

**EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD
Meeting Agenda
Wednesday, November 12, 2014
7:00 PM**

- A. Call to Order / Pledge of Allegiance and Moment of Silence
- B. Chairman will ask if anyone is going to record the meeting
- C. Public Comment on Non-Agenda Items
- D. Approval of Minutes**
 - 1. October 8, 2014**
- E. Subdivision and Land Development Applications**
 - 1. 1131 N. Chester Rd. (SD/LD)**
- F. Conditional Uses and Variances
- G. Ordinance Amendments**
 - 1. Discussion of definition for "Wooded Lot"**
- H. Comprehensive Plan Update**
- I. Old Business
- J. New Business
- K. 2014 Goals**
- L. Any Other Matter
 - 1. 1325 West Chester Pike**
- M. Liaison Reports
- N. Dates of Importance
 - Nov. 10, 2014 Municipal Authority 7:00 PM
 - Nov. 11, 2014 Veterans Day, Office Closed
 - Nov. 12, 2014 Conservancy Board 7:00 PM
 - Nov. 13, 2014 Historical Commission 7:00 PM
 - Nov. 17, 2014 Commerce Commission 7:00 PM
 - Nov. 17, 2014 Deer Committee 7:00 PM
 - Nov. 18, 2014 Board of Supervisors 7:00 PM

Spring Newsletter articles due: January 30, 2015

Winter Newsletter Approximate Mailing date: December 19, 2014

Bold Items indicate new information to review.

draft
**EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING
October 8, 2014
7:00 P.M.**

The East Goshen Township Conservancy Board met for their regularly scheduled meeting on Wednesday, October 8, 2014 at the East Goshen Township Building. The meeting was called to order by Chairman Walter Wujcik at 7:00 pm. Board members present were: Scott Sanders, Erich Meyer and Sandy Snyder. Others present were: Janet Emanuel, Township Supervisor; and new CB member John Scheidt.

CALL TO ORDER

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

APPROVAL OF MINUTES

Walter noted that the August 13, 2014 minutes were approved.

NEW BUSINESS

1. Walter introduced John Scheidt who was just appointed as a member of the Conservancy Board by the Board of Supervisors. He has lived in East Goshen for 40 years. He is retired from the health care industry where he was involved in the construction of hospitals. He saw Scott's article in the township newsletter and applied to volunteer for the Township.
Janet mentioned that the BOS also appointed Patty Brown to the Conservancy Board.

OLD BUSINESS

1. Fall Planting at E. Boot Road – Scott reported that the trees for this project would cost \$300 each at Shenim Nursery. He saw that Woodlawn was closing and had 50% off. He spoke to the owner who agreed to 60% off. These trees are about 3 years old so they are a nice size. Mark Miller and the Public Works Department planted and watered the trees. Scott would like a letter to go to the BOS acknowledging Mark's help. Walter will write the letter. Scott mentioned there is 1 tree left which he and Erich will plant. It is a Bald Cypress which was Bryan DelMonte's favorite tree. He would like to have a letter sent to Bryan telling him about the tree and thanking him for his years of service. Sandy thanked Scott for his work on this project. He saved \$2500.
2. Comprehensive Plan – Janet reported that the BOS wants to rewrite the plan instead of updating it. They have to send a proposal to the county for this change. When everything is approved a committee will be formed.
3. 2015 Budget – Walter sent the proposed 2015 budget to Jon Altshul.
4. Goals – Walter reviewed the goals and commented that 3 are complete. Janet mentioned that Patty Brown's background is in recycling so she could handle that project. Sandy feels that there should be an alternative to the Township purchasing large recycle bins. Perhaps Mark Miller could use a stencil and spray the residents' large bins. The current stickers the township provides do not stay on the bin.
5. Grand Oak Lane – There is a problem with flooding in Grand Oak development. When the homes were built many years ago, there was no stormwater management. The township has asked Penoni, the township engineering company, to do a study and make recommendation for a possible solution.
6. Additional Trees – Scott mentioned that Shemin Nursery is selling their inventory. He will see how many trees the remaining funds in the budget will buy. He and Erich will make a plan and proposal to plant trees at the amphitheater or to replace trees that died in Clymer's Woods.
7. Newsletter – Scott will submit an article for the next newsletter which will be about last year's winter and the devastation on well-established trees.

1 **LIAISON REPORTS**

- 2 1. Municipal Authority – Walter reported that the plant is running well and met it's discharge criteria.

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4 **OTHER MATTERS**

- 5 1. It was mentioned that the Appreciation Party for the volunteers and township staff will be held on
6 Friday, December 5, 2014 at the Hershey Mill Golf Club.

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9 **ADJOURNMENT** - There being no further business, Scott made a motion to adjourn the meeting. Erich
10 seconded the motion. The motion passed. The meeting was adjourned at 8:00 p.m.


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13 Respectfully submitted,

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17 Ruth Kiefer, Recording Secretary

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171
Fax: 610-692-8950
E-mail: mgordon@eastgoshe.org

Date: 11/6/2014
To: Conservancy Board
From: Mark Gordon, Township Zoning Officer 
Re: 1131 N. Chester Rd. Subdivision

Board Members,

The Township has received a SD/LD Plan for 1131 N. Chester Rd. This 2 acre parcel is proposed to be subdivided into two lots. The applicant is seeking your recommendation for approval for the plan and requesting several waivers from the Land Development requirements, primarily the Tree Protection Zone Requirements. They are also requesting a waiver from the requirement to submit a Landscape Plan. The concern is that while the location of the house is depicted on the plan, the actual footprint will probably change based on the desires of the new owner. In the past developers who have been granted a waiver from the LS Plan have been required to resubmit a complete Land Development Application that includes a Landscape Plan for review and approval prior to the development of the property. However, this causes the future owner to incur additional expense and delay.

It is the opinion of the Staff that the configuration of the landscape plantings around the home is not as critical as the varieties and number of plants proposed.

I see three options:

1. Take no action until a complete landscape plan is submitted and reviewed and all TPZ criteria are met.
2. Recommend approval conditioned upon the applicant listing the proposed varieties and number of plants proposed. The Township staff will then confirm that the required plants are installed.
3. Recommend approval conditioned upon the applicants submission of a Land Development application to include a LS Plan and TPZ Plan to be reviewed and approved prior to the issuance of a building permit.

I would suggest option 2 since this will ensure that the approved plantings are installed while not unduly burdening the new resident.

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171

Fax: 610-692-8950

E-mail: mgordon@eastgoshe.org

Date: 11/6/2014

To: Conservancy Board

From: Mark Gordon, Township Zoning Officer 

Re: Wooded Lot

Board Members,

Currently the Township code does not define "Wooded Lot" however our Storm Water Management ordinance defines "Woods". I propose that the Board look at the existing definition in the storm water management ordinance and the drafted definition of "Wooded Lot" that I have provided below and send a recommendation to the Planning Commission to add a definition of wooded lot to the Township Subdivision and Land Development ordinance.

EGT SWM Ordinance

Definitions

WOODS

Any land area of at least 0.25 acre with a natural or naturalized ground cover (excluding manicured turf grass) and that has an average density of two or more viable trees per 1,500 square feet with a DBH of six inches or greater. The land area to be considered woods shall be measured from the outer driplines of the outer trees.

Suggested Definition

WOODED LOT

A wooded lot is any lot having more than two or more viable trees, six inches or greater in dbh, per 1500 square feet of gross lot area, exclusive of street right of way.

Draft Motion:

Mr. Chairman, I move that we recommend that the Planning Commission consider adding a the following definition for "Wooded Lot" to the Township Subdivision and Land Development ordinance. This definition is consistent with the definition of "woods" in the Stormwater Management ordinance.

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171

Fax: 610-692-8950

E-mail: mgordon@eastgoshen.org

Date: 11/6/2014

To: Conservancy Board

From: Mark Gordon, Township Zoning Officer



Re: Goshen Meadows Investors L.P. / Landscape Species Substitutions

Board Members,

The developer of Goshen Meadows has requested some substitutions to the landscaping proposed for the new Apartment Community being built.

The Township Engineers' office has commented on the request and is satisfied with the recommended species.

Draft Motion:

Mr. Chairman, I move that we recommend that the Board of Supervisors approve the landscape species changes for the Goshen Meadows Land Development plan as outlined in the Pennoni letter dated October 27, 2014.



October 27, 2014

EGOS 0102

Rick Smith, Township Manager
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

**RE: Goshen Meadows, 1325 West Chester Pike
Landscaping - Species Substitution Request**

Dear Rick:

We have been coordinating with Goshen Meadows Investors, LP representatives and Township staff regarding several species substitution requests for the referenced project. Additional detail is provided on the attached tables and plan. Generally, the requests are being made to address the owner's concerns regarding survivability and future structural liabilities from snow, wind or ice.

We have reviewed the proposed substitutions and have no objections. However, note that *Picea glauca* (White Spruce) is not on the Township's List of Recommended Species of Trees and Street Trees (Resolution No. 2011-20). It is recommended that *Picea glauca* (White Spruce) be considered for addition to this List because it is hardy to the area, not subject to blight or disease and of the same general character/growth habit as some of the evergreen trees listed.

Note the quantity of the installed landscaping does not change.

Approval of the plant species substitution requests are recommended.

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

Sincerely,

PENNONI ASSOCIATES INC.

Nathan M. Cline, PE
Township Engineer

Attachment (Plan)

cc: Alan Scott Fagan, Goshen Investors, LP (via email)
Mark Gordon, Director of Code Enforcement/Zoning Officer (via email)
Tom Ward (via email)

Table 1 – Recommend Substitutions

Specified per Approved Plans			Recommended Substitution(s)			Critical Design Characteristics
Qty.	Botanical/Common Name	Size	Qty.	Botanical/Common Name	Size	
8	Magnolia virginiana var. 'Australis' (Southern Sweetbay Magnolia)	7-8'	8	Chionanthus virginicus (Fringe Tree)	7-8'	Understory/ornamental tree; spring flowering; size, mature height and spread; Native; plan plant quantities do not exceed 10; on Twp. List
6	Pseudotsuga menziesii (Douglas fir)	7-8'	6	Picea glauca (White Spruce)	7-8'	Evergreen tree; size, mature height and spread; native; plan plant quantities do not exceed 10
10	Pinus strobus 'fastigiata' Columnar - upright (White Pine)	7-8'	3 2 1 2 2	Picea abies (Norway Spruce) Ilex opaca (American Holly) Juniperus virginiana (Eastern Redcedar) Pinus cembra (Swiss Stone Pine) Pinus flexilis (Limber Pine)	7-8'	Evergreen tree; size, mature height and spread; plan plant quantities do not exceed 10; on Twp. List

Table 2 – Detailed Plant Information

Specified per Approved Plans	Recommended Substitution
Magnolia virginiana var. 'Australis' (Southern Sweetbay Magnolia)	Chionanthus virginicus (Fringe Tree)
<i>Native Range: Eastern United States</i>	<i>Native Range: Eastern United States</i>
<i>Zone: 5 to 10</i>	<i>Zone: 3 to 9</i>
<i>Height: 15.00 to 60.00 feet</i>	<i>Height: 12.00 to 20.00 feet</i>
<i>Spread: 15.00 to 60.00 feet</i>	<i>Spread: 12.00 to 20.00 feet</i>
<i>Bloom Time: May to August</i>	<i>Bloom Time: May to June</i>
<i>Bloom Description: White</i>	<i>Bloom Description: Creamy white</i>
<i>Sun: Full sun to part shade</i>	<i>Sun: Full sun to part shade</i>
<i>Water: Medium to wet</i>	<i>Water: Medium</i>
<i>Maintenance: Low</i>	<i>Maintenance: Low</i>
<i>Suggested Use: Flowering Tree, Rain Garden</i>	<i>Suggested Use: Flowering Tree</i>
<i>Flower: Showy, Fragrant</i>	<i>Flower: Showy, Fragrant</i>
<i>Leaf: Evergreen</i>	<i>Leaf: Good Fall</i>
<i>Fruit: Showy</i>	<i>Attracts: Birds</i>
<i>Other: Winter Interest</i>	<i>Fruit: Showy</i>
<i>Tolerate: Wet Soil, Air Pollution</i>	<i>Tolerate: Clay Soil, Air Pollution</i>



Table 2 – Detailed Plant Information (Continued)



Specified per Approved Plans	Recommended Substitution
<p><i>Pseudotsuga menziesii</i> (Douglas fir)</p> <p>Type: Needled evergreen Family: Pinaceae Native Range: Southwestern British Columbia to western central California Zone: 4 to 6 Height: 40.00 to 80.00 feet Spread: 12.00 to 20.00 feet Bloom Time: Non-flowering Bloom Description: Non-flowering Sun: Full sun Water: Medium to wet Maintenance: High Leaf: Evergreen Other: Winter Interest</p>	<p><i>Picea glauca</i> (White Spruce)</p> <p>Type: Needled evergreen Family: Pinaceae Native Range: Canada, far northeastern United States Zone: 2 to 6 Height: 40.00 to 60.00 feet Spread: 10.00 to 20.00 feet Bloom Time: Non-flowering Bloom Description: Non-flowering Sun: Full sun Water: Medium Maintenance: Low Leaf: Evergreen Other: Winter Interest Tolerate: Deer</p>
	

Table 2 – Detailed Plant Information (Continued)

Specified per Approved Plans	Recommended Substitution
<p><i>Pinus strobus</i> 'Fastigiata'</p> <p>Columnar eastern white pine</p> <p>Type: Needled evergreen</p> <p>Family: Pinaceae</p> <p>Zone: 3 to 8</p> <p>Height: 30.00 to 40.00 feet</p> <p>Spread: 7.00 to 10.00 feet</p> <p>Bloom Time: Non-flowering</p> <p>Bloom Description: Non-flowering</p> <p>Sun: Full sun to part shade</p> <p>Water: Medium</p> <p>Maintenance: Low</p> <p>Leaf: Evergreen</p> <p>Attracts: Birds</p> <p>Fruit: Showy</p> <p>Other: Winter Interest</p> <p>Tolerate: Rabbit, Deer</p>	<p>(3) <i>PA Picea abies</i>, (2) <i>Ilex opaca</i>, (1) <i>Juniperus virginiana</i>, (2) <i>Pinus cembra</i>, (2) <i>Pinus flexilis</i></p> <p>All plants are already specified elsewhere on the approved landscape plans.</p>
