

TOWNSHIP STRUCTURE



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This chapter provides a background description of East Goshen. The Township's land use pattern, governmental structure and major planning-related policies are described. Characteristics of Township residents are summarized from the U. S. Census. Population growth trends and potential future development patterns are also analyzed.

HISTORY AND REGIONAL SETTING

Regional Setting

East Goshen Township is located in the central portion of Chester County, approximately 20 miles from downtown Philadelphia. The Township is bordered by East Whiteland and West Whiteland Townships to the north, Willistown Township to the east, Westtown Township to the south and West Goshen Township to the west.

Paoli Pike is the major thoroughfare through East Goshen. Route 352 intersects U. S. Route 30 to the north and State Route 3 to the south; both of these roads connect, in turn, to U. S. Route 202. East Goshen is directly connected to U. S. 202 via Boot Road.

History

East Goshen Township was originally part of a 5000-acre tract purchased from William Penn in 1681. Early settlers first named the area Goshenville, but Goshen Township was formally established in 1704. Goshen's land area was subsequently reduced when West Chester Borough formed in 1788. Goshen Township was further reduced in size with the division of East Goshen and West Goshen Townships in 1817. Today, East Goshen Township is 10.1 square miles in area.

The Swedes and the Dutch were the first to lay claims to the Goshen area. These settlers were primarily interested in agriculture and agriculturally related industries through the 19th and 20th Centuries. East Goshen remained an agricultural community until the 1950's. Today the Township's employment base is dominated by managerial and professional occupations, as well as sales and technical occupations. While East Goshen has changed from a rural area into a predominantly suburban living environment over the last thirty years, there are still many visible reminders of this agricultural community. Many historic features are scattered throughout the Township. These historic resources include Goshenville and Rocky Hill, rich in 18th and 19th structures and Milltown, an exemplary genre neighborhood of mid 20th Century.

The Chester County Land Use Plan of 1988 describes growth trends in East Goshen Township between 1970 and 1987. Single-family residential homes occupied more area than any other single land use in East Goshen Township in 1970. This is still true today. Commercial and industrial development was very limited in 1970. Significant new concentrations of these uses showed after 1987, however, as seen in development along the Route 3 corridor in the southern portion of the Township. Despite recent development trends, natural areas still remain prevalent in the Township.

TOWNSHIP ORGANIZATION

School District

East Goshen Township is part of the West Chester Area School District. The District also encompasses East Bradford, West Goshen, West Whiteland, Westtown and Thornbury Townships. East Goshen Elementary School is the only School District facility in East Goshen Township. The District has nine other elementary schools, three middle schools and 2 high schools. After East Goshen Elementary School, students who live in East Goshen Township attend Fugett Middle School and East Senior High School, both located in West Goshen Township, adjacent to the East Goshen Township municipal border.

Board of Supervisors

The five-member Board of Supervisors governs East Goshen, a Township of the second class. Supervisors are elected for 6 year terms. The Board performs both legislative and executive functions and is ultimately responsible for parks, recreation and environmental conservation policies in East Goshen Township. The Board of Supervisors' overall philosophy is to provide comprehensive government services within the Township. These services are exemplified by the variety of recreation programs and park areas in the Township. The Township Board of Supervisor's encourages the involvement of both the private and quasi-public sectors in helping the Township meet the variety of public needs. Recreation is one of the services the Supervisor's wish to provide for Township residents. The Board's current philosophy with regard to parks, recreation and environmental protection is reflected in the Township's Comprehensive Plan, which was adopted in 1992. The attitude has typically been that of generosity and support. According to the Plan, parks and open spaces are to be considered "an integral part of East Goshen Township's residential environment". The Township views parks and open spaces as performing the following major functions:

- Contributing to the form and structure of local development.
- Preserving unique land and water resources.
- Providing leisure opportunities.

The East Goshen Board of Supervisors encourages the private sector to help expand recreational opportunities available to Township residents.

Volunteer Boards

The Supervisors appoint members to several volunteer boards and commissions. Those most directly involved with parks, recreation and open space include the following:

- *The East Goshen Township Park and Recreation Board* is comprised of five members with 5-year terms. This Board's primary responsibility is to administer Township-sponsored recreation programs and Township-owned recreation lands and facilities.
- *The East Goshen Township Planning Commission* consists of seven members with 4-year terms. The Planning Commission makes a recommendation to the Board of Supervisors on all subdivision and land development proposals. The Commission recently updated the East Goshen Township Comprehensive Plan.
- *The East Goshen Township Zoning Hearing Board* rules on all requests for special exception permits and zoning variances. This quasi-judicial Board has three members who each serve 3-year terms.
- *The East Goshen Township Conservancy Advisory Board* reviews the environmental aspects of all subdivision and land development proposals submitted to the Township. The Board consists of seven members that have a four (4) year term. These seven members take an active role in helping to preserve local historical resources. Their views and recommendations are submitted to the East Goshen Township Planning Commission and the East Goshen Board of Supervisors.

Professional Consultants

The Board of Supervisors retains a Township Solicitor and a Township Engineer. The Township utilizes other paid professional consultants as necessary for planning, zoning, recreation-related matters, and any other specialized matter that may arise in the Township.

Administrative Staff

The Township Manager is East Goshen's chief administrative official. The Manager is responsible for preparing the annual budget for the Board of Supervisors to review and adopt. The Manager oversees the Township's recreation-related expenditures and is responsible for all maintenance and improvements at Township-owned parks and open spaces. East Goshen's Manager is also the Township Secretary and Township Zoning Officer. A staff of 19 full-time and 2 part-time personnel assist the Township Manager. These employees are listed below. An organizational chart for East Goshen Township is included on the following page.

Full-time Employees:

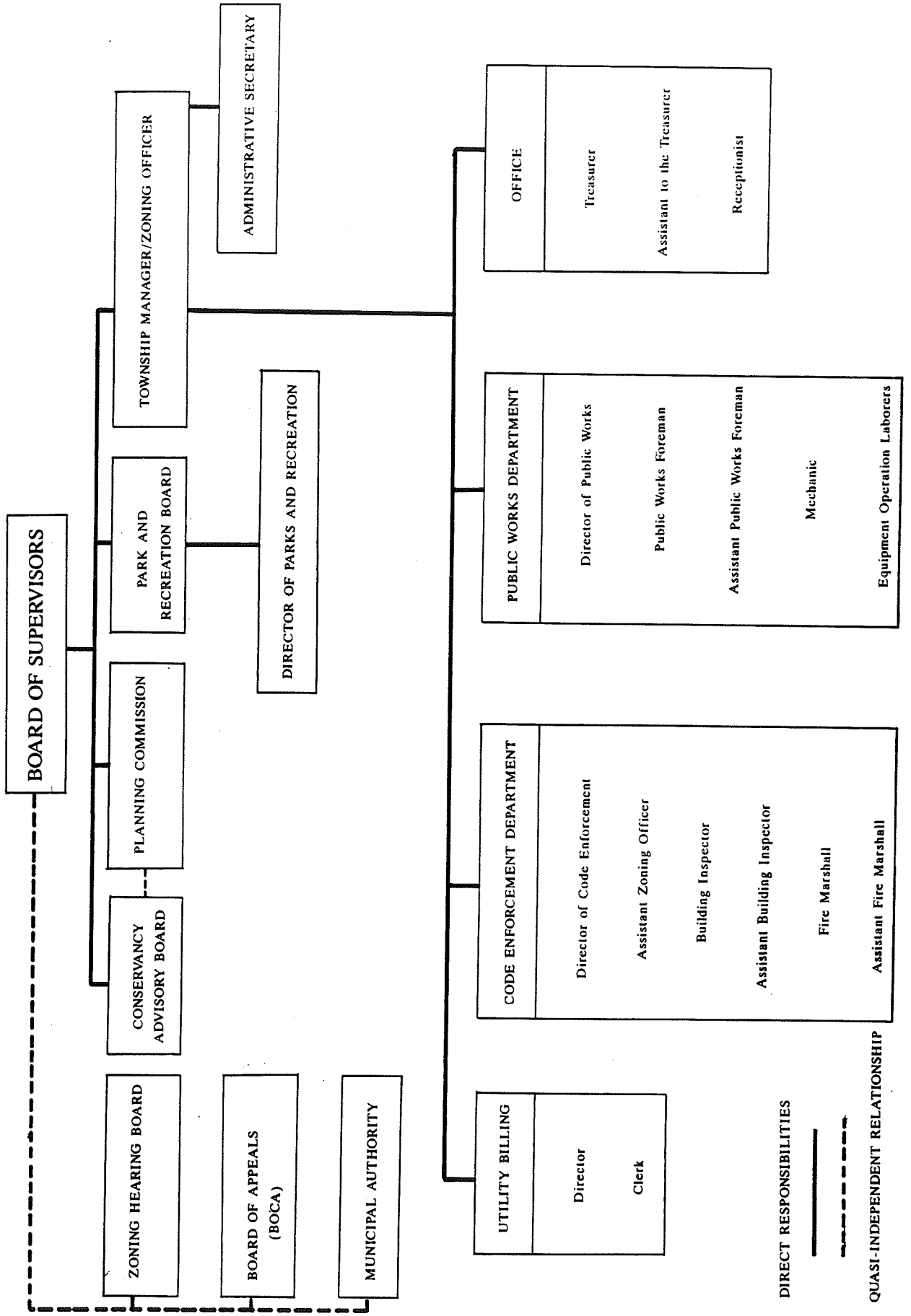
- 1 Treasurer
- 1 Building Inspector
- 1 Assistant Building Inspector/
Assistant Zoning Officer
- 1 Data-Entry Person
- 1 Receptionist
- 3 Secretaries
- 1 Director of Public Works
- 1 Road Foreman
- 1 Assistant Road Foreman
- 8 Road Crew Members

Part-time Employees:

- 1 Fire Marshal
- 1 Director of Parks and
Recreation

The Township's administrative offices and maintenance garage are located at the East Goshen Township Building on the south side of Paoli Pike, west of North Chester Road. East Goshen also stores salt, road cinders, and other materials at a site on Westtown Way in the southwestern quadrant of the Township.

EAST GOSHEN TOWNSHIP ORGANIZATIONAL CHART



FINANCIAL ORGANIZATION

Overall Trend

East Goshen's general fund revenues and expenditures for 1989 through 1991 are included on the following table. The three-year pattern shows the Township's general fund budget increased substantially between 1989 and 1990. This is due to the Paoli Pike road improvements the Township funded in 1990. The 1991 budget total returned to a level slightly lower than the 1989 amount. Overall, East Goshen Township has a larger surplus than typical areas.

Recent trends indicate that Township revenues will continue to increase annually in the near term future. These trends also indicate that highway, roads & streets will remain the largest expenditure within the Township. The primary source of revenue in the East Goshen would continue to be income tax.

Revenues

East Goshen derives its operating revenues from taxes, state funding, and local fees, among other sources. The Township's 0.5% earned income tax was the largest single source of funds in 1991, accounting for 33.5% of all revenue. While East Goshen does not currently have a property tax, one mil would have been worth \$80,924 based on the assessment of \$80,923,70 in November of 1992. East Goshen Township has the ability to collect up to 14 mils of real estate tax.

Miscellaneous and Other Revenues accounted for 28.0% of all revenues in 1991. The next most important revenue source in 1991 were Intergovernmental Revenues (17.6% of all revenues) and Service Charges (16.3% of all revenues). Miscellaneous and Other Revenues refers to internal reimbursements to the general fund from the Township's refuse fund, sewer operating fund, and fire company fund. Intergovernmental Revenues are primarily liquid fuels revenues reimbursed to the Township from the State. Service Charges are monies collected from assorted Township license and permit fees, among other Township services.

Expenditures

Highways, Roads, and Streets has recently been East Goshen's largest area of expenditures. This category accounted for 41.6% of all general funded expenses in 1991. Public safety the cost of police protection in the Township. General Government administrative costs were the third largest expenditure category in 1991, accounting for 13.6% of all general fund expenses. Sanitation (10.8% of all expenses) was the only other category representing at least 10% of all general fund expenses. The Culture - Recreation operating budget was 3.3% of the entire general fund budget. These expenditures are described in more detail in the Recreation Financing section of this Plan.

Bonded Debt

East Goshen Township issued \$2,255,000 of general obligation bonds in 1992. Bond proceeds will be used to construct a new municipal building. The Official Statement for these bonds (dated March 24, 1992) included a calculation of East Goshen Township's borrowing capacity as required under the Pennsylvania Local Government Unit Debt Act. The Township's borrowing capacity was calculated to be \$11,215,477 prior to issuing the \$2.255 million 1992 note.

Capital Program and Capital Budget

East Goshen established a capital reserve fund in 1991. The Township contributed \$55,000 to this fund in 1991 and another \$55,000 in 1992. In each of these two years, \$50,000 was earmarked for road maintenance equipment and \$5,000 was targeted for office equipment. The Township intends to set aside these same amounts for road maintenance and office equipment in 1993. In addition, the Township intends to set aside \$15,000 annually for park improvements beginning in 1993. The Township's capital expenses for parks and recreation have been funded from annual operating revenues to date. See the Recreation Finance section of this Plan for a detailed description of recent recreation-related capital and operating expenditures.

EAST GOSHEN TOWNSHIP GENERAL FUND REVENUES AND EXPENDITURES 1989 - 1991						
	1989		1990		1991	
	AMOUNT	%	AMOUNT	%	AMOUNT	%
Fund Balance, January 1	\$1,954,014		\$2,450,000		\$3,103,666	
Revenues:						
Taxes	1,646,000	35.8	1,720,000	20.2	1,759,000	33.5
Licenses & Permits	23,000	0.5	29,000	0.3	33,000	0.6
Fines & Forfeits	30,000	0.7	38,000	0.5	29,000	0.6
Interest, Rents & Royalties	92,000	2.0	141,000	1.7	177,200	3.4
Intergovernmental Revenues	1,672,500	36.4	2,682,000	31.5	926,000	17.6
Charges for Services	170,100	3.7	1,177,150	13.8	854,525	16.3
Miscellaneous & Other Revenues	<u>961,250</u>	<u>20.9</u>	<u>2,728,850</u>	<u>32.0</u>	<u>1,473,015</u>	<u>28.0</u>
Total Revenues & Other Sources	\$4,594,850	100.0	\$8,516,000	100.0	\$5,251,740	100.0
Total Revenues & Fund Equity	\$6,548,864		\$10,966,000		\$8,355,406	
Expenditures:						
General Government	\$376,745	6.9	\$605,200	6.8	\$713,100	13.6
Public Safety	777,215	14.2	872,750	9.8	1,082,700	20.6
Health & Welfare	27,900	0.5	3,500	0.0	3,750	0.1
Sanitation	10,000	0.2	1,053,000	12.0	566,900	10.8
Highways, Roads & Streets	3,570,740	65.1	5,641,900	63.6	2,185,300	41.6
Culture - Recreation	157,700	2.9	162,000	1.8	170,890	3.3
Conservation & Development	71,500	1.3	33,550	0.4	32,600	0.6
Miscellaneous Expenditures	327,100	6.0	335,600	3.8	332,800	6.3
Other Financing Uses	<u>162,700</u>	<u>2.9</u>	<u>162,700</u>	<u>1.8</u>	<u>163,700</u>	<u>3.1</u>
Total Expenditures & Other Financing	\$5,481,600	100.0	\$8,870,200	100.0	\$5,251,740	100.0
Unreserved Fund Balance, December 31	\$1,067,264		\$2,096,300		\$0	

SOURCE: Commonwealth of Pennsylvania Annual Audit and Financial Reports

POPULATION AND HOUSING

Demographic characteristics are very important in recreation planning. Demographic characteristics refer to population, age, gender, education, income, household size, housing and other descriptive statistics about people that live in the community. Knowledge of these characteristics and how they are changing over time helps local recreation providers tailor recreation opportunities to fit a municipality's specific recreation needs.

Overall Population

The U.S Census reports that 15,138 people lived in East Goshen Township in 1990. This is an increase of 5,117 people since 1980 (51%). Only six of Chester County's 73 municipalities grew at a faster rate in the 1980's. The following chart shows East Goshen's growth rate in relation to the growth rate of all of Chester County between 1980 and 1990.

EAST GOSHEN TOWNSHIP AND CHESTER COUNTY TOTAL POPULATION 1980-1990				
EAST GOSHEN TOWNSHIP			CHESTER COUNTY	
YEAR	POPULATION	PERCENT CHANGE	POPULATION	PERCENT CHANGE
1980	10,021	--	316,660	--
1990	15,138	51	376,396	19

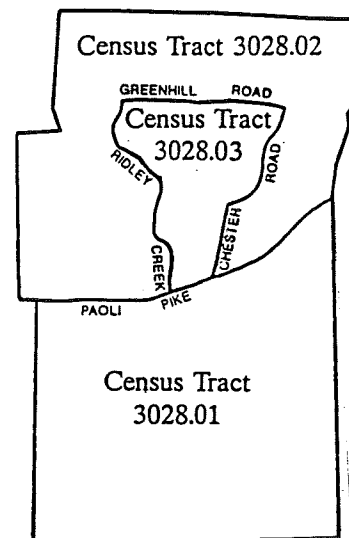
SOURCE: U.S. Census

Population by Census Tract

East Goshen Township's population growth can be further studied at the census tract level. The 1980 Census divided East Goshen Township in half with census tract 3028.01 to the south of Paoli Pike and census tract 3028.02 to the north of Paoli Pike. Seventy (70%) percent of East Goshen's population (7,012 persons) lived in the southern half of the Township (census tract 3028.01) in 1980. The remaining 3,009 people lived in the northern half of the Township, census tract 3028.02.

By 1990, the population north of Paoli Pike had grown by 82.4% to 5,487 persons.

**EAST GOSHEN TOWNSHIP
1990 CENSUS TRACTS**



Much of this increase occurred at Hershey's Mill Village, a retirement community located south of Greenhill Road and west of Chester Road. Due to this concentrated increase in population, census tract 3028.02 was split into two tracts for the 1990 Census (census tracts 3028.02 and 3028.03), as shown on the accompanying map. Census tract 3028.01, the southern portion of East Goshen Township, grew from 7,012 persons in 1980 to 9,653 persons by 1990, an increase of 37.7%.

Projected Population

This Recreation, Parks, and Open Space Plan utilizes information contained in the East Goshen Comprehensive Plan to project East Goshen's population at two distinct points in the Township's future.

- **On-Line Population - 16,815 persons**
- **Build Out Population - 21,434 persons**

On-Line population refers to East Goshen's 1990 population plus persons expected to occupy homes that have been approved for development by the Township as of 1992. These residential developments are shown on the following table:

EAST GOSHEN TOWNSHIP APPROVED RESIDENTIAL DEVELOPMENTS

1992

NOT YET UNDER CONSTRUCTION

<u>Development</u>	<u>Acres</u>	<u>Housing Units</u>	<u>Estimated New Residents*</u>
Bow Tree IV	213	169	417
Hayes/Blair	19	16	40
Saddlebrook	5	5	12
Miscellaneous	18	18	45
Hershey's Mill (Oakmont)	5	25	<u>62</u>
		Subtotal	576

UNDER CONSTRUCTION

<u>Development</u>	<u>Acres</u>	<u>Housing Units</u>	<u>Estimated New Residents*</u>
Waterford	33	26	64
Shassian	10	6	15
Wentworth	85	48	119
Mill Creek	35	33	82
Windermere	6	60	148
Bellingham	15	209	334

UNDER CONSTRUCTION (Cont)

<u>Development</u>	<u>Acres</u>	<u>Housing Units</u>	<u>Estimated New Residents*</u>
Hershey's Mill			
(Lincoln)	7	25	62
(Merrifield)	7	27	67
(Newbury)	4	16	40
(Princeton)	17	69	<u>170</u>
		Subtotal	1,101
		Total	1,677
		1990 Population	<u>15,138</u>
		Projected On-Line Population	16,815

* Based on 2.47 persons per housing unit, the 1990 average household size in East Goshen Township.

Build-Out population is the Township's On-Line population (16,815) plus the estimated number of new residents that could result from fully developing the Township's vacant residentially-zoned property. East Goshen Township's projected Build-Out population is 21,434 persons, as shown on the following table.

EAST GOSHEN TOWNSHIP
PROJECTED ON-LINE AND BUILD-OUT POPULATION

<u>Category</u>	<u>Persons</u>	<u>% of Total Projected Build-Out Population</u>
1990 U.S. Census Population	15,138	71%
Estimated Population of Approved Residential Developments Not Yet Under Construction	576	3%
Estimated Population of Approved Residential Developments Under Construction	<u>1,101</u>	<u>5%</u>
Total On-Line Population	16,815	79%
Estimated Population of Vacant Residentially-Zoned Land	<u>4,619</u>	<u>21%</u>
Projected Build-Out Population	21,434	100%

Gender, Age, Race, Education and Income Characteristics

Gender, age, race, education and income characteristics can influence the types of recreation activities which people pursue. The activities in which people engage usually change across their life span with a trend toward more passive recreation as people get older. Males and females, especially children, tend to prefer different recreation activities. Education often exposes people to a wide variety of recreation activities. For instance, people with more education may seek a different mix of recreational activities than people with less education. Income levels are also important to understand because families with higher incomes typically have more choices in recreation activities.

Gender

East Goshen's population is divided evenly by gender. Females accounted for 50.9% of the population and males comprised 49.1% of the population in 1980. While the Township experienced a great amount of growth between 1980 and 1990, the gender distribution remained fairly even with females at 51.4% and males at 48.6% in 1990.

Age Distribution

In 1990, there were more people in the 35-44 age group than in any other age group in East Goshen Township (2,639 persons). The 75 years and over age group was the smallest age group in the Township (586 persons). 65-74 year olds and persons over 75 years added more residents than any other group in the Township due to the development of Hershey Mill Village, the large retirement community constructed in East Goshen during the 1980's. The 10-14 year old group was the only age group to lose population on a Township-wide basis over the 1980's. This comparison can be seen on the accompanying chart.

EAST GOSHEN TOWNSHIP AGE DISTRIBUTION 1980-1990					
AGE	1980		1990		PERCENT CHANGE 1980-1990
	NUMBER	%	NUMBER	%	
0-4	621	6.2	944	6.2	+52.0
5-9	743	7.4	1,029	6.8	+38.5
10-14	978	9.8	922	6.1	-6.1
15-19	828	8.3	923	6.1	+11.5
20-24	926	9.2	1,022	6.8	+10.4
25-34	1,962	19.6	2,527	16.8	+29.3
35-44	1,604	16.0	2,639	17.4	+64.5
45-54	1,056	10.5	1,857	12.3	+75.9
55-64	748	7.5	1,447	9.6	+93.4
65-74	364	3.6	1,232	8.1	+238.5
75 +	191	1.9	586	3.9	+206.8
TOTAL	10,021	100.0	15,138	100.0	+51.1

SOURCE: U.S. Census

Census tract 3082.02 was split into two census tracts in 1990: census tract 3028.02 and census tract 3082.03. These two tracts are recombined in the accompanying table in order to compare 1980 and 1990 census tract data.

The following are the highlights from this table:

Census Tract 3028.01

- The 45-54 year olds group gained more persons than any other group between 1980 and 1990.
- The 20-24 year old group grew the least over the 1980's.

Census Tract 3028.02/3028.03

- The 65-74 year olds and the 75 years and older groups were the fastest growing age groups between 1980 and 1990.
- The 10-14 year old and 15-19 year old age groups both lost population over the 1980's.

EAST GOSHEN TOWNSHIP AGE DISTRIBUTION BY CENSUS TRACT 1980-1990						
AGE	CENSUS TRACT 3028.01			CENSUS TRACTS 3028.02 & 3028.03		
	1980	1990	% INCREASE OR DECREASE	1980	1990	% INCREASE OR DECREASE
0-4	485	664	+36.9	136	280	+105.9
5-9	525	684	+30.3	218	345	+58.3
10-14	579	627	+8.3	399	295	-35.3
15-19	475	610	+28.4	353	313	-12.8
20-24	787	791	+.5	139	231	+66.2
25-34	1,697	2,122	+25.0	265	415	+56.6
35-44	1,059	1,832	+73.0	545	807	+48.1
45-54	604	1,105	+82.9	452	752	+66.4
55-64	440	594	+35.0	308	853	+176.9
65-74	229	385	+68.1	135	847	+527.4
75+	132	239	+81.1	59	347	+488.1
TOTAL	7,012	9,653	+37.7	3,009	5,485	+82.3

SOURCE: U.S. Census

The table below shows 1990 age distribution by East Goshen's three census tracts. The following are the highlights of this information:

Census Tract 3028.01

- Largest age group: 25-34 year olds
- Smallest age group: 75 years and over

Census Tract 3028.02

- Largest age group: 35-44 year olds
- Smallest age group: 75 years and over

Census Tract 3028.03

- Largest age group: 65-74 year olds
- Smallest age group: 0-4 year olds

Age distribution patterns in census tracts 3028.01 and 3028.02 are typical of growing suburban townships. Census tract 3028.03 has unique age distribution characteristics due to the presence of Hershey's Mill Village in this tract.

EAST GOSHEN TOWNSHIP AGE DISTRIBUTION BY CENSUS TRACTS 1990						
AGE	CENSUS TRACT 3028.01		CENSUS TRACT 3028.02		CENSUS TRACT 3028.03	
	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL
0-4	664	6.9	266	7.4	14	0.7
5-9	684	7.1	329	9.2	16	0.8
10-14	627	6.5	277	7.7	18	0.9
15-19	610	6.3	293	8.2	20	1.0
20-24	791	8.2	181	5.1	50	2.6
25-34	2,122	22.0	361	10.1	54	2.8
35-44	1,832	19.0	727	20.3	80	4.2
45-54	1,105	11.4	570	15.9	182	9.5
55-64	594	6.1	367	10.3	486	25.5
65-74	385	4.0	147	4.1	700	36.7
75+	239	2.5	60	1.7	287	15.0
TOTAL	9,653	100.0	3,578	100.0	1,907	100.0

SOURCE: U.S. Census

Race

Whites represent 96% of East Goshen Township's total population in 1990. This is basically unchanged from 1980. The Township contained 399 Blacks (2.6%) and 185 Asian/Pacific Islanders (1.2%) in 1990. The following chart provides a further breakdown of racial characteristics in East Goshen Township.

EAST GOSHEN TOWNSHIP RACIAL CHARACTERISTICS 1980-1990				
RACE	1980		1990	
	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL
White	9,682	96.6	14,504	95.8
Black	236	2.4	399	2.6
American Indian, Eskimo, or Aleut	6	.1	18	.1
Asian and Pacific Islander	61	.6	185	1.2
Other	36	.4	32	.2

SOURCE: U.S. Census

Education

In 1980, 76.4% of Chester County's population 25 or older had graduated from high school and 26.3% had graduated from college. This compared to 91.6% of East Goshen's population age 25 or over graduating from high school, and 40% graduating from college in 1980.

There was a significant increase in high school and college graduates in Chester County by 1990, as shown on the following chart. However, a higher percentage of East Goshen's residents graduated from high school and college than in the County overall in 1990. By 1990, 94.5% of the East Goshen's population age 25 and older had graduated from high school and 50% had graduated from college.

Income

The average annual household income in East Goshen Township was \$51,830 in 1990, as compared to \$45,642 for Chester County overall. Income levels more than doubled in Chester County between 1980 and 1990. The average annual household income in East Goshen increased from \$26,355 in 1980 to \$52,830 in 1990.

EAST GOSHEN TOWNSHIP AND CHESTER COUNTY EDUCATION AND INCOME 1980-1990			
CATEGORY	YEAR	EAST GOSHEN TOWNSHIP	CHESTER COUNTY
PERCENT HIGH SCHOOL GRADUATES	1980	91.6	76.4
	1990	94.5	84.9
PERCENT COLLEGE GRADUATES	1980	40.7	26.3
	1990	50.0	34.7
ANNUAL HOUSEHOLD INCOME	1980	26,356	22,206
	1990	51,830	45,642
ANNUAL PER-CAPITA INCOME	1980	12,554	8,763
	1990	25,260	20,601

SOURCE: U.S. Census

Household Size

In 1980, 10,015 East Goshen Residents lived in households (6 lived in group homes or institutions). The Township contained 3,716 households in 1980, giving East Goshen an average household size of 2.68 persons. In 1990, 15,122 East Goshen residents were members of households and the number of households increased to 6,119. Average household size in the Township shrunk to 2.47 persons per household. Smaller household sizes are a national trend due to fewer children, more divorce, and later marriages.

Total Household Units

In 1980, 3,945 housing units existed in East Goshen Township. 2,590 units were added over the 1980's for a 1990 total of 6,535 housing units. This represents a 66% increase between 1980 and 1990.

EAST GOSHEN TOWNSHIP TOTAL HOUSING UNITS 1980 AND 1990					
TYPE OF UNIT	1990 #	1990 %	1980 #	1980 %	% CHANGE
1 unit detached	2,798	42.8	1,774	45.0	57.7
1 unit attached	1,691	25.9	668	16.9	153.1
2 to 4 units	115	1.8	70	1.8	64.3
5 to 9 units	378	5.8	326	8.3	16.0
10 or more units	1,462	22.4	1,107	28.1	32.1
mobile home/ trailer	91	1.4	0	0.0	--
TOTAL HOUSING UNITS	6,535	100.0	3,945	100.0	65.7

SOURCE: East Goshen Township Comprehensive Plan, 1992

Housing Type

2,798 of East Goshen Township's 6,535 housing units (43%) were single-family detached homes in 1990. Another 1,691 were single-family attached homes (twins or townhouses). The remaining 2,046 units were mobile homes or part of two-or-more-unit structures such as apartments.

The Township's Adopted Comprehensive Plan shows the existing and projected mixture of housing types as shown in the following table:

EAST GOSHEN TOWNSHIP PROJECTED HOUSING MIX			
HOUSING TYPES:	SINGLE-FAMILY	MULTI-FAMILY	TOTAL
Existing Housing Units through 1990	2,516 (40%)	3,716 (60%)	6,232 (100%)
Housing Units on committed vacant land + projected homes	1,116 (43%)	1,480 (57%)	2,596 (100%)
Ultimate Projected Number	3,632 (41%)	5,196 (59%)	8,828 (100%)

SOURCE: East Goshen Township Comprehensive Plan, 1992

Housing Vacancy

6% of East Goshen Township's housing units were vacant in 1990, as compared to 5% in 1980. Chester County's vacancy rate was 4% in 1990.

Housing Tenure

Owner-occupied homes increased from 64% of all East Goshen Township housing in 1980 to 73% in 1990.

Housing Values

The median value of an owner-occupied home in East Goshen Township was \$218,500 in 1990, compared to \$155,900 in Chester County overall. The median rental cost for East Goshen Township in 1990 was \$564 per month compared to \$496 per month County-wide. The 1990 Census reported a 2.5% unemployment in East Goshen Township, compared to 3.6% County-wide.

THE LOCAL ECONOMY

Employment

Employment figures are not compiled for areas as small as East Goshen Township. Chester County experienced an unemployment rate of 4.4% in the fourth quarter of 1991. This was higher than the fourth quarter 1990 average of 3.5% unemployment. The unemployment rate for Chester County in 1989 was 2.4%, the lowest of the 67 counties in Pennsylvania.

Labor Force

85% of East Goshen's residents who work in the labor force were working in the private sector in 1990, an increase of 1% since 1980. In 1990, 8% of East Goshen's residents worked in the public sector, the remaining 7% were self-employed or non-paid family workers. East Goshen Township's labor force and occupational characteristics are depicted on the following two tables.

More East Goshen residents worked in Health, Education, and Other Professional Services than in any other business sector in 1990, as shown on the first of the following two tables. Manufacturing and Retail Trade were the second and third largest employers of Township residents. Finance, Insurance, and Real Estate (FIRE) was the fastest growing business sector among Township residents between 1980 and 1990.

Occupation

Service jobs were the fastest growing occupation (+96%) among East Goshen residents between 1980 and 1990, as shown on the second of the two following tables. However, more East Goshen residents are in Managerial and Professional positions than any other category.

EAST GOSHEN TOWNSHIP LABOR FORCE CHARACTERISTICS 1980-1990					
BUSINESS SECTOR	1980		1990		PERCENT CHANGE
	# OF WORKERS	PERCENT OF TOTAL	# OF WORKERS	PERCENT OF TOTAL	
Agriculture, Forestry, Fishing & Mining	76	1.5	108	1.4	+42.1
Construction	301	5.8	454	5.9	+50.8
Manufacturing	1,244	24.1	1,321	17.2	+6.2
Transportation	189	3.7	216	2.8	+14.3
Communications	141	2.7	236	3.1	+67.4
Wholesale Trade	320	6.3	422	5.5	+31.9
Retail Trade	727	14.1	1,297	16.9	+78.4
Finance Insurance & Real Estate	447	8.7	1,051	13.7	+135.1
Business & Repair	330	6.4	444	5.8	+34.5
Personal, Entertainment & Recreation	143	2.8	229	3.0	+60.1
Health, Educational & Other Professional Services	1,120	21.7	1,729	22.6	+54.4
Public Administration	121	2.3	157	2.0	+29.8

SOURCE: U.S Census

EAST GOSHEN TOWNSHIP OCCUPATIONS OF EMPLOYED RESIDENTS 1980-1990					
OCCUPATION	1980		1990		PERCENT CHANGE
	NUMBER	PERCENT	NUMBER	PERCENT	
Managerial & Professional	2,110	41.0	3,659	43.7	+73.2
Technical, Sales & Administrative Support	1,810	35.1	3,044	36.4	+68.1
Service	322	6.3	634	7.6	+96.9
Farming, Forestry & Fishing	75	1.5	52	.6	-44.2
Precision Production Craft & Repair	492	9.6	524	6.3	+6.5
Operators, Fabricators & Laborers	339	6.6	461	5.5	+35.0

SOURCE: U.S. Census

Major Employers

The following list are all of the companies in East Goshen Township that employ over 50 people. These are the Township's major employers.

- * Aloette Cosmetics, Inc.
- * Caleco
- * Genuardis Supermarket, Inc.
- * John Hancock Life Insurance Co.
- * Mars Electronics
- * QVC Network Inc.
- * Snap-On Tools Corp.
- * Broadcast Advertising Reports, Inc.
- * Communications Test Design, Inc.
- * John H. Harland Co, Inc.
- * Malvern Institute
- * Nationwide Formal
- * Smith/Kline Beecham Corp.
- * The Electronics Boutique Inc.

COMPREHENSIVE PLANNING AND LAND REGULATORY ORDINANCES

Comprehensive Plan

The East Goshen Board of Supervisors adopted the East Goshen Comprehensive Plan in 1992. The Plan has a two-fold fundamental purpose:

- to promote orderly growth within in the Township; and
- to preserve the quality of life in East Goshen Township

The 1992 Plan recognizes Goshenville as a centrally-located focal point that should continue to serve as a hub for community activities and commercial conveniences. The Plan recommends that new residential development be directed towards vacant land located between the Township's many existing residential areas. The Comprehensive Plan notes that floodprone areas, steep slopes, and woodlands interconnect major parts of the Township. The Plan emphasizes the need to preserve sensitive natural areas and suggests that some of these lands could accommodate parks to meet the Township's demand for neighborhood-oriented recreation opportunities.

Zoning Ordinances

The East Goshen Township Zoning Ordinance was enacted in 1983. The ordinance contains five residential districts and seven business districts. The following is a summary of the major regulations associated with each of these districts:

- The R-1 RESIDENTIAL DISTRICT permits Planned Residential Development (PRD) that can include detached and attached dwellings, as well as commercial and recreational uses. Single-family detached homes are permitted in the R-1 District on 1 acre lots.
- The R-2 RESIDENTIAL DISTRICT permits single-family detached homes and agricultural uses on 1 acre lots.
- The R-3 RESIDENTIAL DISTRICT permits single-family detached homes on 18,000 square foot minimum lot sizes and single-family semi-detached homes on lots of 12,000 square feet.
- The R-4 RESIDENTIAL DISTRICT permits single-family detached homes on 14,500 square foot minimum lots, single-family semi-detached homes on minimum lot sizes of 10,000 square feet, and offices on 2 acre lots.
- The R-5 RESIDENTIAL DISTRICT permits single-family detached homes on minimum lots of 14,000 square feet, single-family semi-detached homes on lots of 10,000 square feet, and apartments and townhouses on lots of 14,000 square feet.

- The C-1 COMMERCIAL DISTRICT permits gasoline service stations on lots of 25,000 square feet, and personal service, retail, office, and other commercial uses on lots of 18,000 square feet.
- The C-2 COMMERCIAL DISTRICT permits convenience stores, personal service establishments, gift shops, restaurants, offices, and government offices on lots of 18,000 square feet.
- The C-4 COMMERCIAL DISTRICT permits business offices, professional offices, and banks on 2 acres. All other uses, including retail, churches, schools, single-family detached homes, and recreation areas, are permitted on 4 acre lots.
- The C-5 COMMERCIAL DISTRICT permits offices, medical laboratories, single-family detached homes, churches, and banks on lots of 40,000 square feet.
- The I-1 INDUSTRIAL DISTRICT permits restaurants at a 2 acre minimum lot size, banks, fire stations, and post offices on 2 acre lots, and all other uses, including agriculture - research facilities, and manufacturing areas, on 4 acre lots.
- The I-R PLANNED BUSINESS, RESEARCH & INDUSTRIAL PARK & RESIDENTIAL DISTRICT permits agriculture, offices, research facilities, medical facilities, and educational facilities on 10 acre lots. This District also permits single-family detached homes on 1 acre lots and public recreation areas.
- The BP BUSINESS PARK DISTRICT permits all uses allowed in I-2 plus printing and publishing establishments, testing laboratories, maintenance services, and electronic and computer software manufacturing and distribution on 4 acre lots.

East Goshen Township preserves open space through provisions in its zoning ordinance that govern minimum lot sizes, yard setbacks, building coverage and impervious surface coverage. The ordinance permits clustering by right in the R-1 district as part of a planned residential development (PRD). Single-family detached home clustering is permitted by conditional use in the Township's R-2 and R-4 zoning districts. At least 45% of any PRD must be maintained in common open space and no less than 15% of the tract has to be devoted to passive recreation. East Goshen's Zoning Ordinance requires that 40% of all single-family detached home cluster developments be set aside for common open space.

The Township's zoning ordinance requires that recreation areas be established in apartment complexes at 200 square feet of recreation area per dwelling unit. This stipulation is in addition to the open space requirements associated with the zoning districts in which the apartments are permitted. Townhouse developments must be comprised of at least 25% open space under East Goshen Township's Zoning Ordinance. A minimum of 40% of this open space must be improved for active recreational use.

East Goshen Township's Zoning Ordinance helps protect sensitive natural areas by prohibiting structures, fill or storage in designated flood hazard areas and wetlands. The zoning ordinance restricts development on slopes in excess of 15% and prohibits most uses on slopes over 25%.

Subdivision and Land Development Ordinance

The 1988 East Goshen Township Subdivision and Land Development Ordinance contains standards governing the layout of subdivision and land developments. The ordinance regulates the design of streets, sidewalks, parking and other improvements associated with new developments. East Goshen's subdivision and land development ordinance states that "neither portions of tree masses nor specimen trees shall be cleared unless absolutely necessary." The ordinance contains criteria to guide developers on what trees should be preserved and what trees can be removed without adversely affecting the site.

The East Goshen Township Subdivision and Land Development Ordinance does not require residential developers to dedicate recreational land or fees in lieu of recreational land.

County Open Space and Recreation Plan

The Chester County Open Space and Recreation Study (County Plan Element Number 2) identifies the serpentine ridge at Hershey's Mill as the Township's only unique natural area. This resource is already permanently protected, as described in the County Study. The County designates both Chester Creek and Ridley Creek as preservation priorities.

The County Study notes that, as of 1982, East Goshen Township had sufficient parkland to serve its community park needs through 1990, but not through 2000. East Goshen was described as needing more neighborhood parks to meet its current (1982) needs. The Study projected a deficit of up to 46 acres by 2000 unless additional neighborhood parks were established in the interim.

The County Study recommended that East Goshen Township should establish three new neighborhood parks to meet its neighborhood park and recreation facility needs. The County recommended two additional neighborhood parks in the area of the East Goshen/West Goshen Township municipal border, presumably to serve the needs of both communities.









DEVELOPMENT AND PRESERVATION TRENDS

East Goshen Township has changed from a rural area to a suburban community over the past thirty years. Development during this period has been predominantly residential, ranging from low density single-family homes to higher density attached housing and multi-family complexes. The Township has managed to retain an attractive open space network despite its rapid growth. Most of these open spaces are located between the residential developments found throughout the Township. East Goshen has also been successful in working with developers to secure common open space within many of its residential subdivisions.

The growth of East Goshen generally is following the land use goals contained in the Township's comprehensive plan and zoning ordinance. Goshenville remains the community's commercial core. Industrial development has been restricted to selected areas of the Township. Landscape buffering, environmental protection and open space conservation have been effectively employed to help maintain East Goshen's attractive character. East Goshen Township is approximately 21% undeveloped as of 1992. The Township will continue to encourage the conservation of these lands and the natural resources they contain.

EXISTING LAND USE

1992

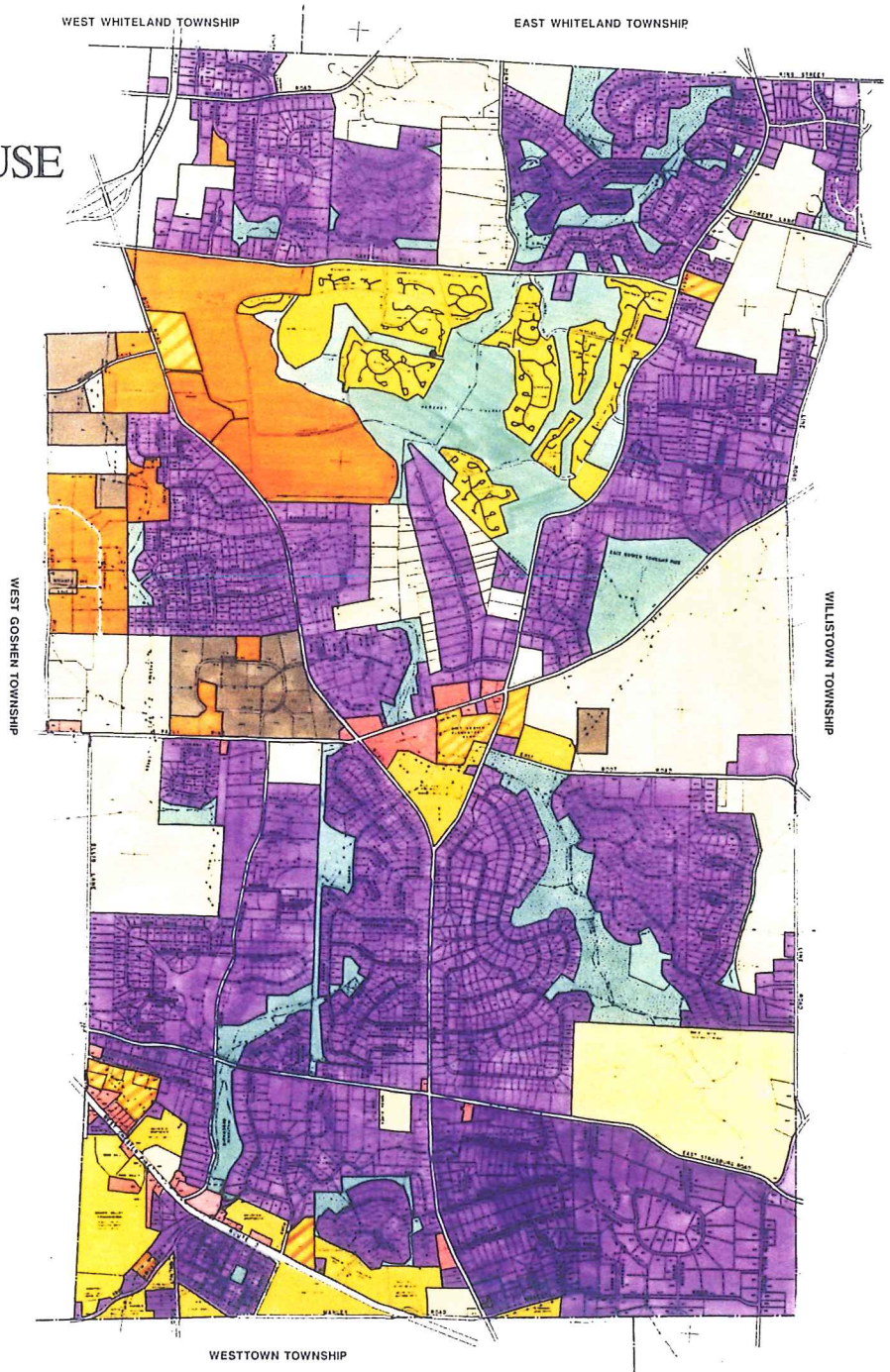
-  SINGLE-FAMILY RESIDENTIAL
-  MULTI-FAMILY RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  PUBLIC / QUASI-PUBLIC
-  RECREATION and OPEN SPACE
-  UNDEVELOPED
-  COMMITTED for DEVELOPMENT

NOTES:

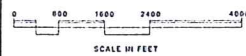
- The Existing Land Use Was Updated as of Spring 1991
- Recreation and Open Space Includes Township and Privately, i.e. Home Owners association Owned Land

SOURCE:

- East Goshen Township



EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA



Planning Consultant
URBAN RESEARCH & DEVELOPMENT CORPORATION
20 BETHLEHEM PLAZA
BETHLEHEM, PENNSYLVANIA