of 1637 Manley Rd., West Chester, PA 19380, has submitted a Subdivision application and plans for review and approval by the Township. The owner, Patricia O'Neill, proposes a 2 lot subdivision of her property. The existing parcel has an area of approximately 5.84 acres and has an existing single family home and accessory structures. The sketch plan proposes the subdivision of one new 1.21 acre lot to the east of the existing home for a new residential single family use.

Pursuant to Township policy, property owners and residents within 1000 feet of the subject property are notified of sketch plan submissions.

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

**November 6, 2013** - Planning Commission meeting (workshop at 7:00 pm, formal meeting @ 7:30 pm) **(Presentation of Plan)**

**November 13, 2013** - Conservancy Board meeting 7:00 pm.

**December 4, 2013** - Planning Commission meeting (workshop at 7:00 pm, formal meeting @ 7:30 pm)

**December 17, 2013** – Board of Supervisors meeting (workshop at 7:00 pm, formal meeting @ 7:30 pm) **(Presentation of Plan)**

All meetings are held at the Township Building and are open to the public. The plans are available for review at the Township building 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