

**EAST GOSHEN TOWNSHIP  
HISTORICAL COMMISSION MEETING  
THURSDAY, AUGUST 12, 2010 – 7:00 P.M.**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE**
3. **MINUTES**
  - A. June 10, 2010
  - B. July 8, 2010

> To Follow
4. **ANNOUNCEMENTS**
  - A. Activity Calendar – Additions and Changes
  - B. Any Other Matter
5. **CHAIRMAN'S REPORT**
6. **OLD BUSINESS**
  - A. Evaluation -- Town Tours & Village Walk – July 22
  - B. 501.(c).3 Update -- Ellen
  - C. Philadelphia Campaign – Commemoration Plans -- Chris
  - D. Signage at the Blacksmith Shop -- Ben
  - E. Building and Grounds Committee
  - F. Other Project / Task Reports – Discussion as needed
  - G. Family Research for Historical Resources-- Ed Lendrat
  - H. Other Old Business
7. **NEW BUSINESS**
  - A. Review Expenses / Approve Invoices / Discuss Budget as Needed
  - B. Township Calendar of Annual Activities
  - C. Civil War Commemoration in 2011
  - D. Other New Business
8. **LIAISON REPORTS**
  - A. Reports not yet emailed / updates on ABC Activities
  - B. Q & A
9. **SUB-DIVISION / LAND DEVELOPMENT**
  - A. 1325 West Chester Pike – Sketch Plan for Apartments (Regal Arms)
  - B. 947 Cornwalls Drive – Sketch Plan for Subdivision (Angelini)
  - C. 1440 Center Street – ZHB Application for Dimensional Relief (Weber)
  - D. Any Other Matter
10. **CORRESPONDENCE**
11. **PUBLIC COMMENT**
12. **ADJOURNMENT**

# EAST GOSHEN TOWNSHIP HISTORICAL COMMISSION 2010 CALENDAR OF EVENTS

AS OF 8-4-2010

## JANUARY 2010

9 (SAT) EGT Annual Planning Session 7:45 am  
14 (THURS) HC Meeting 7:00 pm

## FEBRUARY 2010

10 (WED) Newsletter Articles Due [in homes by 4/1]  
11 (THURS) HC Meeting 7:00 pm  
27 (SAT) Nat'l History Day – Judge's Orientation–9:30 am

## MARCH 2010

6 (SAT) Nat'l History Day Competition Judging –  
8:00 am – 2:00 pm -- Immaculata University  
11 (THURS) HC Meeting 7:00 pm  
13 (SAT) CCHPN Conference 9:00 am– 2:00 pm  
14 (SUN) Charter Day – any PHMC site – 12-4:00 pm – FREE  
14 (SUN) Charter Day – Brandywine Battlefield –  
12:30- 4:00 pm  
15 (MON) Tour EGT RCSTP – 9:45 – 11:45 am  
27 (SAT) Annual Egg Hunt 9:00 am– 12:00 noon  
28 (SUN) Annual Egg Hunt 9:00 am – 12:00 noon (rain date)  
28 (SUN) Plank House Vol Orientation/Meeting – 1:00 pm

## APRIL 2010

8 (THURS) HC Meeting 7:00 pm  
  
17 (SAT) Keep EGT Beautiful Day 8:30 am – Noon  
24 (SAT) Historic Sugartown Day – 10 am – 4 pm  
TBA (SAT) CCHS Reception for NHD 10:00 am - CCHS

## MAY 2010

1 (SAT) Plank House opens – Weekends 1– 4:00 pm  
1 (SAT) EGT Yard Sale 9-1  
2 (SUN) EGT Yard Sale (Rain Date – 9-1)  
12 (WED) Newsletter Articles Due [in homes by 7/1]  
13 (THURS) HC Meeting 7:00 pm  
15 (SAT) ABCs Meeting – 8:30-11 am  
18 (TUES) Primary Election Day  
TBA (SAT) Childrens' Day – Brandywine Battlefield  
TBA MuSA # 9 – Program and Patriot's Path talk – 7-9 pm

## JUNE 2010

5 (SAT) Living History Day - Plank House 11 a.m.- 4 :00 pm  
10 (THURS) Kickoff for Village Walks and Town Tours  
10 (THURS) HC Meeting 7:00 pm  
16 (WED) Fugett Awards Assembly 8<sup>th</sup> Grade – 8:30 am  
19-20 (SAT/SUN) Monmouth Battlefield Commemoration  
23 (WED) CCHPN Meeting and Volunteer Recognition 5:00: pm  
(Welkinweir)  
24 (THUR) TT & VW at Paoli Battlefield 5:30 PM  
26 (SAT) Community Day Fireworks at EGT Park – Opens at 7,  
Fireworks at dusk  
27 (SUN) Raindate - Community Day Fireworks (time: same  
as Sat)

## JULY 2010

4 (SUN) Let Freedom Ring - Paoli Battlefield 1-2:30 pm  
8 (THURS) HC Meeting 7:00 pm  
22 (THUR) EGT Town Tour & Village Walk -- 5:30 – 8:00 pm  
TBA -- Goshen Friends Camp at PH/BSS - *canceled*

## AUGUST 2010

2-7 (MON-SAT) Goshen Fair – evening  
11 (WED) Newsletter Articles Due [in homes by 10/1]  
12 (THURS) HC Meeting 7:00 pm

## SEPTEMBER 2010

9 (THURS) HC Meeting 7:00 pm  
11-12 (SAT/SUN) Chadds Ford Days – 10 am to 5:00 pm  
18 (SAT) Illumination at Paoli Battlefield – 7-9 pm  
23 (THURS) Chester County Day Slide Presentation - 7:00 pm  
25-26 – Philadelphia Campaign – Brandywine Creek State Park  
Wilmington DE

## OCTOBER 2010

2 (SAT) Chester County Day  
2 (SAT) EGT Yard Sale 9-1  
7 (THUR) CCHPN Program - West Whiteland TWP - 7:00 pm  
14 (THURS) HC Meeting 7:00 pm  
16 (SAT) Pumpkin Festival – EGT Park 10:00 am –1:00 pm  
(rain date SUN 11/17)  
22 (FRI) – Township Shredding Event – Bible Baptist  
Church - Time TBA  
TBA Fall Adopt-A-Highway Cleanup Day

## NOVEMBER 2010

2 (TUES) Election Day  
10 (WED) Newsletter Articles Due [in homes by 1/1]  
11 (THURS) HC Meeting 7:00 pm  
20 (SAT) EGT Neighbor-To-Neighbor Day – 9:00 am to Noon

## DECEMBER 2010

9 (THURS) HC Meeting 7:00 pm  
TBA EGT Holiday Party 5:30 – 8:30 pm

## BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

July 27, 2010

Dear Property Owner:

The purpose of this letter is to inform you that Regal Arms, LLC, PO BOX 126, Devon, PA has submitted a sketch plan proposing two apartment buildings with a total of 76 Units to be constructed at 1325 West Chester Pike. The applicant is requesting that the Township Planning Commission hear the presentation, review the proposed plan and provide any feedback to the applicant.

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

**This application is scheduled to be discussed during the meetings outlined below:**

**August 4, 2010** - Planning Commission meeting (workshop at 7 pm, formal meeting @ 7:30 pm)

All meetings are held at the Township Building and are open to the public and are subject to change. The variance application is available for review during normal business hours. Please give me a call at 610-692-7171 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

July 27, 2010

Dear Property Owner:

The purpose of this letter is to inform you that Mr. Vincent Angelini has submitted a sketch plan proposing a subdivision of two parcels that he owns, 947 Cornwallis Drive and 1592 Wineberry Lane. These two properties appear to provide an opportunity to connect Cornwallis Drive and Wineberry Lane with an alternative means of egress in emergency situations. The applicant is requesting that the Township Planning Commission hear the presentation, review the proposed plan for an alternate means of egress for properties on Cornwallis Drive, and provide feedback to the applicant on this proposal.

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

**This application is scheduled to be discussed during the meetings outlined below:**

**August 4, 2010** - Planning Commission meeting (workshop at 7 pm, formal meeting @ 7:30 pm)

All meetings are held at the Township Building and are open to the public and are subject to change. The variance application is available for review during normal business hours. Please give me a call at 610-692-7171 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

July 27, 2009

Dear Property Owner:

The purpose of this letter is to inform you that Mr. Charles Weber, owner of 1440 Center Street, has applied for Zoning Variances requesting relief from the zoning ordinance requirements. Mr. Weber is requesting dimensional relief from the Front Yard and Maximum Lot Coverage requirements set forth in §240-10.G of the Zoning Ordinance. Mr. Weber's home is an existing legal non-conforming structure. Mr. Weber proposes to construct an addition to the home and currently the home does not conform so any addition to the structure will increase the non-conformity.

Pursuant to Township policy, property owners and residents within 1000 feet of the subject property are notified of Zoning Variance applications.

**This application is scheduled to be discussed during the meetings outlined below:**

**August 4, 2010** - Planning Commission meeting (workshop at 7 pm, formal meeting @ 7:30 pm)

**August 17, 2010** – Board of Supervisors meeting (7:00 pm)

**Zoning Hearing: Date To Be Determined** – Please check the Township website ([www.eastgoshen.org](http://www.eastgoshen.org)) for the Zoning Hearing date

All meetings are held at the Township Building and are open to the public and are subject to change. The variance application is available for review during normal business hours. Please give me a call at 610-692-7171 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



I. Regal Arms  
4.  
1 pg



ARCHITECTURAL CONCEPTS, PC

www.arconcepts.com

610.518.1596 T 610.873.1587 F

The Grimmet Mansion  
626 West Lincoln Highway  
Exton, Pennsylvania 19341

2010 JUL 27 PM 4 13  
July 27, 2010

Mr. Mark Gordon – Zoning Officer  
Township of East Goshen  
1580 Paoli Pike  
West Chester, PA 19380

Re: 1325 West Chester Pike - Parcel #53-6-56 "Regal Arms Apartments"

Dear Mr. Gordon:

This submittal for Planning Commission Sketch Plan review and approval is made on behalf of Regal Arms, LLC – P.O. Box 126 – Devon, PA 19333

The parcel is in Zoning District "C-4" and proposes to develop into an apartment complex which is permitted as a conditional use in this zoning district.

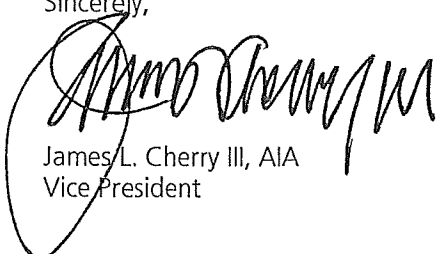
The attached site plan proposes two apartment buildings consisting of 38 apartment units each, and totaling 76 units. The project will consist of 24 two (2) bedroom units, and 52 one (1) bedroom units which is in keeping with zoning regulations. The site contains an existing "Historic" three-story second empire residence, which we propose to preserve for use as the community building.

Pertinent Zoning information related to this site and proposed development is shown on the attached site plan. The attached elevation is intended to show proposed massing and a general design aesthetic, and should not be construed to infer a final design.

The primary (rendered) site plan indicates a more appropriate parking count of 1.5 spaces per unit; however an alternate site plan is included to show required parking of 2.5 spaces per unit as indicated in the East Goshen Township Zoning Ordinance. This comparison is included as a visual reference to show the severity of impact of the zoning regulations to site impervious coverage and encroachment on the existing "historic" structure on the site.

Thank you for your consideration of this sketch plan proposal.

Sincerely,



James L. Cherry III, AIA  
Vice President