

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Agenda
Wednesday, December 2, 2009
7:00 PM**

- A. Call to Order / Pledge of Allegiance
- B. Review of Tracking Log / Determine need for Workshop Meeting
- C. Public Comment on Non-Agenda Items
- D. Approval of Minutes
 - 1. **November 4, 2009**
- E. Acknowledge Receipt of New Applications
 - 1. **Lieberman Earley & Co., 1345 Enterprise Drive (C/U)**
 - 2. **Lieberman Earley & Co., 1345 Enterprise Drive (L/D)**
- F. Subdivision Plans
- G. Land Development Plans
 - 1. **1661 E. Strasburg Rd, Mullen Property (Lot 2, Ashbridge Farm)**
 - 2. **Lieberman Earley & Co., 1345 Enterprise Drive (L/D)**
- H. Conditional Uses and Variances
 - 1. **Clearwire US LLC, 21 Edgewood Rd. (C/U)**
 - 2. **Lieberman Earley & Co., 1345 Enterprise Drive (C/U)**
- I. Ordinance Amendments
- J. Old Business
 - 1. Discussion on "Traditions" Ind. Living Fac. project in West Goshen
 - 2. Sample Generator Ordinance
- K. New Business
 - 1. **Riparian Buffers: consider increasing riparian buffer to 100'**
- L. Any Other Matter
- N. Meetings and Dates of Importance

December 1, 2009	Board of Supervisors	7:00 PM
December 2, 2009	Planning Commission	7:00 PM
December 3, 2009	Park & Recreation	7:00 PM
December 8, 2009	Board of Supervisors <i>ws</i>	7:00 PM
December 9, 2009	Conservancy	7:00 PM
December 14, 2009	Municipal Authority	7:00 PM
December 15, 2009	Board of Supervisors	7:00 PM
December 21, 2009	Deer Committee	7:00 PM
December 25, 2009	OFFICE CLOSED	
December 22, 2009	Board of Supervisors <i>ws</i>	7:00 PM
December 29, 2009	Board of Supervisors (?)	7:00 PM

Correspondence

O. Goals

Adjournment

- **Bold Items indicate that the Planning Commission has new information to review for that application.**

REMINDER – Newsletter Article Submission Due Date:

<u>Article Due Date</u>	<u>Delivery date</u>
February 10, 2010	April 1, 2010
May 12, 2010	July 1, 2010

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Agenda
Wednesday, December 2, 2009
7:00 PM**

August 11, 2010
November 10, 2010

October 1, 2010
January 1, 2011

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
APPLICATION HISTORY
Wednesday, December 2, 2009
7:00 PM**

1. SUBDIVISION PLANS

Sullivan's Grove, Greenhill Road (S/D)

February 4, 2008	E.B. Walsh - Re-submission Plans
February 8, 2008	Yerkes – Review of Pre/Final Plan
February 2008	DEP – Sewage facilities
March 27, 2008	Landscape Plans
April 15, 2008	Yerkes, Landscape Review
May 2008	Sewage Facilities Planning Module
May 29, 2008	Extension letter until 7/15/08
June 13, 2008	e-mail from Conservancy Board
June 25, 2008	Extension letter until 9/20/08
September 4, 2008	Extension letter until November 30, 2008
September 2008	Plans – Landscape
September 11, 2008	CCCD – review
September 29, 2008	DEP – Discharge for Stormwater
October 29, 2008	Yerkes – Landscape Review
November 12, 2008	Wooldridge Construction – extension
January 27, 2009	Preliminary/Final Revised Landscape plan
January 28, 2009	Wooldridge – Extension period
February 25, 2009	Yerkes – Landscape Review
May 7, 2009	Wooldridge Construction - Extension
May 11, 2009	Yerkes – Review of Preliminary/Final Plan
May 26, 2009	DEP – Planning Module for L/D
July 29, 2009	Wooldridge Construction – extension
September 8, 2009	E.B. Walsh – Re-submission #6
September 28, 2009	E.B. Walsh – prelim/final subdivision plans Plans
September 28, 2009	Yerkes – Review of Prelim/Final Plan
September 29, 2009	Memo – draft motion

Matthew/Christine Mullen, 1645 E. Strasburg Rd (L/D)

August 18, 2009	application
October 13, 2009	Yerkes – Stormwater Mgt & Erosion Review
October 26, 2009	CCPC – Pre/Final Land Development
November 10, 2009	Chester County Conservation District

Lieberman Earley & Compnay, 1345 Enterprise Drive (L/D)

November 20, 2009	Application Plan
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2. CONDITIONAL USES/VARIANCES

Clearwire US LLC, 21 Edgewood Rd, (C/U)

August 27, 2009	Application Plans Coverage legends
August 26, 2009	Aco Property Advisors, - C/U permit
August 26, 2009	Aco Property Advisors - narrative
September 25, 2009	Yerkes – C/U Plan Review
September 29, 2009	Draft motions
October 5, 2009	Ramaker & Assoc. responses to Yerkes
October 6, 2009	Plans
October 27, 2009	Yerkes – Conditional Use Plan Review
November 24, 2009	Aqua Water Tank Edgewood Road

3. ORDINANCE AMENDMENTS

4. ANY OTHER MATTER

5. ZONING AMENDMENTS



CHESTER COUNTY CONSERVATION DISTRICT
688 Unionville Road, Suite 200, Kennett Square, PA 19348
Phone: 610-925-4920 ~ Fax: 610-925-4925
www.chesco.org/conservation

November 10, 2009

Matthew J. and Christine Mullen
600 Thorncroft Drive
West Chester, PA 19380

Re: Erosion & Sedimentation Pollution Control Plan
Mullen Residence: Review I
East Goshen Township, Chester County, PA
NPDES File: PAI011509033

Most Recent Plan Revision Date: 8-13-09 Total Acres: 19.74 Disturbed Acres: 3.10
Receiving Watershed: UNT to Ridley Creek Designation: HQ, TSF

To Whom It May Concern:

The Chester County Conservation District has reviewed the above referenced project and found it to be **inadequate**. The following items must be adequately addressed prior to the approval of this plan:

Erosion and Sedimentation Control Comments

1. Silt fence slope lengths have been exceeded in several areas. Please revise.
2. Please provide a separate drawing to include existing conditions.
3. Please show all proposed erosion control blanket (ECB) on the plan as shading, crosshatching, or similar for all 3:1 slopes on site.
4. Please extend channels into the bottom of the rain garden and at least 10 feet beyond the toe of the slope of the berm.
5. The E & S control plan mapping must display a PA ONE CALL SYSTEM INCORPORATED symbol including the site identification number. (This is a numbered symbol not a note.)
6. Please revise the Limits of disturbance to include all disturbed areas including but not limited to: all SW piping.
7. Grading is not called out in the sequence of construction. Please revise.

8. Please revise the sequence of construction #5 to occur before sequence of construction #4.
9. Swale construction, as well as roof leader tie- ins are not included in the sequence of construction. Please revise.
10. It appears that more stockpile areas will be needed for the scope of work. Please clarify.

Notes for Projects in Special Protection Watersheds:

11. The following note should appear on all E & S plans for projects in specially protected watersheds:
 - This project is in a specially protected High Quality or Exceptional Value watershed; extreme care should be exercised in all disturbance activities to prevent degradation to the Waters of the Commonwealth.
 - Because this project is in a specially protected High Quality or Exceptional Value watershed, upon completion or temporary cessation of earth disturbance activities, the project site must be immediately stabilized with the appropriate temporary or permanent stabilization.

Comments as per the PA DEP NPDES II Post Construction Stormwater Requirements

1. Please add this note to the plan: The permittee shall provide engineering construction oversight for the proposed stormwater BMPs. Additional soil testing may be required prior to the installation of infiltration BMPs to ensure proper location and function. A licensed professional engineer knowledgeable in the design and construction of stormwater BMPs, preferably the design engineer, shall conduct the oversight.
2. The PCSWM Plans did not clearly identify the existing and proposed drainage areas. Please provide plans with delineated drainage areas clearly identified for all proposed stormwater management Best Management Practices (BMPs). Also include in Tabular format a summary table of all the existing and proposed features of those areas (Total Acreage, as well as Acres of Woods, Lawn, Impervious, etc.— this should correspond with Worksheets 2, 3, and 10)
3. Please provide a roof leader connection detail. It should clearly indicate how overflow from the less frequent storm events will exit or bypass the individual on-lot seepage/infiltration beds. Please provide additional notes and/or modify the detail to provide positive overflow from these systems.

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4. Please add this note to the plan: As-built plans of the stormwater BMPs shall be provided within six months following the completion of each phase. The as-built plans shall be signed and sealed by a PA Registered Professional Engineer.
5. Please add this note to the plan: A Notice of Termination (NOT) will be required to be submitted following approval of the final as-built plans. Prior to accepting the NOT, the Department and/or Conservation District staff will perform a final inspection to ensure site stabilization and verify adequate installation and function of stormwater BMPs.

The Chester County Conservation District has reviewed this plan solely to determine whether it is adequate to satisfy the requirements of PCSM Plan and E & S Plan - Chapter 102, the erosion control rules and regulations of the Department of Environmental Protection. A 60-day time period from the receipt of this inadequate letter is provided for your response to this review. If no response is provided, the plans will be considered withdrawn and any subsequent submission will require a new submission with fees.

Please submit a revised **highlighted** plan to this office that addresses all deficiencies with Chapter 102 regulations as described in this letter. **Please include a response letter outlining the necessary plan revisions. Please be advised that the District may have additional comments with the revisions. Only full plan revisions that address all items above will be reviewed.**

Before any construction or earthmoving may begin, the appropriate and necessary local, state and federal permits must be secured from the agency having specific permitting authority. No approval or disapproval is given regarding the sewage plan, the storm water management controls, wetland encroachments, waterway obstruction, or any other item not specified in Chapter 102.

If you have any questions or comments regarding this matter, please feel free to contact Jordan Perry, Resource Conservationist at the Chester County Conservation District office at (610) 925-4920 ext 105.

Sincerely,



Christian E. Strohmaier Electronic signature
Acting District Manager

CC: Project File
East Goshen Township-via fax
Robert Lambert, Site Engineering Concepts- via fax: 610-240-0451

G LIEBERMAN 4D
2
A page

**EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PA**

SUBDIVISION AND / OR LAND DEVELOPMENT APPLICATION

Date Filed: 11/20/2009

Application for (Circle one):

Subdivision Land Development Subdivision & Land Development

- A. Application is hereby made by the undersigned for approval of a Subdivision and or Land Development Plan, more particularly described below.

1. Applicant's name: Lieberman Earley & Company

Address: 485 Devon Park Drive, Suite 100, Wayne, PA 19087 Phone: 610-688-4300

Fax: 610-688-4544 Email: johnlieberman@liebermanearley.com

2. Name and address of present owner (if other than 1. above)

Name: Not Applicable

Address: _____ Phone: _____

Fax: _____ Email: _____

3. Location of plan: 1345 Enterprise Drive, Goshen Business Park

4. Proposed name of plan: 1345 ENTERPRISE DRIVE

5. County Tax Parcel No.: 53-4-171, 53-4-172 Zoning District: BUSINESS PARK

6. Area of proposed plan (ac.): 8.00 Number of lots: 2 (EXISTING)

7. Area of open space (ac.): Not Applicable

8. Type of structures to be constructed: Parking and Stormwater Management Facilities

9. What provisions are to be made for water supply and sanitary sewer?

Utilize existing facilities as no building expansion is proposed

10. Linear feet of road to be constructed: Not Applicable

11. Name of Engineer: Edward B. Walsh and Associates, Inc.

Phone Number: 610-903-0060 Fax: 610-903-0080

Email address: steve@ebwalshinc.com

12. Name of Land Planner Architect: C.E. Hough Associates

Phone Number: 610-648-9400 Fax: 610-648-0877

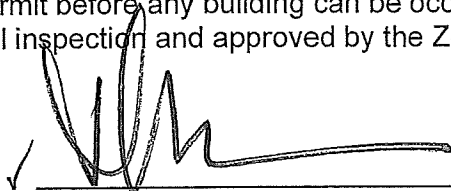
Email address: cehough97@aol.com

- B. I/We agree to reimburse the Township of East Goshen for such fees and expenses the Township may incur for the services of an Engineer(s) in investigations, tests, and review in relation to the Subdivision Plan.
- C. I/We agree to post financial security for the improvements depicted on the Subdivision and or land Development Plan pursuant to the Subdivision and Land Development Ordinance.
- D. I/We agree to reimburse the Township of East Goshen for all inspection fees at the actual cost to Township.

NOTICE

The Township requires an Occupancy Permit before any building can be occupied; no Occupancy Permit will be issued until final inspection and approved by the Zoning Officer and Building Inspector.

Owner Signature



Applicant Signature

Administrative Use

Fees received from applicant \$_____ basic fee, plus \$_____ per lot

For _____ lots = \$_____.

Application and plan received by: _____ Date: _____
(Signature)

Application accepted as complete on: _____
(Date)

3d4

**EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PA**

SUBDIVISION AND / OR LAND DEVELOPMENT CHECKLIST

This checklist outlines the steps and items needed to insure completeness of the application and to insure the application follows the process and conforms to the timeframe outlined by the State of Pennsylvania and East Goshen Township. This checklist is broken into two parts, the Application Process and the Review Process. The application process must be completed in its entirety prior to the advancement into the Review Process.

*** Review the formal Planning Commission review procedure on page five.**

Application for (Circle all appropriate): Subdivision Land Development

Applicant Information:

Name of Applicant: Lieberman Earley & Company

Address: 485 Devon Park Drive, Suite 100, Wayne, PA 19087

Telephone Number: 610-688-4300 Fax: 610-688-4544

Email Address: johnlieberman@liebermanearley.com

Property Address: 1345 Enterprise Drive, Goshen Business Park

Property Information:

Owner Name: Lieberman Earley & Company

Address: 1345 Enterprise Drive, Goshen Business Park

Tax Parcel Number: 53-4-171, 53-4-172 Zoning District: BP Acreage: 8.00

Description of proposed subdivision and or land Development:

Proposed 64 (net) parking space expansion plan to supplement the existing 193 parking space facility located at 1345 Enterprise Drive. The proposed parking expansion plan requires the construction of a subsurface recharge facility to replace the existing open graded detention basin located within the confines of the primary parking expansion area. The proposed subsurface facility provides groundwater recharge in accordance with current PA DEP NPDES Permit requirements

A 08A

**East Goshen Township Planning Commission
Procedure for processing Subdivision, Land Development, Conditional
Use, Variance, and Special Exception Applications**

August 19, 2002

1st Revision: September 22, 2003

2nd Revision: March 2, 2006

1. In order for any application to be considered by the Planning Commission it must be submitted to the Township with all required documentation as per the Township Code and with all applicable fees paid. The Township will use a checklist to verify all required documentation has been submitted. Until the application is complete the application will not be considered "filed" by the Township staff. The Planning Commission will acknowledge receipt of the application at their next regularly scheduled meeting.
2. All materials to be considered at the next regular meeting of the Planning Commission must be submitted with at least eleven (11) copies to the Township Staff by not later than close of business the previous Tuesday. Any materials submitted after that time will be held for the following meeting and not provided to the Commission at the upcoming meeting.
3. The application review cycle for Subdivision and Land Development Applications shall begin with the next regular meeting of the Commission after the complete application is filed. The application review cycle for Conditional Use, Variance, and Special Exception Applications shall begin the day a complete application is filed with the Township.
4. Applicants should not distribute material to the Commission during a meeting unless it is directly related to the initial presentation of the application. All materials for the Planning Commission, including any material to be used at a meeting, must be delivered to the Township Staff not later than close of business the previous Tuesday.
5. The burden of supplying necessary materials to the Planning Commission in a timely manner is on the applicant. Late delivery of material may require an extension on the part of the applicant or a recommendation for denial of the application by the Planning Commission.
6. Formal application presentations to the Planning Commission will only be made at the regular meeting after the complete application is submitted and accepted by the Township staff.
7. The application will remain on the Planning Commission's agenda until such time as the Commission has made its recommendation to the Board of Supervisors and or Zoning Hearing Board.
8. Applicants are encouraged to attend each Planning Commission meeting in order to answer questions or address issues concerning their application.
9. Applications will be voted on only during the regular Planning Commission meetings.
10. The Chairman, in his sole discretion, may waive or modify any of this procedure.

H. CLEARWIRE
Zppr

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

November 24, 2009

Mr. William E. Stone c/o
Clearwire US LLC
1210 Northbrook Drive
Trevose, PA 19053

Re: Clearwire Conditional Use Application
Aqua Water Tank Edgewood Road

Dear Mr. Stone:

At the public hearing on November 17, 2009 the Board of Supervisors approved the conditional use application of Clearwire U.S. LLC to utilize the AQUA Water Tank at 21 Edgewood Road for a wireless communications facility as depicted on the plans dated 5/11/09, last revised 11/17/09, pursuant to Section 240-31.C(3)(h)[e] of the Zoning Ordinance with the following conditions:

1. All comments contained in the Township Engineer's review letters dated 10/26/2009 and 11/16/2009 shall be addressed to the satisfaction of the Township engineer prior to issuance of a building permit.
2. The applicant shall submit a building permit application prior to installation, to be reviewed and approved by the Township.
3. The applicant must conform to all applicable Federal, State, County and Township rules and regulations.
4. The new wireless communication facility shall be installed and operated in conformance with the representations made at the public hearing and meetings at which this application was discussed.
5. The applicant shall conduct a post installation noise study during the summer and no later than August 31, 2010, to document conformance with the Township Noise Ordinance. If a violation exists the applicant shall mitigate the violation.
6. The applicant shall provide documentation on the legal relationship between Clearwire U.S., Sprint and Nextel prior to the issuance of a building permit.
7. The applicant shall provide a copy of the FCC licensing agreement prior to the issuance of a building permit.

At the hearing your attorney Michael Grab indicated that the conditions were acceptable to Clearwire U.S.

2082

Please give me a call at 610-692-7171 or e-mail me at rsmith@eastgoshen.org if you have any questions or need additional information.

Sincerely,



Louis F. Smith, Jr.
Township Manager

Cc: Planning Commission ✓
Steve McGuire, Esquire

F:\Data\Shared Data\Property Management\53-6\53-6-152.2U (PSWCo)\Communications Antenna\Clearwire US\Clearwire US CU
09_2009\Decision 112409.doc

East Goshen Township

To: Township Zoning Officer

Name of Applicant: Lieberman Earley & Company

Applicant Address: 485 Devon Park Drive, Suite 100, Wayne, PA 19087

Telephone Number: 610-688-4300 Fax: 610-688-4544

Email Address: johnlieberman@liebermanearley.com

Property Address: 1345 Enterprise Drive, Goshen Business Park

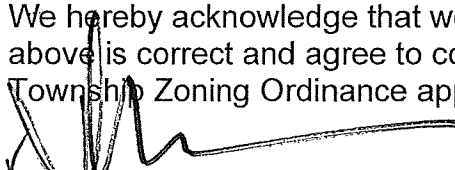
Tax Parcel Number: 53-4-171,172 Zoning District: BP Acreage: 8.00

Description of proposed use:

Proposed 64 (net) space parking expansion plan to supplement the existing 193 space parking facility. The proposed parking expansion plan requires the construction of a subsurface recharge facility to replace the existing open graded detention basin located within the confines of the primary parking expansion area. The proposed subsurface facility provides groundwater recharge in accordance with current PA DEP NPDES Permit requirements.

Conditional Use is provided in Zoning Ordinance Section: 240-31C(3) (qq)

We hereby acknowledge that we have read this application and state that the above is correct and agree to comply with all provisions of the East Goshen Township Zoning Ordinance applicable to this project and property.


Signature of Applicant

11/18/09

Date

Attest: 

*** Review the formal Planning Commission review procedure on page three.**

East Goshen Township Planning Commission

Procedure for processing Subdivision, Land Development, Conditional Use, Variance, and Special Exception Applications

August 19, 2002

2nd Revision: March 2, 2006

1. In order for any application to be considered by the Planning Commission it must be submitted to the Township with all required documentation as per the Township Code and with all applicable fees paid. The Township will use a checklist to verify all required documentation has been submitted. Until the application is complete the application will not be considered "filed" by the Township staff. The Planning Commission will acknowledge receipt of the application at their next regularly scheduled meeting.
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5. The burden of supplying necessary materials to the Planning Commission in a timely manner is on the applicant. Late delivery of material may require an extension on the part of the applicant or a recommendation for denial of the application by the Planning Commission.
6. Formal application presentations to the Planning Commission will only be made at the regular meeting after the complete application is submitted and accepted by the Township staff.
7. The application will remain on the Planning Commission's agenda until such time as the Commission has made its recommendation to the Board of Supervisors and or Zoning Hearing Board.
8. Applicants are encouraged to attend each Planning Commission meeting in order to answer questions or address issues concerning their application.
9. Applications will be voted on only during the regular Planning Commission meetings.
10. The Chairman, in his sole discretion, may waive or modify any of this procedure.

H. LIEBERMAN
2.
2 pgs



EDWARD B. WALSH & ASSOCIATES, INC.
Complete Civil Engineering Design / Consultation Services
Lionville Professional Center
125 Dowlin Forge Road
Exton, PA 19341

November 19, 2009

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

RE: Lieberman Earley & Company
1345 Enterprise Drive, Goshen Business Park
EBWA File #3580

Dear Mr. Smith:

Please find attached a Conditional Use Application for 1345 Enterprise Drive located within the Goshen Business Park. The application and supporting information is submitted by our office on behalf of the Lieberman Earley & Company. Lieberman Earley & Company (Applicant) is representing the Trusts of Susan Y., David D., and John T. Kim (Owner) in their planned 64 parking space expansion to the existing facilities located at 1345 Enterprise Drive. We are also submitting a Land Development Application for the proposed parking expansion plan in support of the Conditional Use Application. The Land Development Application is submitted as a preliminary/final application and it is Lieberman Earley & Company's intent to have the applications reviewed concurrently through the approval process. The following additional information is submitted for Township review:

- One (1) Completed East Goshen Township Conditional Use Application;
- Check 1719: \$350.00 Public Hearing Fee;
- One (1) Completed East Goshen Township Land Development Application;
- Check 1717: \$100.00 Township Land Development Application Fee;
- Check 1718: \$2,000.00 Township Escrow for Professional Consultant Review Fee;
- One (1) Completed Chester County Act 247 Form;
- Check 1720: \$250.00 County Act 247 Form Review Fee;
- Eleven (11) Copies of sealed Land Development Plans, Sheets 1 through 7 of 7;
- Eleven (11) copies of other required plans:
 - a. Landscape: (included within the Land Development Plan Set)
 - b. Conservancy: (components included within the Land Development Plan Set)
 - c. Stormwater Management: (components included within the Land Development Plan Set)
- Three (3) copies of the Stormwater Report and Calculations.

REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
Pennsylvania, New Jersey, Delaware, Maryland & North Carolina
610-903-0060 FAX 610-903-0080
www.ebwalshinc.com
Established 1985

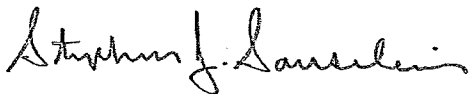
282
Rick Smith
East Goshen Township Manager
November 19, 2009
Page 2 of 2

No building expansion or construction is proposed as part of the parking expansion plan and Sewage Facilities Planning is not required for the project.

An Application for District Services and an NPDES Permit Application has been prepared for the project and will be submitted under separate cover to the Chester County Conservation District. The Township will be copied at time of submission.

As previously noted the Land Development Application Package is submitted for Preliminary/Final review and approval and is submitted concurrently in support of the Conditional Use Application. We respectfully ask to be placed on the next regularly scheduled meeting of the Planning Commission for acceptance of the complete applications and discussion. Please feel free to contact myself or Craig Hough should you require any additional information in the interim. Thank you for your assistance with the project.

Very truly yours,
EDWARD B. WALSH & ASSOC., INC.



Stephen J. Sauselein, P.E.

cc: John Lieberman, Lieberman Earley Company
Craig Hough, C.E. Hough Architects
file

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

CHESTER COUNTY
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

H. LIEBERMAN
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1pg

November 20, 2009

Dear Property Owner:

The purpose of this letter is to inform you that Lieberman Early and Company has submitted a Land Development and Conditional Use application for the owners of 1345 Enterprise Drive. The applicant is seeking approval to increase the parking area that serves the existing building, adding 64 parking spaces. No building expansion is proposed as part of this application.

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

The meeting dates and times when this application is scheduled to be discussed are outlined below, and subject to change.

Conditional Use Application

December 4, 2009 - Planning Commission meeting (workshop at 7:00 pm, formal meeting @ 7:30 pm)

January 5, 2010 – Board of Supervisors Hearing (workshop at 7:00 pm, formal meeting @ 8:00 pm) **Conditional Use Hearing**

Land Development Application

December 4, 2009 - Planning Commission meeting (workshop at 7:00 pm, formal meeting @ 7:30 pm)

January 6, 2010 – Planning Commission meeting (workshop at 7:00 pm, formal meeting @ 7:30 pm)

February 3, 2010 – Board of Supervisors Meeting (workshop at 7:00 pm, formal meeting @ 8:00 pm)

All meetings are held at the Township Building and are open to the public. The plans are available for review during normal business hours. Please give me a call at 610-692-7171 or email me at 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

FYI

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

CHESTER COUNTY
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

November 2, 2009

Re: Vehicle operation within Township openspace areas

Dear property owner,

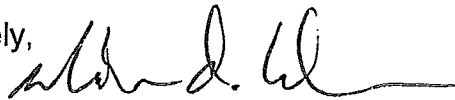
It has been brought to the Township's attention that All Terrain Vehicles (ATV's) are being operated within the Supplee Valley openspace areas. The operation of vehicles within township parks and openspace areas is prohibited pursuant to §163 of the East Goshen Township Code.

§163-3 Rules and Regulations

I. Vehicular restrictions. Parking or driving on park property is prohibited except in authorized areas. Unregistered vehicles of any kind are not allowed within park grounds without special permission from the Park Board except those vehicles used in the course of park maintenance or other necessary activity.

All properties which abut the openspace are being notified of this violation. If anyone should observe this activity I urge you to call the Westtown East Goshen Police Department immediately.

Sincerely,



Mark A. Gordon
Township Zoning Officer

CC: Chief John Dumond, Westtown East Goshen Police

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

CHESTER COUNTY
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

FYI

November 2, 2009

Re: Vehicle operation within Township openspace areas

Dear property owner,

It has been brought to the Township's attention that All Terrain Vehicles (ATV's) are being operated within the Bowtree / Clocktower openspace areas. The operation of vehicles within township parks and openspace areas is prohibited pursuant to §163 of the East Goshen Township Code.

§163-3 Rules and Regulations

I. Vehicular restrictions. Parking or driving on park property is prohibited except in authorized areas. Unregistered vehicles of any kind are not allowed within park grounds without special permission from the Park Board except those vehicles used in the course of park maintenance or other necessary activity.

All properties which abut the openspace are being notified of this violation. If anyone should observe this activity I urge you to call the Westtown East Goshen Police Department immediately.

Sincerely,



Mark A. Gordon
Township Zoning Officer

CC: Chief John Dumond, Westtown East Goshen Police

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

November 9, 2009

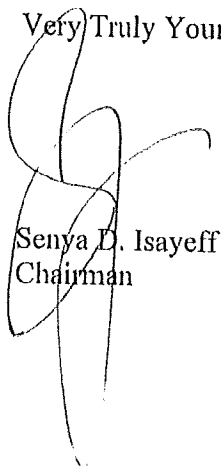
EAST GOSHEN TOWNSHIP
Board of Supervisors
1580 Paoli Pike
West Chester, PA 19380

Re: Zoning Variance Request
TPN 53-6G-23, 19 School Lane

Dear Board Members:

At our meeting on November 4, 2008 the Planning Commission unanimously passed a motion to recommend that the Board of Supervisors support the zoning variance request of Mr. and Mrs. McGinley, for their property at 19 School Lane. The requested relief is for 5 feet from the 20 foot side yard setback requirement. The lot is very narrow, 50 feet wide, and the relief is needed to build a single family home on the property.

Very Truly Yours,

A handwritten signature in black ink, appearing to be 'Senya D. Isayeff', written over a printed name and title.

Senya D. Isayeff
Chairman

FYI
For PC

**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS WORKSHOP
1580 PAOLI PIKE
October 13, 2009 – 7:00pm
Final Approved Minutes**

Present: Chairman Marty Shane, Joe McDonough, Don McConathy and Thom Clapper. Vice-Chairman Carmen Battavio was absent. Also present were Township Manager Rick Smith, Assistant Township Manager Joe Gill, Mark Miller (Director of Public Works), Kathryn Yahraes (Historical Commission), Ginnie Newlin, Jane Fava and Bryan Del Monte from the Conservancy Board, and Senya Isayeff (Planning Commission).

WORKSHOP

Call to Order & Pledge of Allegiance

Chairman Marty Shane called the meeting to order at 7:06pm and led everyone in the pledge of allegiance.

Moment of Silence

Marty called for a moment of silence to honor the men and women serving their country in the armed forces and their families.

Bills

The Treasurer's Report and Expenditure Register Report were reviewed.

Treasurer's Report & Expenditure Register Report

The Treasurer's Report for October 8, 2009:

	RECEIPTS	EXPENDITURES
GENERAL FUND		
Real Estate Tax	\$ 0.00	
Earned Income Tax	\$ 96,750.89	Accounts Payable \$ 45,853.33
LST	\$ 1,995.17	Electronic Payments \$ 131.87
Transfer Tax	\$ 0.00	Debt Service \$ 0.00
Codes, Park & Rec	\$ 41,828.59	Payroll \$ 43,000.00
Total Receipts	\$ 140,574.65	Total Expenditures \$ 88,985.20
State Fund	\$ 0.00	\$ 0.00
Capital Reserve	\$ 2,782.16	\$ 0.00
Transportation Fund	\$ 176.96	\$ 0.00
Sewer Operating	\$ 2,670.64	\$ 9,998.54
Refuse	\$ 1,641.36	\$ 12,156.16
Capital Projects	\$ 0.00	\$ 0.00

Joe moved to accept the Treasurer's Report of October 8 and the Expenditure Register Report as recommended by the Treasurer, to accept the receipts and to authorize payment of the invoices

just reviewed. Don seconded the motion. There was no discussion or public comment. The Board voted unanimously to approve the motion.

Replacement Loader for Public Works Department

Thom said that after seeing the condition of the old loader he has changed his mind and believes that a new one should be purchased.

Thom moved to authorize Mark Miller to purchase a new loader in the amount of \$80,754 (cost of \$120,927 minus \$40,173 trade-in value for old loader). Don seconded the motion. There was no further discussion and no public comment. The Board voted unanimously to approve the motion.

Announcements

Marty announced that the Board met in Executive Session on October 6 to discuss the police labor contract.

Review of Minutes

The minutes of October 6 were reviewed and corrected. Don moved to approve the minutes as corrected. Joe seconded the motion. There was no discussion or public comment. The Board voted unanimously to approve the motion.

Donated Trees from YMCA

Mark Miller said he knows of 5 trees that need to be replaced. He has let the YMCA know and the trees will be replanted in the spring. Jane Fava said she has noticed 3 or 4 trees that will also need to be replaced. Jane said that the YMCA contractor McKenna, tried switching trees on her and wouldn't return her phone calls. McKenna did not water any of the young trees during the period of time they were being planted; they only watered them after they were all in the ground. As a result, many of the trees were very stressed. In addition, McKenna refused to take off the burlap, and Jane is concerned about the nylon straps which are holding the burlap in place. She has been cutting the nylon off herself although it has been difficult to find a good tool to do it properly.

Conservancy Board Issues Regarding YMCA Pavilions

Jane Fava said the YMCA overmulched the area near the pavilions, and the mulch will eventually end up in the creek. The YMCA also took out the understory plants. Don said the mulch must be pulled 50 feet away from the creek to be out of the buffer. Joe asked the Conservancy Board members present what corrective action they would recommend. Ginnie said the YMCA must remove the excess mulch. They should also plant native understory bushes and allow the understory they removed to restore itself.

Jane said she is concerned about the erosion that will be caused by the placement of the pavilions, as well as the soil compaction that will occur from the foot traffic of many children.

Ginnie said the YMCA has compromised the woodland trees they chose to keep on the property by removing the understory. Woodland trees do not do well when standing alone; understory is

important for their health and development. She said the YMCA has breached the trust of the Township by their actions.

The Board asked the Conservancy Board to provide their recommendations in writing. Rick will then forward the recommendations to the YMCA along with a request from the Board to take the two amphitheatres down since they were not on the approved plan.



Conservancy Board Request for 100-ft Buffer Along Streams

The Board told the Conservancy Board that after looking into the 100-ft buffer issue, they determined that on undeveloped properties within East Goshen, the 100-ft buffer is already protected because it falls within the flood plain, which cannot be developed. However, the Planning Commission is reviewing this issue and will be providing a recommendation to the Board.

Public Comment: Linda Gordon, Line Road – Said the Township cannot keep developers out of a 50-ft buffer zone, so maybe by implementing the 100-ft buffer rule the developers would at least stay out of the 50-ft buffer.

E. Boot Road Plantings

Jane Fava said the Conservancy Board received a recommendation from the Morris Arboretum recommending hedgerows be planted at this location. Jane said that grass alone won't protect the area. The Township has put a lot of effort into that location and needs to do the right thing to protect that investment. Ginnie Newlin said that planting hedgerows would lessen the amount of maintenance and upkeep needed to keep invasive plants from taking over the area. Don suggested the Conservancy Board consider planting a hedgerow along the south side of the path, which might alleviate Carmen's safety concerns. Bryan Del Monte said it would cost approximately \$10K to install a hedgerow. Marty and Joe explained the budget situation to the Conservancy Board members, and how funds originally budgeted for this project most likely will not be available. Mark Miller said his crew could dig up the plants there currently and create a meadow. Bryan Del Monte said that spending \$300 on a landscaping plan from W.D. Wells would answer the cost question definitively.

Thom said he spoke with COG about taking on invasive plants as a COG project. He was informed that the Natural Lands Trust has secured a DEP grant for the assessment of invasive plants. A meeting will be scheduled with the Natural Lands Trust to see if East Goshen can be one of the ten townships to benefit from the grant funds.

Don moved to accept the September 9, 2009 proposal from W.D. Wells & Associates, Inc. for a planting plan for the area on E. Boot Road bounded by the parking lot, Old Boot Road, and the asphalt walking path; and a planting plan for the front of the Township building, at a cost of \$300. Joe seconded the motion.

Marty told the Conservancy Board that he and Carmen have also asked Justin Harding to provide some planting recommendations for the front of the Township building.

Thom reminded the Board that going with the \$300 agreement means the Township must mention W.D. Wells in the newsletter and must allow W.D. Wells to put up signs at the two locations for 30 days.

Public Comment: John Schorn, Larch Lane – Asked if the Township must still put up the W.D. Wells signs and mention them in the newsletter if the Township does not use their planting plans. Don and Joe said item #4 in the proposal covers that issue.

There was no further discussion or public comment. The Board voted 3:1 to approve the motion. Thom was opposed.

Township Web Page Mockup

The Board reviewed a new mockup of the webpage. Everyone was fine with the layout. Marty requested that the color scheme be changed to green to match the Township logo, instead of everything being blue.

Fee Schedule Resolution

The Board reviewed the latest draft of this resolution, and had no changes or comments.

Resolutions Waiving Penalties for Utility Fees and Real Estate Taxes

The Board reviewed the latest drafts of these two resolutions. Don had a few changes which Rick will incorporate into new drafts. Don asked that related resolutions be combined next year.

U.S. Mayor Climate Protection Agreement

The Board briefly reviewed the literature on the U.S. Mayors Climate Protection Agreement, and all were opposed to signing this document.

Resolution Establishing the Policy for Eagle Scout Projects

The Board made several changes to this document. Marty indicated he would like the Supervisors to have final authority on Scout projects, not Park & Rec.

Public Comment: Senya Isayeff – Said it would be good experience for the Scouts to make a presentation in front of the Supervisors to ask for approval for their projects.

Rick will revise the resolution, incorporating the changes.

Comprehensive Plan Action List

The Board reviewed and edited this action list.

Federal Appropriations Requests for Joe Sestak

The Board discussed projects for which they would like to request funding. The Board agreed to ask for funding for the Route 202 slip ramp, and also for breaching or fixing the Hershey's Mill Dam. Rick will relay these requests to Congressman Sestak's office.

Public Comment Period

Jack Neiss, Applebrook Carriage Homes – Mr. Neiss was present to express his concerns about an application from the Greater Chester Valley Soccer Association (GCVSA) to make improvements to the soccer fields in Willistown along Line Road. Mr. Neiss said he did not receive a copy of East Goshen's 1,000-ft letter himself, but got a copy from a neighbor, and he then discussed the issue with Mark Gordon. Mr. Neiss is concerned that the planned improvements -- which include 70-ft light poles, an astroturf surface, a new building, and an additional playing field -- will not fit in with the character of the area, and certainly don't belong next to a nature preserve.

Marty told him that East Goshen will have representation at the October 28 meeting in Willistown and will put the Township's concerns on the record. Marty recommend that Mr. Neiss organize his neighbors to attend the meeting and put their concerns on the record as well. In the meantime, Marty said East Goshen will get a copy of the plans and will review them.

Public Comment: Senya Isayeff – Told Mr. Neiss that most likely it will not be children from the GCVSA who will benefit from the improvements; it will be children from the West Chester United Soccer Club, who most likely do not live in Willistown.

Marty told Mr. Neiss the Township will get more information on this application and will then decide how best to proceed. He assured Mr. Neiss that the East Goshen Board of Supervisors would take a position on behalf of the residents.

Don said that Willistown should be asked to do a traffic study for the application.

Public Comment: John Schorn, Larch Lane – Mr. Schorn confirmed with the Board that Sunoco is going to test 8 residential wells within ¼ mile of the Sunoco station. Rick said that is correct. Mr. Schorn said he would like more wells to be tested. He also wants the Township to ask Sunoco to check their site for isopropyl alcohol to see if there could be a link between the isopropyl alcohol found in his well and the Sunoco site. Don suggested a possible link between the faucet cleaning and the alcohol indicated in the report.

Public Comment: Senya Isayeff – Said if something is found in the 8 wells the DEP will force Sunoco to do additional testing further out. He also said that Sunoco is not adding to the risk of contamination of residential wells by putting in monitoring wells.

Public Comment: John Schorn, Larch Lane – Said the YMCA should replace the trees that are dead, and if they were planted improperly the Township should ask them to extend the warranty. Going back to the Sunoco issue he said the Health Department said it's a DEP problem, but he (Mr. Schorn) thinks it's everyone's problem. He said he plans to contact EPA next. Mr. Isayeff told him EPA will most likely refer him back to DEP.

Solid Waste Ordinance

Don had a number of changes, so Marty suggested he give them to Rick for incorporation into a new draft. Rick will make the changes and redistribute the document.

T-Mobile

The Supervisors all agreed to have T-Mobile come in and make a presentation about the tower they wish to install near the Public Works building. Rick will schedule this.

Adjournment

There being no further business, the meeting was adjourned at 9:41pm.

EXECUTIVE SESSION

The Board met in Executive Session until 10:30pm to discuss the police labor contract.

Respectfully submitted,

Anne Meddings
Recording Secretary