

AGENDA
EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING
MARCH 12, 2014
7:00 PM

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE

2. **OLD BUSINESS**

Keep East Goshen Beautiful Day

Tree Protection Follow-Up

3. APPROVAL OF MINUTES

February 12, 2014

4. CHAIRMAN'S REPORT

5. **2014 GOALS**

Develop signage and information for a rain barrel demonstration project at Township Building-April 30, 2014

Investigate alternatives for recycling containers and provide recommendation to Board of Supervisors-July 1, 2014

6. **NEW BUSINESS**

Clymer's Woods Sign

Friends of East Goshen

Spring Planting

7. **SUB DIVISION / LAND DEVELOPMENT REVIEW**

1641 Manley Rd. (Land Development Application and Plan)

1662 E. Boot Rd . (Land Development Application and Plan)

8. VARIANCES

9. BOARD MEMBER CONCERNS

10. LIAISON REPORTS

11. CORRESPONDENCE

12. DATES OF IMPORTANCE

March 10, 2014	Municipal Authority	7:00 PM
March 10, 2014	Commerce Commission	7:00 PM
March 11, 2014	Board of Supervisors	7:00 PM
	Executive Session Meeting	
March 13, 2014	Historical Commission	7:00 PM

March 17, 2014	Commerce Commission Rescheduled for March 10	7:00 PM
March 18, 2014	Board of Supervisors	7:00 PM
March 20, 2014	Farmer's Market	3-6 PM
	Public Works Garage	
March 24, 2014	Comp Plan Task Force	7:00 PM
March 25, 2014	Friends of East Goshen	7:00 PM

Summer Newsletter articles due to Nancy by April 28
Newsletter mailing date June 13

13. PUBLIC COMMENTS

14. ADJOURNMENT

draft
**EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING
February 12, 2014
7:00 P.M.**

The East Goshen Township Conservancy Board met for their regularly scheduled meeting on Wednesday, February 12, 2014 at the East Goshen Township Building. Board members present were: Scott Sanders, Virginia Newlin, Erich Meyer and Walter Wujcik. Others present were: Janet Emanuel, Township Supervisor.

CALL TO ORDER

Walter called the meeting to order at 7:00pm and welcomed their new member, Erich Meyer.

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES

There were no minutes provided for the January 2014 meeting.

ELECTION OF OFFICERS

Ginnie nominated Walter for Chairman. Scott seconded the nomination. Walter accepted the nomination.

Walter nominated Sandy for Vice Chairman with the condition that she accepts the nomination. Erich seconded the nomination. Scott moved to close the nominations. Erich seconded the motion. The vote was unanimous. When Sandy arrived about 7:20pm, she accepted the nomination.

CHAIRMAN'S REPORT

1. Walter reported that he and Ginnie met with Ann Toole, consultant for the Open Space & Recreation Plan update and reviewed the draft. Ann held a public meeting to get ideas from the residents. About 30 people attended.

2. Walter reported that the tree protectors arrived. However, because of the severe winter weather, installation may be done the end of March.

GOALS

Walter reported that Sandy made the presentation at the Annual ABC meeting. She outlined the Conservancy Board's goals for 2014 which includes taking over leadership of the "Keep East Goshen Beautiful Day".

Janet mentioned that Marty Shane, Chairman of the Board of Supervisors, and Rick Smith, Township Manager, will review the goals presented by the ABCs and list the priorities.

OLD BUSINESS

Newsletter – Scott mentioned that he has received positive feedback from several residents about the new Township Newsletter. Janet also mentioned that there have been very positive responses. Also, she commented that the cost to publish the newsletter is covered by the advertisements, so please support those businesses.

LIAISON REPORTS

Board of Supervisors – Erich mentioned that the BOS reviewed the sign for Clymers Woods and added the statement "Reforestation Project" on the bottom.

Municipal Authority – Walter reported that the Ridley Creek Plant is in compliance. They received \$12,000 which is the 10% escrow for the 63 EDU's being built at Goshen Meadows. They are continuing diversion of flows to the plant. Jack Yahraes gave out a photo of the Bog Turtle, which Walter copied and gave to the CB members.

1 **ANY OTHER MATTER**

2 East Goshen Friends – Sandy will make a presentation to the CB in March.

3
4 **ADJOURNMENT** - There being no further business, Scott made a motion to adjourn the meeting. Erich
5 seconded the motion. There was no discussion or public comment. The motion passed. The meeting was
6 adjourned at 7:35 p.m.

7
8
9 Respectfully submitted,

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11
12
13 Ruth Kiefer, Recording Secretary

February 18, 2014

FYI

EGOS 0107

Mark A. Gordon
Director of Code Enforcement/Zoning Officer
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

**RE: Mullray Builders, 1637 Manley Road (Lot 1)
Land Development Plan**

Dear Mr. Gordon:

As requested, we have reviewed the following information regarding the referenced submission:

- *"Development Plan for Mullray Builders"* (one sheet), prepared by John Smirga and Associates, P.C., dated January 27, 2014;
- *"Stormwater Management Report Narrative and Calculations"*, prepared by Della Penna Engineering, Inc., dated January 29, 2014;
- Sight distance letters, prepared by F. Tavani and Associates, Inc., dated November 30, 2013 and January 2, 2014.
- Application and supplemental information.

The applicant, Mullray Builders c/o William T. Mullray, of Newtown Square, proposes to develop Lot 1 (1.218 acres), a recently subdivided lot from UPI No. 53-6-129.1 (originally 5.84 acres) with a single-family detached dwelling. The 2-lot subdivision for this parcel was approved at the Board of Supervisors' January 28, 2014 meeting. The parcel is located on the north side of Manley Road (T-483), east of its intersection with Edith Lane. The parcel is located within the R-2 Low Density Residential zoning district. A private on-lot well is proposed for water service; connection to the public sanitary sewer main within Manley Road is proposed to address sewage.

We offer the following comments:

ZONING

1. The maximum building height in the R-2 District is 30 feet. (§240-9.G) The *Zoning Requirements* tabulation on the plan indicates 35 feet.
2. Whenever a driveway intersects a public or arterial street, the applicant shall establish a clear sight triangle that would provide sight distance meeting standards of PennDOT, as amended. (§240-23.D(11), §205-57.D(4)) The November 30, 2013 letter, prepared by F. Tavani and Associates, Inc., indicates available sight distance to the left is approximately 275 feet assuming a group of approximately eight (8) trees is cleared, and the available sight distance

to the right is approximately 305 feet assuming approximately two (2) trees are cleared. However, the sight distance plan indicates only five (5) trees to the left and one (1) tree to the right to be removed to the left; additionally, the available sight distance to the right should be indicated. Additionally, the development plan indicates 24-inch and 48-inch maple trees to the right of the proposed driveway; the sight distance plan indicates a 20-inch tree to the right and a 48-inch tree to the left. The applicant should verify all trees proposed for removal are within the Township public right-of-way; otherwise, written permission for the tree removal will be required from the adjacent property owner. UPI No. 53-60-59.

3. The applicant should clarify whether the ultimate right-of-way of Manley Road has been previously dedicated or will be dedicated to the Township as part of this application. (§240-27.A(5))
4. Any residential subdivision or land development shall give careful attention to providing attractive landscaping. The developer shall submit an overall landscape plan for all subdivisions or land developments. The landscape plan shall be prepared in accordance with §205. (§240-27.D, §205-30.D(2), §205-36.) A landscape plan has not been submitted.

SUBDIVISION AND LAND DEVELOPMENT

5. Regarding the preliminary plan requirements (§205-30), the following should be provided:
 - a. Signature blocks on the right-hand side, if possible, following the format established by the Township. (§205-30.A(3))
 - b. Name of record owner and the source(s) of title to the land being developed per the records of the County Recorder of Deeds. (§205-30.B(3))
 - c. Names of all abutting or adjacent property owners, if any, with the deed book and page numbers. (§205-30.B(5))
 - d. The adjacent municipalities should be labeled on the Location Map. (§205-30.B(6))
 - e. Existing monuments shall be indicated. In addition, the engineer or surveyor shall certify to the accuracy of the survey and that the drawn plan is in conformance with all Township ordinances. (§205-30.B(7))
 - f. Location and elevation of the bench mark to which contour elevations refer. All land developments shall have an actual field run or aerial topography. (§205-30.B(8))
 - g. A statement noting water and sewer needs and verification of the availability of both. (§205-30.C(4)(b))
 - h. Full documentation of proposed zoning data. (§205-30.C(4)(j)) The *Zoning Requirements* table indicates required zoning data only; it is recommended the degree to which the plan conforms to such data be indicated.
 - i. A note shall be added to the plans indicating that the applicant is responsible for installation and maintenance of all soil and erosion control measures until closeout of the escrow account. (§205-35.E)
 - j. The applicant is reminded of the following final plan requirements (§205-33) to be provided during the final plan stage:
 - i. A certification of ownership in accordance with §205-33.B(17) ; and
 - ii. Such private deed restrictions, including building setback lines, as may be imposed upon the property as a condition of sale, together with a statement of any restrictions previously imposed which may affect the title

to the land being developed. (§205-33.C(2)) If no such deed restrictions exist and/or will be imposed, it is recommended a note stating the same be indicated on the plan.

6. It is recommended the stormwater management maintenance certification be consistent with the clause per §205-37.1
7. Regarding the proposed driveway, additional detail and a cross-section should be provided to verify the grading and paving are in conformance with §205-57.D(1) and (2). No driveway shall be less than twelve (12) feet wide within the limits of the right-of-way (§205-57.D(3)); the proposed driveway is ten (10) feet wide within the right-of-way.
8. A tree protection zone (TPZ) should be indicated (§205-63.A). It appears tree protection fencing is graphically indicated; the plan should clearly define the TPZ and provide details and notes in accordance with §205-63 and §205-30.B(16).
9. All proposed on-site water supply systems shall have a permit certified by the Chester County Health Department. (§205-40.E, §205-66.E)

STORMWATER MANAGEMENT

10. The water quality/runoff volume requirement per §305.A (net 2-year, 24-hour design storm volume) does not appear to be fully met; the applicant should clarify the following:
 - a. The BMP Manual permits a maximum 25% of the required volume to be met through non-structural BMPs (i.e., protecting existing trees, etc.); the report indicates a non-structural volume credit of approximately 75%.
 - b. The non-structural BMP checklists per the BMP Manual (Chapter 8) should be reviewed and included in the report. Notably, regarding BMP 5.6.3, this credit applies to trees not located within sensitive/special value areas (i.e., floodplains, riparian areas, etc.); the applicant should clarify how the canopy credit was calculated and verify the noted areas were excluded.
 - c. The report indicates the structural BMP (i.e., rain garden) credit is 1,007 c.f., while only 689 c.f. is conveyed to the BMP during the 2-year storm; the required volume should be retained on-site during the 2-year storm.
11. If the infiltration requirement per §306.B cannot be physically accomplished, the applicant shall be responsible for demonstrating with data or calculations why this infiltration volume cannot be physically accomplished on the site; only if a minimum of at least one-half (0.5) inch infiltration requirement cannot be physically accomplished on the site, shall a waiver from §306 be considered by the Township. (§306.D, §306.E) The plan indicates soil testing was performed in the vicinity in the BMP, and the soils are not receptive to infiltration. The testing results should be provided; a waiver may be necessary.
12. A minimum depth of twenty-four (24) inches between the bottom of the BMP and the top of the limiting zone is required. (§306.J.1) Soil boring information should be provided.
13. All areas designated for infiltration shall not receive runoff until the contributory drainage area has achieved final stabilization. (§306.M) Although the rain garden is not intended for

infiltration, it is recommended the sequence address stabilization of the upstream drainage area.

14. Regarding the stormwater management site plan contents (§402), the following should be provided:

- a. A statement, signed by the applicant, acknowledging that any revision to the approved stormwater management site plan shall be submitted to and approved by the Township. (§402.A.3)
- b. For water bodies, label the following attributes, if applicable: the designated use as determined by PaDEP (25 PA Code Chapter 93); impairments listed on the PaDEP "Integrated List" (as updated) and the listed source and cause of impairment; name, date, and target pollutant(s) for any approved total maximum daily load (TMDL); and drainages to water supply reservoirs. (§402.B.8.f)
- c. Current FEMA 100-year floodplain elevations. (§402.B.8.o) The plan should indicate elevations in accordance with the Letter of Map Amendment (LOMA).
- d. Boundary or limits of earth disturbance of the Site; the total disturbed area of the site shall be noted in square feet and acres. (§402.B.16)
- e. Easements and deed restrictions in accordance with §704. (§402.B.18) Per §704.A, easements shall be established in connection with any regulated activity for all permanent BMPs and conveyances that will not be dedicated to or otherwise owned by the Township.
- f. A written description/narrative of the information, as applicable, per §402.C (i.e., existing features, site design per §304, stormwater design concept, etc.).
- g. An O&M plan in accordance with §702. (§402.F.1) Per §702, the O&M Plan shall include the following: property identification (§702.A.1, B.1); a description of actions necessary to operate, inspect and maintain each BMP or conveyance (i.e., lawn care, vegetation maintenance, etc.) (§702.B.3); the landowner statement per §702.B.4; inspection and maintenance schedules. (§702.B.5); and statements in accordance with §702.C, §702.D, §705.B, C and D.
- h. An O&M agreement. (§402.F.2)

15. Regarding the proposed rain garden, the BMP Manual recommends the following design criteria: installation of an underdrain where infiltration is not possible; planting soil to be approximately four (4) inches deeper than the bottom of the largest root ball; and two to three inches of shredded mulch or leaf compost to be uniformly applied immediately after shrubs are planted. It is recommended construction notes per the BMP manual be indicated on the plan. Additionally, the plan and cross-section should indicate inverts for the overflow pipes.

16. The BMP Manual recommends level spreaders to safely diffuse at least the 10-year storm peak rate, and the minimum flow length of the receiving area to be 75 feet; design calculations regarding the proposed level spreader may be necessary, and the applicant should review if the level spreader flow length can be increased.

GENERAL

17. Additional details for the following features should be provided: rock construction entrance, tree protection fence, level spreader and inlet/yard drain.

18. All sanitary sewer construction shall be in conformance with Township standards; maintenance and protection of traffic shall be in accordance with PennDOT Publication 408, Section 900.
19. The plan should indicate this submission is a preliminary plan.
20. Please additionally note the status of the following reviews/permits:
- a. Planning Module (PaDEP) – An exemption was granted per PaDEP's January 14, 2014 letter.
 - b. Sanitary Sewer (Municipal Authority) – Capacity reserved.
 - c. Water (Chester County Health Department) – Correspondence has not yet been received.
 - d. Highway Occupancy Permit (PennDOT) – Not applicable.
 - e. Fire Planning (Fire Marshal) – Not applicable.
 - f. Historic Resource (Historical Commission) – Not applicable.
 - g. Landscaping (Conservancy Board) – Correspondence has not yet been received; on March 12, 2014 agenda.
 - h. Wetlands – No wetlands exist per a letter, prepared by Environmental Management & Consulting, Inc., dated November 19, 2013.
 - i. Floodplain (FEMA) – Letter of Map Amendment (LOMA) issued per FEMA's October 4, 2013 letter. Please note it is our understanding the site is outside of the 100-year floodplain, as mapped on the plan in accordance with LOMA; the requirements per §240-26 are not applicable.

Should you have any further questions or comments, please contact the undersigned.

Sincerely,



Nathan M. Cline, PE

PENNONI ASSOCIATES INC.

Township Engineer

cc: John Smirga, PE, John Smirga and Associates, P.C. (via e-mail)
William T. Mullray, P.O. Box 934, Newtown Square (via e-mail)
Rick Smith, Township Manager (via e-mail)

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

FYI

January 28, 2014

Dear Property Owner:

The purpose of this letter is to advise you of a correction to the letter dated January 24, 2014. This letter corrects the address of the property in question and the meeting date when the Historical Commission will meet to discuss this request.

The Township has received a request from the equitable owner of **1331 E. Strasburg Road, West Chester, PA 19380** to remove the 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 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.

February 13, 2014 Historical Commission meeting (7:00 pm) **(Public Hearing)**
The Historical Commission will hear the applicant's request and may make a formal recommendation to the Board of Supervisors.

March 4, 2014 Board of Supervisors (7:00 PM)
The Board of Supervisors will consider the Historical Commission recommendation.

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.

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.

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

February 27, 2014

Dear Property Owner:

The purpose of this letter is to inform you that the owner of 1662 E. Boot Rd., West Chester, PA, 19380, has submitted a Subdivision and Land Development application for the property. The plan proposes to subdivide the 4 acre parcel into 3 building lots for single family homes.

Pursuant to Township policy, property owners within 1000 feet of the subject property are notified when these types of applications are submitted to the Township.

The meetings scheduled for the review of this application are outlined below and subject to change without additional written notice.

March 5, 2014 - Planning Commission Meeting (7:00 pm)

March 12, 2014 - Conservancy Board Meeting (7:00 pm)

April 2, 2014 - Planning Commission Meeting (7:00 pm)

April 15, 2014 - Board of Supervisors 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

March 4, 2014

Dear Property Owner:

The purpose of this letter is to inform you that the West Goshen Township Zoning Hearing Board will conduct a public hearing on March 13, 2014 regarding the Sunoco Logistics property at 1261 Boot Rd. Below I have included the West Goshen Township Public notice for your use, should you have questions please contact Diane Clayton, West Goshen Township Zoning Officer at 610-696-5266.

NOTICE IS HEREBY GIVEN that the Zoning Hearing Board of West Goshen Township will conduct a public hearing on **Thursday, March 13, 2014 at 7:00 P.M.** at the Township Administration Building, 1025 Paoli Pike, West Chester, PA 19380. The hearing will be held in the public meeting room on the second floor of the building, at which time the following Zoning Hearing Board Application will be heard:

ZHB 2-14: The applicant and legal owner is **Sunoco Logistics Partners**, 525 Fritztown Road, Sinking Spring, PA 19608. The property for which the application is made consists of a 4.42 acre lot located at **1261 Boot Road**; being Tax Parcel No. 52-1-10.1, and is zoned R-3 Residential. The Applicant seeks special exception approval pursuant to Section 84-12.E (3) to permit a public utility facility use on the Property. The proposed public utility facility use includes a pump enclosure, piping, valves, and a vapor combustion system. The vapor combustion system is proposed to be 34 feet in height. The maximum building height requirement is 30 feet, the applicant is therefore seeking additional special exception approval pursuant to Section 84-48.B to permit the vapor combustion system to be a height of 34 feet. In addition, the applicant seeks any additional relief that may be required to allow the applicant to construct a pump station, including a fenced in stone pad, enclosures for power distribution, the pump equipment, and a 34 ft. high vapor combustion system.

Persons affected by this allocation may appear at the hearing, and prior to testimony, may apply in writing for admission as Party to the Proceedings. All persons interested may appear at the hearing and give testimony if they so desire.

Should any person require special accommodations to attend this meeting, please contact the West Goshen Township Administration Office at 610-696-5266 at least 48 hours in advance of the meeting.

Diane E. Clayton, Secretary, West Goshen Township Zoning Hearing Board