

AGENDA
EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING
MAY 14, 2014
7:00 PM

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE
2. OLD BUSINESS
 - Spring Planting (June 14 @ E. Boot Road)
 - Clymer's Woods Sign
 - Friends of East Goshen
3. APPROVAL OF MINUTES
 - April 9, 2014
4. CHAIRMAN'S REPORT
5. 2014 GOALS
 - Rain Barrels
6. NEW BUSINESS
7. SUB DIVISION / LAND DEVELOPMENT REVIEW
 - Any that are for our review
8. VARIANCES
9. BOARD MEMBER CONCERNS
10. LIAISON REPORTS
11. CORRESPONDENCE
12. DATES OF IMPORTANCE

May 14, 2014	Conservancy Board	7:00 PM
May 15, 2014	Open Space Rec Task Force	7:00 PM
May 19, 2014	Annual Planning Session	10:00 AM
May 19, 2014	Commerce Commission	7:00 PM
May 19, 2014	Deer Committee	7:00 PM
May 20, 2014	Primary Election	7 AM – 8 PM
	No Board of Supervisors Meeting	
May 26, 2014	Office Closed	
	Memorial Day	
May 26, 2014	Comp Plan Task Force rescheduled for May 28	
May 27, 2014	Friends of EGT	7:00 PM
May 28, 2014	Comp Plan Task Force	7:00 PM

Newsletter mailing date approximately June 13

draft
**EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING
April 9, 2014
7:00 P.M.**

The East Goshen Township Conservancy Board met for their regularly scheduled meeting on Wednesday, April 9, 2014 at the East Goshen Township Building. Board members present were: Chairman Walter Wujcik, Scott Sanders, Erich Meyer and Sandy Snyder. Others present were: Janet Emanuel, Township Supervisor; Mark Gordon, Township Zoning Officer; Ginnie Newlin and Bill Egan, residents.

CALL TO ORDER

Walter called the meeting to order at 7:00pm.

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES

Walter noted that the minutes of the March 12, 2014 meeting were approved.

CHAIRMAN'S REPORT

Since this board is a 7 member board but has 2 vacancies and one member on leave, Walter verified with Janet that a quorum would be 3 of the active members. Everyone agreed.

SUBDIVISION/LAND DEVELOPMENT REVIEW

1. 1637 Manley Rd - John Smirga, engineer and Bill Mullray of Mullray Builders were present. John explained that according to the ordinance, all trees within 25 feet of the disturbance area have to be removed. So, instead of the original 12 trees just where the house will be, they have to remove 26. Using 92 as the total trees on this new lot, they are allowed to remove up to 20% which equals 18 that they would be allowed to remove. This puts them 8 trees over the limit which means they have to replace trees by caliper inch. The total caliper inches is 108". The caliper required for the replacement trees is 3 inches. So, they will have to provide 36, 3" replacement trees at a cost of about \$300 per tree. There is not enough space to plant 36 trees on this lot. Sandy commented that the excess trees can be planted somewhere else in the Township. John pointed out that there are 2 large trees just on the edge of the 25 foot requirement that could be retained. They are looking for a compromise. Mark suggested that, of the 20% or 18 trees, only count those trees that are over 12 inch caliper. Erich thought they were going to include a note on the plan that they would replace any trees that died in the 1st year. John offered replacement of 12, 3" caliper trees on the lot and they will make a \$3,000 donation to a Township tree fund. Walter and the other board members want to stay within the requirements of the ordinance but if the BOS wants to accept a donation in lieu of trees, that is ok. Sandy spoke about the ecological aspect of the reason for the inch for inch replacement. During discussion Mr. Mullray asked if replacing 30 trees would be okay. Mark provided a draft recommendation. The board members discussed the conditions.

Scott moved to recommend that the Planning Commission recommend approval of the Land Development Plan for 1637 Manley Rd, Lot 1, with the following conditions:

1. A revised Landscape Plan shall be submitted as outlined in Chapter 205-36 to the Planning Commission for review.
2. The Tree Protection Zones may be reduced in size in order to preserve trees, so long as a certified arborist establishes them and they are inspected and approved by the Zoning Officer once they are installed and prior to any earth disturbance on the lot.
3. Two inch caliper trees may be used as replacement trees if approved by the Board of Supervisors.

4. A table shall be provided on the landscape plan which identifies the dbh (Diameter at Breast Height) of the trees being removed over the 20% threshold, those trees (number, caliper size and species) to be replaced on the lot, and those to be replaced elsewhere.

5. Replacement trees shall be located on the landscape plan and any replacement trees that cannot be planted on the lot shall be offered to the Township.

Erich seconded the motion. The motion passed unanimously.

OLD BUSINESS

1. Spring planting - The board members selected Saturday, June 14, 2014 (raindate Sunday June 15) for the spring planting along East Boot Road. Sandy will contact the County for possible volunteers. Scott volunteered to dig the holes. He feels peat moss should be added to the soil and the trees should be purchased from a wholesale company. Walter verified that the budget is \$5,600. The board members agreed to meet at the Plank House this Saturday April 12, 2014 at 9:00 am to determine how many trees to plant, the type of tree and size of tree.
2. Summer Newsletter – Due April 28th. Scott provided an article entitled “Restless Natives” that wasn’t used before. Walter will contact Nancy Scheiderman.
3. Keep East Goshen Beautiful Day – It was held on April 5, 2014 the same day as 2 other large events (trip to Washington DC & Free electronic drop off in East Goshen Park), so the turnout was not as good as in the past.

2014 GOALS – Rain Barrels – No Discussion

NEW BUSINESS

1. Pipeline – Walter acknowledged receipt of a notice from Rick Smith that there will be a meeting in Pikeland Township tomorrow about the pipeline. Mark explained that the existing pipeline is ok and will be reused. But, Sunoco wants to put in another pipeline and some additional structures at Boot Rd and Rt. 202.
2. Clymer’s Woods Sign – The front of this sign will face the road. There is a 2’ by 2’ area on the back of the sign for a digital history of Clymer and/or the woods. The CB members will take a walk there this Saturday April 12.
3. Friends of East Goshen – Sandy is the chairman of this non-profit group. They meet the 4th Tuesday of the month. The next meeting is April 22 at 6:00 pm. They are looking for members. This was set up so sponsors/residents can donate money or equipment to the Township. Funds can be earmarked for something specific. Scott mentioned that he would like to donate a piece of his property at the corner of Westtown Way and Rt. 3. Sandy advised him to come to the next meeting on April 22.

BOARD MEMBER CONCERNS

1. Erich is concerned about people crossing Paoli Pk between Applebrook Park and East Goshen Park. He thought some shrubs, meadow grass, etc. could be planted along the Applebrook side to deter people from crossing. Sandy suggested a sign stating “Pedestrians Must Use Crosswalk”. The Board members will look at this on Saturday too.

PUBLIC COMMENTS

1. 1401 & 1413 Grand Oak Lane – Christine was here to represent Erich Atkins. Both lots are on a floodplain and 1413 has standing water most of the time. The creek is slowly moving closer to the house. She needs some advice about what can be done to fix this. They have a LOMA for the house. In a bad storm the house will be surrounded by water. It does recede pretty quickly. Behind them is Township open space with a baseball field. The board will do a site walk here on Saturday too. Mark reported that at some points the creek’s channeled depth is 6 ft. He feels this is a good opportunity to educate the rest of the residents about floodplains and riparian buffers.

LIAISON REPORTS

1. BOS – Janet reminded everyone that the Board of Supervisors is looking for recommendations for volunteers to fill vacancies on Boards.

1
2 **ANY OTHER MATTER**

3 1. Bill Egan, 1422 Mill Creek Dr. – He mentioned that there was an article in the Inquirer on April 4th
4 about Longwood Gardens' expansion of their meadow. He suggested that the Conservancy Board and
5 BOS visit it so they can see what a meadow looks like.

6 2. Ginnie Newlin, 299 Devon Way – She was at a meeting of the Delaware River Keepers and Mark
7 Miller's name was on a board as a meadow keeper. Ginnie presented a beautiful poster to the CB for
8 display.
9

10 **ADJOURNMENT** - There being no further business, Scott made a motion to adjourn the meeting. Erich
11 seconded the motion. There was no discussion or public comment. The motion passed. The meeting was
12 adjourned at 9:20 p.m.
13

14
15 Respectfully submitted,
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17

18
19 Ruth Kiefer, Recording Secretary

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

FYI

April 28, 2014

Dear Property Owner:

The purpose of this letter is to inform you that Joseph and Libby Judge, owners of 1556 Millrace Ln., West Chester, PA 19380 have submitted a Zoning Hearing Board application requesting a dimensional variance. The property owners propose to construct an addition to their home and are requesting relief from the side yard setback requirement of the Township Zoning Ordinance, §240-28.D(3)(b). In this case the zoning ordinance requires a minimum side yard setback of 20 feet for all structures. The applicant is seeking approximately 10 feet of relief.

Pursuant to Township policy, property owners within 1000 feet of the subject property are notified of Zoning Hearing Board applications.

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

May 7, 2014 - Planning Commission meeting (workshop at 7:00 pm, formal meeting @ 7:30 pm)

May 13, 2014 - Board of Supervisors meeting (7:00 pm)

May 21, 2014 - Zoning Hearing Board (7:30 pm) **(Zoning Variance Hearing)**

All hearings are held at the Township Building and are open to the public. The Zoning Hearing Board Application is 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 proceedings, he or she should contact East Goshen Township at 610-692-7171, to discuss how those needs may be accommodated.

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

Sincerely,



Mark A. Gordon
Township Zoning Officer

Cc: All Township Boards and Commissions

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

FYI

April 30, 2014

Dear Property Owner:

The purpose of this letter is to inform you that Communications Test Design Inc. (CTDI), owner of 1336 Enterprise Drive, West Chester, PA 19380 has submitted a Zoning Hearing Board application requesting variances from the Township Zoning Ordinance. The applicant is requesting relief from §240-22. Q. (5) regulating the maximum number of wall signs and §240-22. N. regulating the maximum height in which wall signs can be mounted to buildings in the Business Park District. The applicant is requesting variances to permit them to install two wall signs at a height of 39 feet.

Pursuant to Township policy, property owners within 1000 feet of the subject property are notified of Zoning Hearing Board applications.

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Sincerely,



Mark A. Gordon
Township Zoning Officer

Cc: All Township Boards and Commissions