

**EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION**

**Agenda**

**Wednesday, April 7, 2010**

**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. March 3, 2010**
- E. Acknowledge Receipt of New Applications
- F. Subdivision Plans
- G. Land Development Plans
  - 1. Lieberman Earley & Co., 1345 Enterprise Drive (L/D)**
  - 2. National Bank of Malvern, 1305 Paoli Pike (L/D)**
- H. Conditional Uses and Variances
  - 1. Lieberman Earley & Co., 1345 Enterprise Drive (C/U)**
  - 2. Tecniplast, 1345 Enterprise Dr (C/U)**
- I. Ordinance Amendments
- J. Old Business
  - 1. Discussion on "Traditions" Ind. Living Fac. project in West Goshen
- K. New Business
  - 1. Consider Parking amendment for I and BP's zoning district's**
  - 2. Goshen Village Shopping Center Signs**
  - 3. 2010 Keep Pennsylvania Beautiful/Great Pennsylvania Cleanup Program.**
  - 4. Consider the Conservancy Board's request for the 100' protection riparian buffer for high quality streams.**
- L. Any Other Matter
- M. Meetings and Dates of Importance

April 6, 2010	Board of Supervisors	7:00 PM
April 7, 2010	Planning Commission	7:00 PM
April 8, 2010	Historical Commission	7:00 PM
April 12, 2010	Municipal Authority	7:00 PM
April 13, 2010	Board of Supervisors	7:00 PM
April 14, 2010	Conservancy Board	7:00 PM
April 19 - 21, 2010	Annual State Convention	
April 27, 2010	Board of Supervisors	7:00 PM
May 4, 2010	Board of Supervisors	7:00PM
May 5, 2010	Planning Commission	7:00 PM
May 6, 2010	Park and Recreation	7:00 PM
May 10, 2010	Municipal Authority	7:00 PM
May 11, 2010	Board of Supervisors	7:00 PM
May 12, 2010	Conservancy Board	7:00 PM
May 13, 2010	Historical Commission	7:00 PM
May 17, 2010	Deer Committee	7:00 PM
May 18, 2010	Election Day – Primaries	
May 25, 2010	Board of Supervisors	7:00 PM
- N. Correspondence
- O. Goals
- P. Adjournment

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

**EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION**

**Agenda**

**Wednesday, April 7, 2010**

**7:00 PM**

**REMINDER – Newsletter Article Submission Due Date:**

**Article Due Date**

May 12, 2010

August 11, 2010

November 10, 2010

**Delivery Date**

July 1, 2010

October 1, 2010

January 1, 2011

**EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION  
APPLICATION HISTORY  
Wednesday, April 7, 2010  
7:00 PM**

**1. SUBDIVISION & LAND DEVELOPMENT PLANS**

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

November 19, 2009	EB Walsh – application of NPDES Permit
November 20, 2009	Application Plan
December 4, 2009	EB Walsh – 60-day extension
December 10, 2009	Memo – new hearing date
December 16, 2009	Lieberman Earley & Co. – continuance
<b>December 29, 2009</b>	<b>Yerkes – L/D and C/U Plan Review</b>

**National Bank of Malvern, 1305 Paoli Pike, L/D**

<b>March 25, 2010</b>	<b>Yerkes – L/D Plan Review</b>
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**2. CONDITIONAL USE / VARIANCES / ZHB APPLICATIONS**

**Lieberman Earley & Company, 1345 Enterprise Drive (C/U)**

<b>December 10, 2009</b>	<b>memo – new hearing date</b>
<b>December 16, 2009</b>	<b>Lieberman Earley – 90 Day extension</b>

**National Bank of Malvern (C/U)**

<b>January 8, 2010</b>	<b>Gawthrop Greenwood C/U Application</b>
<b>January 14, 2010</b>	<b>Gawthrop Greenwood C/U Application</b>
<b>January 26, 2010</b>	<b>Township Fire Marshall review</b>
<b>January 27, 2010</b>	<b>Buckley, Brion, McGuire C/U application</b>
<b>January 28, 2010</b>	<b>e-mail 60- day extension</b>

**Tecniplast, 1345 Enterprise Dr (C/U)**

February 23, 2010	Application Plans
March 30, 2010	E.B. Walsh – C/U Plan Review Response
March 30, 2010	E. B. Walsh – Verification of Change in Sewer Flows
March 30, 2010	Application Plans
March 2010	Agreement to Construct Parking

**3. ORDINANCE AMENDMENTS**

**4. ANY OTHER MATTER**

April 7, 2010

Planning Commission  
Application Tracking Log

Application Name	Application (CU, LD, O, SD, V, SE, CA)	Type (Sk, P, F)	Date Filed	Start Date	Date to Yerkes/Consultant	Date to CCPC	Date to Abutting Prop. / ABC's	Extension	PC NLT Action Date	BOS NLT Action Date	Hearing Date	Drop Dead date
Leiberman Early (1345 Enterprise Drive)	CU	P/F	11/19/09	11/19/09	11/20/09	n/a	11/30/09	1	5/5/10	6/1/10	6/1/10	6/1/10
Leiberman Early (1345 Enterprise Drive)	LD	P/F	11/19/09	12/2/09	11/20/09	11/23/09	11/30/09	2	5/5/10	6/1/10	6/1/10	6/1/10
National Bank of Malvern (1305 Paoli Pike)	LD	P/F	11/24/09	12/2/09	12/7/09	12/4/09	11/25/09	1	4/7/10	4/20/10	n/a	5/1/10
Techniplast	C/U	S	2/23/2010	2/23/2010	2/25/2010	n/a	2/25/2010		4/7/2010	4/13/2010	4/13/2010	4/24/2010

Bold = New Application or PC action required

B. TRACKING LOG  
pg

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**March 3, 2010**

*The East Goshen Township Planning Commission held their regularly scheduled meeting on March 3, 2010 at the East Goshen Township building. Chairman George Martynick, and members Senya Isayeff, Megann Hedgecock, Chuck Proctor, Susan Carty and Peter Mylonas were present. Also present were Township Zoning Officer Mark Gordon, and Don McConathy from the BOS.*

**WORKSHOP SESSION – 7:00pm**

The minutes of February 6<sup>th</sup> were reviewed and corrected. Motion to be passed in the formal session.

**FORMAL SESSION**

**A. Pledge of Allegiance**

George called the meeting to order at 7:30 pm and led those in attendance in the Pledge of Allegiance.

George asked those in attendance if there were any non-agenda items to be discussed. No public comment was made at this time

**B. Approval of Minutes**

The minutes of February 6<sup>th</sup> were discussed. Senya made a motion to approve the minutes of February 6<sup>th</sup>, 2010 be approved as amended in the workshop. Peter seconded the motion. No further comment was made and the motion passed unanimously. Al and Susan abstained from the vote.

**C. Conditional Uses and Variances**

T-Mobile Northeast LLC.-Mr. Petrosa was present to review and present the letter received by the Township. Discussed were revised plans as per the engineer report. Mr. Petrosa also reviewed the letter from Yerkes. Each line item was discussed and Mr. Petrosa felt that most requests could be made with no issue.

Eric Ritter presented updated simulated photos of what the monopole would look like at completion. Peter and Megann both commended Mr. Ritter for the great job with the new photos, noting that this was exactly what the PC Commission was looking to see.

Megann questioned if the map of coverage would change, at which Brian Grebis, the Radio Frequency Engineer added that coverage would approximately double in every direction. Senya thanks Mr. Petrosa for taking the time to present. No public comment was made at this time.

Peter then made a motion recommending that the BOS approve the conditional use application of T-Mobile Northeast to construct a wireless Communications Facility as described in their application, and as depicted in the plans and testimony presented, in accordance with Section 240-31.C.(3.)(h.) of the Township Zoning Ordinance, subject to imposing the following conditions.

1. The Township receives a letter of adequacy from the Township Engineer for the revised plans prior to the C/U hearing.
2. The installation shall be carried out with strict conformity to the plans unless revisions are resubmitted for review and approval by the Township.
3. The applicant will follow all applicable federal, State, and Local ordinances and secure all proper permits prior to installation of the facility.

4. The applicant shall submit to the Township a sealed letter from a design professional certifying the ultimate height (AGL) of the replacement utility pole once installed and prior to installing any pole extensions and /or wireless antenna and once again after the installation of the antenna, to determine compliance with the Zoning hearing Board decision, the C/U application and plans and the testimony presented during the C/U process.

Techniplast- Don Turner, representation for Techniplast spoke of the property they are seeking to move North American operations to, consisting of a 77,000 square foot facility with 95 parking spaces situated on a 4 acre parcel, including unimproved land. The applicant is seeking a Conditional Use for building to be used for multiple uses.

Mr. Marco Carrara, President and CEO of Techniplast discussed the services his company provides and also presented a PowerPoint presentation. The company manufactures plastic components for research animal cages. Peter asked if there will be any fabrication within the facility, as to which Mr. Carrara stated no, adding that the cages are molded in Italy. In addition Mr. Carrara added that this facility would be used for assembly of the product only. He also noted that the facility would operate under normal Monday through Friday, 8:30 to 5pm business hours consisting of 1day shift. 12 to 15 assemblers would work within the facility, 5 Quality Assurance and Logistic Manager would also be in the facility. 1 trailer daily would make deliveries. Al noted that this is the type of operation that the township likes to see.

Sue and Peter both asked how the building would be ventilated and if waste materials would need to be removed from the property. Mr. Carrara added that no waste, liquids, fumes or vapors will come into play during assembly of the product.

Senya commended Mr. Carrara on his impressive presentation. Mr. Carrara spoke of the reasons to relocation operations to East Goshen adding that the area is a fantastic location with beautiful scenery.

**Public Comment:**

Peter asked were the sales representatives would be located and Mr. Carrara noted that most work from locations in Connecticut, Boston, New Jersey, Georgia, Maryland, Arizona, Montana, and Canada.

- D. **Old Business-** Traditions was briefly discussed and mark Gordon noted that West Goshen Township Ordinances and Condition and Use allow for this facility to be built.

- E. **New Business-** George commended the Public Works Department for the fine job of cleaning the streets after the snow storms. Chuck suggested some ways to assist the road crews with ways of marking utility boxes, mailboxes, etc. so they are not damaged by plows during snow removal.

**F. Adjournment**

Motion to adjourn the meeting was made by Susan and seconded by Peter. The meeting adjourned at 9:05 p.m.

Respectfully submitted, \_\_\_\_\_  
Linda Jones, Recording Secretary



Yerkes Associates, Inc.

Consulting Engineers / Site Planners / Land Surveyors

G. Nail Bank Malvern  
2.  
4 pgs

March 25, 2010

Planning Commission  
East Goshen Township  
1580 Paoli Pike  
West Chester, Pennsylvania 19380

RECEIVED  
BY: \_\_\_\_\_

MAR 29 2010

Re: National Bank of Malvern - Paoli Pike  
Land Development Plan Review

Commission Members:

The following plans and supporting documents prepared by Stantec Consulting Services, Inc. have been received by our office for review:

- Cover Sheet – sheet 1 of 14
- Existing Conditions and Demolition Plan – sheet 2 of 14
- Site Plan – sheet 3 of 14
- Grading and Utility Plan – sheet 4 of 14
- Erosion and Sediment Control Plan – sheet 5 of 14
- Erosion and Sediment Control Details – sheet 6 of 14
- Construction Details – sheets 7 thru 10 of 14
- Lighting Plan – sheet 11 of 14
- Landscape Plan – sheet 12 of 14
- Post Construction Stormwater Management Plan – sheet 13 of 14
- Post Construction Stormwater Management Details – sheet 14 of 14

- Stormwater Management, Erosion Control, & Post Construction  
Stormwater Management Report, last revised February 24, 2010
- February 25, 2010 Plan submission Letter

A copy of the January 29, 2010 Planning Module Exemption from PADEP was also included with the plan submission.

All plans have a latest revision date of February 24, 2010. The plans depict the construction of a 3,050 square foot bank branch office with a drive-thru window canopy, 32 parking spaces, and an auxiliary 103 space parking area to be leased to the adjoining YMCA parcel. The parcel consists of 4.56 acres with frontage on Paoli Pike and Airport Road. A tributary stream to the East Branch of Chester Creek flows across the east side of the parcel. The site plan notes that the parcel is to be served by public water and public sewer.

Professional services since 1874

1444 Phoenixville Pike, P.O. Box 1568, West Chester, PA 19380-0078 / Tel: 610-644-4254 / Fax: 610-640-0771

The parcel is situated within the BP Business Park Zoning District. The site plan references a variance granted by the Zoning Hearing Board on May 27, 2009 to allow 22 parking spaces to be situated between the bank building and Paoli Pike. Additionally, conditional use approval for a branch bank office use was granted by the Board of Supervisors on September 15, 2009.

The plan revisions include a reconfiguration of the subsurface infiltration / pipe storage detention beds due to soil infiltration test results, the addition of a stilling basin with wetland plantings for the stormwater management system outfall protection, and the relocation of shade tree plantings to the frontage along Airport Road. All comments from our previous review letter of December 31, 2009 have been satisfactorily addressed except for the following that are numbered as they appeared previously:

September 15, 2009 Conditional Use Decision

4. Condition 7 – A pedestrian walkway shall be constructed, at Applicant's expense, in the location along Airport Road to be determined by the Board of Supervisors during land development. The timing of the construction of the walkway shall be at the sole discretion of the Board of Supervisors. Although the plan indicates a sidewalk to be installed along the parcel's frontage with Airport Road, a complete pedestrian connection between the YMCA and the Paoli Pike and Airport Road intersection, including pedestrian crossing of the intersection, needs to be addressed.
5. Condition 11 - Applicant shall obtain a Highway Occupancy Permit for the right turn in and right turn out only driveway access onto Paoli Pike. The PennDOT Highway Occupancy Permit Application plans for the Paoli Pike driveway access should be submitted to the Township Traffic Engineer for review and comment
6. Condition 12 - Six months after completion of the improvements to be constructed, the Applicant shall provide a supplemental traffic report for the intersection of Airport Road and Paoli Pike. If, upon review of the supplemental traffic report, it is determined by the Township Traffic Engineer that the signal timing on the signal at the intersection shall be modified, the Applicant shall do so as required by the Township Traffic Engineer. The requirements of this condition should be included as part of a Developer's Agreement to be established for this project.

Zoning Ordinance

7. Section 240-21.F - All rooftop structures shall be screened from view by a single piece of the building which is aesthetically compatible with the building façade and which is at least equal in height to the highest rooftop structure. Architectural renderings for screening of any rooftop structures should be presented to the Township. The plan submission letter notes that architectural renderings of the building will be submitted to the Township at the time of application for a building permit.

10. Section 240-27.C.1.e – The location of the proposed wall mounted hose bibs should be indicated on the landscape plan.

#### Subdivision and Land Development Ordinance

17. Section 205-30.B.10 – The existing features plan should indicate the location of any existing source of water supply. Any existing well will need to be removed from service in accordance with Chester County Health Department Rules and Regulations.
21. Section 205-61.A – The erosion and sediment control plan should indicate the placement of tree protection fencing along the eastern boundary of the limit of disturbance.

#### Stormwater Management Ordinance 129-M-03

25. Section 404.A.1 – Water quality stormwater management requirements as outlined by this section need to be satisfactorily addressed. The volume of storage to be provided shall be no less than the net increase in runoff from the two year storm or one inch of runoff from the total area draining to the infiltration facility, whichever is greater. Where soils are not suitable for infiltration, water quality stormwater management requirements are to be addressed by extended detention as outlined by section 404.A.3.

The stormwater management narrative notes that due to site constraints, the proposed infiltration volume was limited with approximately 80 percent of the proposed increase in the two year storm volume being infiltrated. The Applicant's engineer has indicated that the stormwater management design will be amended as necessary so that water quality requirements will be addressed by a combination of infiltration and extended detention measures. With the amended design, the waiver request noted on sheet 3 will no longer be applicable.

#### Landscape Plan

29. The front yard area adjacent to Airport Road features a row of Arbor Vitae trees as well as seven evergreen trees. The location of these trees should be identified on the existing conditions plan and the erosion and sediment control plan should include appropriate measures for the protection and preservation of these trees. Since the front yard area is highly visible, the landscape plan should indicate that this area is to be fine graded, seeded, limed, and fertilized to create a finished and maintained open lawn appearance. One evergreen tree requires additional fill around its root zone.

#### General Comments

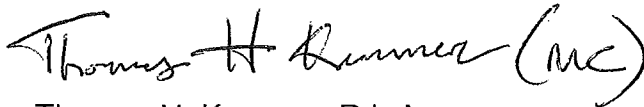
31. (new comment) It is recommended that the location and / or depth of detention bed #1 and detention bed #2 be adjusted so that a minimum one foot vertical separation is

provided between the top of stone bed and base of curb. A stone foundation to support the curb will need to be provided where the curb is positioned above the subsurface stormwater management facilities.

32. A detailed grading schematic has been added to sheet 9 for each of the proposed rain garden parking islands. The inlet identifying labels shown on sheet 9 should be checked / revised for consistency with the inlet identifying labels on sheet 4.
33. Since the proposed limit of disturbance exceeds one acre, the erosion and sediment control plan will need to be submitted to the Chester County Conservation District for review and approval. A letter of adequacy from the Chester County Conservation District and a NPDES Permit are required for final plan approval.

The plan submission should be revised in accordance with the above comments. Please call if you have any questions concerning this review letter.

Sincerely,  
YERKES ASSOCIATES, INC.



Thomas H. Kummer, R.L.A.



Michael Conrad, P.E.

cc: Mark Gordon  
Stantec Consulting Services, Inc.



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

M. Techniplast  
3.  
1 ppg

March 30, 2010

Mark Gordon  
East Goshen Township Zoning Officer  
1580 Paoli Pike  
West Chester, PA 19380

RE: Techniplast USA - 1345 Enterprise Drive,  
Verification of Change in Sewer Flow  
EBWA File #3625

Dear Mr. Gordon:

As discussed in our March 29, 2010 meeting concerning sewer flow generated at 1345 Enterprise Drive our office has prepared site statistical data for verification of change in sewer flow. The following information is offered for review by the East Goshen Municipal Authority:

Current Usage

Ryan Homes =	25 employees X 10 GPD/employee	=	250 GPD
Keane Advisors =	5 employees X 10 GPD/employee	=	<u>50 GPD</u>
			300 GPD

Future Proposed Usage

Techniplast - Assembly Facility = 20 employees + Business Offices = 25 employees  
→ 45 employees X 10 GPD/employee = 450 GPD

Total Existing and Future Proposed Sewer Flow: 300 GPD + 450 GPD = **750 GPD**

Initial Estimated Sewage Facilities Planning Flow Rate (10 GPD/250 SF Gross Floor Area)

Original Estimated Flow Rate for the Building is 77,000 SF X 10 GPD/250 SF ≈ 3,080 GPD

750 GPD Future Proposed < 3,080 GPD Estimated Original

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



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

H. Techniplast  
3  
3 pgs

March 30, 2010

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

RECEIVED  
BY: \_\_\_\_\_  
MAR 30 2010

RE: Techniplast USA - 1345 Enterprise Drive,  
Conditional Use Plan Review Response  
EBWA File #3625

Dear Mr. Smith:

Please find attached eight (8) revised copies of the Conditional Use Plan and supporting information for Techniplast USA. The plans and supporting information have been revised in accordance with the Township Engineer's March 16, 2010 review and as further defined by Mark Gordon, Township Zoning Officer. The following items correspond with the concerns enumerated in the Township Engineer's review:

Zoning Ordinance

1. Complied. The plan has been revised to indicate 77,000 square feet of multiple principle use building area. Compliance with the requirements of Zoning Ordinance Section 240-31 shall be satisfied through submission of the Conditional Use Application, Conditional Use Plan, supporting information, and subsequent Conditional Use Hearing Testimony.
2. Complied. General Note #5 has been added to the plan indentifying the as discussed in our March 29, 2010 meeting concerning the project.
3. Agreed. A verification of change in sewer flow and availability of sewer capacity for the project has been prepared and attached to this submission in support of the existing and proposed sewer flows. The Applicant awaits confirmation from the Municipal Authority in this regard.

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

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Rick Smith  
East Goshen Township Manager  
March 30, 2010  
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4. There are no natural steep slope areas present within the project area proposed for development. All slope areas present within the project area that include the band of slopes present along the common property line of parcels 172 and 173 are considered man-made. General Note #6 has been added to the plan stating the aforementioned condition.
5. Complied. Wetland areas have been identified on the plan.
6. Complied. The FEMA Zone A floodplain as represented on the FEMA FIRM #42029C0215F has been identified on the plan. General Note #7 has been added to the plan to document the graphical depiction of the floodplain. The future proposed parking area and associated stormwater management basin has been relocated outside of the floodplain limits.
7. The plan has been revised to meet the Sketch Plan submission requirements of the Township Subdivision and Land Development Ordinance. The requirements for Sketch Plan submission has been confirmed by Mark Gordon, Township Zoning Officer, as the minimum necessary detail to support the Conditional Use Application requirements of Zoning Ordinance Section 240-31.C.3.v.
8. Agreed. The Conditional Use Application has been amended to request additional parking within the front yard building setback in accordance with Zoning Ordinance Section 240-31.C.3.q.q. A Stormwater Management Report has been prepared and accompanies the plan resubmission to satisfy the requirements of Zoning Ordinance Section 240-31.C.3.q.q.

It is the Applicant's intent to 'land bank' the future proposed parking facility and stormwater management basin on Parcel 173 and reserve building construction until such time that additional parking is physically required. Through inspection and as discussed with Mark Gordon, Township Zoning Officer, ample area exists in relation to the future proposed parking facility to provide landscaping in accordance with Zoning Ordinance Section 240-31.C.3.q.q. A Landscape Plan as prepared by a registered professional landscape architect shall be prepared to satisfy the ordinance requirements should East Goshen Township deem construction of the future proposed parking facility and stormwater management basin necessary to support the multiple principal uses of the property. General Note #8 stating the aforementioned condition has been added to plan.

9. Agreed. Conditional reduction of initial parking spaces to be constructed for the proposed 77,000 square feet Multiple Principle Use Building shall be determined by the Board of Supervisors.
10. Complied. General Note #5 has been added to the plan indentifying the as discussed in our March 29, 2010 meeting concerning the project.
11. Complied. The plan depicts the re-striping of parking bays adjacent to the easterly building entrance to provide an additional six (6) handicap accessible parking spaces. The six (6) handicap accessible parking spaces in addition to the two (2) existing handicap accessible parking spaces totals eight (8) handicap accessible spaces.

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Rick Smith  
East Goshen Township Manager  
March 30, 2010  
Page 3 of 3

The parking area re-striping, sidewalk construction, and signage installation shall satisfy both existing and future proposed handicap accessible parking needs for the site and is identified to be constructed at time of building occupancy.

12. Complied. As previously noted the six additional parking spaces are proposed at the easterly building entrance that is immediately adjacent to the existing building entrance.
13. Complied. The loading areas have been graphically identified on the plan. In addition, a truck loading/turning detail has been added to the plan.

Ordinance 129-M-03

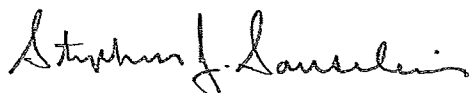
14. Complied. The plan has been revised to provide a fifty feet wide riparian buffer along the existing ditch. The future proposed parking area and associated stormwater management basin has been relocated outside of the riparian buffer limits.

General Comments

15. Agreed. The future proposed parking area has been identified on the plan to detail the property's ability to support full compliance with the multiple principal use parking requirements of the ordinance. It is the Applicant's intent to 'land bank' the future proposed parking facility and stormwater management basin on Parcel 173 and reserve building construction until such time that additional parking is physically required. An Application for Chester County Conservation District Letter of Adequacy and PA DEP NPDES Permit shall be obtained should East Goshen Township deem construction of the future proposed parking facility and stormwater management basin necessary to support the multiple principal uses of the property. General Note #9 stating the aforementioned condition has been added to plan.

A copy of the submitted information has been forwarded directly to the Township Engineer for his review and approval. Please feel free to contact myself or Ross Unruh should you require any additional information in advance of the scheduled Conditional Use Hearing.

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



Stephen J. Sauselein, P.E.

cc: Mike Conrad, Yerkes Associates, Inc.  
Tom Bertz, Techniplast USA  
Ross Unruh, Esquire  
file

1/1. TECNIPLAST  
3  
4 pgs

AMENDED  
Conditional Use Application and Checklist

**East Goshen Township**

To: Township Zoning Officer

Name of Applicant: Tecniplast

Applicant Address: P.O. Box 1457, Exton, PA 19341

Telephone Number: 877-669-2243 Fax: 484-875-0511

Email Address: tbertz@tecniplastusa.com

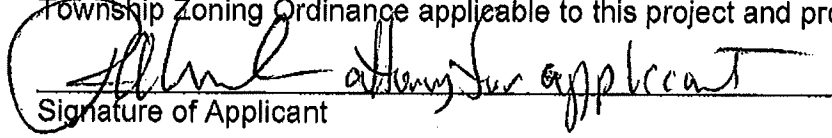
Property Address: 1345 Enterprise Drive, West Chester, PA  
53-4-171

Tax Parcel Number: 53-4-172 Zoning District: BP Acreage: 12  
53-4-173

Description of proposed use:  
See attached.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Conditional Use is provided in Zoning Ordinance Section: 240-21.C(1), 240-21.C(18)(b),  
240-21.C(19), 240-33.A(2)  
and 240-31.C(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.

 3/30/0  
Signature of Applicant Date

Attest: \_\_\_\_\_

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

March 26, 2010

**Amended Description of Proposed Use**

Applicant is seeking to utilize an existing building for multiple principal uses. More specifically, the applicant is seeking to utilize the building as an assembly facility and business office. The assembly facility will be utilized for the assembly of small metal cages. The business office will be utilized for sales and management.

In addition, the conditional use application contains a request pursuant to Section 240-33.A(2) to reduce the off-street parking requirements. Under the Multiple Principal Use regulations in Section 240-33.F(2), 385 parking spaces are required. There are currently 193 parking spaces available on site. The plan filed with the application shows 186 parking spaces with 200 parking spaces conditionally reserved for potential future use. Applicant shall enter into an agreement with the Township requiring applicant to maintain each conditionally reserved area as attractively landscaped open space and convert some or all of the conditionally reserved area to additional off-street parking if at any time the Board of Supervisors finds (based upon the results of field investigations and recommendations of the Township Engineer) that additional parking is needed.

Finally, the conditional use application contains a request pursuant to Section 240-31.C(3)(qq) to permit the conditionally reserved proposed future parking to encroach within the front yard building setback line. Applicant can demonstrate that the parking is warranted and that there is no other area on the lot where the conditionally reserved proposed future parking could be located. All parking, existing and proposed, is located a minimum of 20 feet from the street right-of-way line. A landscaped area is currently in existence in the front of the building. To the extent the proposed future parking shall be required to be built, applicant will provide a landscaping plan as required by the Board of Supervisors. Applicant shall provide proper stormwater management for the proposed future parking area.

### **Narrative Statement Accompanying Plan**

The proposed multiple principal uses of the building as an assembly facility and business office are suitable to the property in question. It will be designed, operated and maintained so as to be in harmony with the existing development in the general vicinity and will not be detrimental to other properties in the vicinity. The building to be utilized for the assembly facility and business offices is already located on the property. No change to the existing setbacks, buffering, berming, locating of nuisance causing facilities, or screening will occur in conjunction with the uses. The proposed uses do not require any modification of the area and bulk requirements. No historic buildings are located on the property.

The proposed assembly facility and business office will be located in an existing building and no changes to the lot are proposed. Therefore, the proposed assembly facility and business office will be properly located and designed to minimize disruption to the existing natural topography, waterways, ponds, groundwater recharge, woods and other important natural features on the site.

The proposed assembly facility and business office will be suitable in terms of permitting the logical, efficient and economic extension of public services and facilities, such as central water supply, sanitary sewage and police and fire protection. The building is already connected to the central water supply and sanitary sewer. An increase in usage is not anticipated. Adequate access for fire-fighting and other emergency service equipment is available, as no change to the existing property is proposed. The proposed assembly facility and business office shall not create a significant hazard to the public health and safety, including but not limited to fire, toxic or explosive hazards. The propane tanks required for the assembly facility will comply with all federal, state and local rules and regulations.

The proposed assembly facility and business office will not create significant traffic safety hazards or cause serious traffic congestion. The applicant intends to use approximately 65,000 square feet of the building, with 15,000 square feet devoted to office use, 25,000 square feet devoted to warehousing, and 25,000 square feet devoted to the assembly facility. A portion of the existing parking facility has been designated for the applicant's use by the applicant's employees. Applicant believes that this existing parking area will be sufficient for its needs. It is anticipated that the proposed assembly facility will have approximately 20 employees. Approximately four deliveries and retrievals of materials are anticipated weekly. The proposed business offices will have 25 employees. Client visits to the offices will be very limited. It is not anticipated that these trips will cause traffic hazards or congestion.

In addition to applicant's use of the facility, two existing tenants utilize approximately 12,000 square feet of the building for office use. Ryan Homes has 25 employees. Keane Advisors has 5 employees. It is anticipated that adequate parking exists in the existing parking facility for the tenants' use.

### **Description of Proposed Use**

Applicant is seeking to utilize an existing building for multiple principal uses. More specifically, the applicant is seeking to utilize the building as an assembly facility and business office. The assembly facility will be utilized for the assembly of small metal cages. The business office will be utilized for sales and management.

In addition, the conditional use application contains a request pursuant to Section 240-33.A(2) to reduce the off-street parking requirements. Under the Multiple Principal Use regulations in Section 240-33.F(2), 385 parking spaces are required. There are currently 193 parking spaces available on site. The plan filed with the application shows 186 parking spaces with 200 parking spaces conditionally reserved for potential future use. Applicant shall enter into an agreement with the Township requiring applicant to maintain each conditionally reserved area as attractively landscaped open space and convert some or all of the conditionally reserved area to additional off-street parking if at any time the Board of Supervisors finds (based upon the results of field investigations and recommendations of the Township Engineer) that additional parking is needed.

H. Technoplast  
3.  
bpgd

**Prepared By/Return to:**

Ross A. Unruh, Esquire  
Unruh, Turner, Burke & Frees, PC  
P.O. Box 515  
West Chester, PA 19381

Tax Parcel Nos. 53-4-171, 53-4-172, 53-4-173

---

**Agreement to Construct Parking**

**THIS AGREEMENT TO CONSTRUCT PARKING** (the “**Agreement**”) is made this \_\_\_\_ day of \_\_\_\_\_, 2010 between **TNA REAL ESTATE, INC.** (the “**Developer**”) and **EAST GOSHEN TOWNSHIP** (the “**Township**”).

**BACKGROUND**

1. Developer is the owner of certain parcel of property with the address of 1345 Enterprise Drive, East Goshen Township, Chester County, Pennsylvania (Tax Parcel Nos. 53-4-171, 53-4-172, 53-4-173) (the “**Property**”).

2. Developer proposes to use the existing building as an assembly facility and business office, as well as for associated parking facilities (the “**Development**”), as shown on the plans titled Conditional Use Plan for 1345 Enterprise Drive, prepared by Edward B. Walsh & Associates, Inc., dated February 23, 2010, last revised \_\_\_\_\_ (the “**Plans**”).

3. The Property is located in the Township’s BP Zoning District. The Township Zoning Ordinance requires a ratio of five (5) parking spaces per 1,000 square feet for the uses associated with the Development (the “**Minimum Zoning Requirement**”).

4. The Plans depict 193 existing parking spaces, as well as depict an area labeled “Future Proposed Parking” (the “**Reserve Parking**”), which, if constructed would increase the total space provide to 385 parking spaces, the Minimum Zoning Requirement.

5. On \_\_\_\_\_, Developer received conditional final approval of the Plans from the Township (the “**Approval**”). The Approval requires that Developer agrees, upon the Township’s request, to construct the Reserve Parking if parking conditions require. The Developer and the Township desire to set forth that agreement in writing as set forth herein.

**NOW, THEREFORE** in consideration of the mutual covenants and agreements contained herein, the parties, intending to be legally bound, do hereby agree as follows:

1. **Future Construction of Reserve Parking.** Developer shall, within ninety (90) days of a receipt of written Notice from the Township of its determination that a report of a licensed professional traffic engineer (the "**Traffic Engineer**"), based upon actual parking counts at the Development which states that there is inadequate parking for the users of the Development, submit a revised land development plan (the "**Revised Plan**") to the Township to convert the Reserve Parking by constructing the remaining required parking within one hundred and twenty (120) days of Township's approval and any other required approvals of the Revised Plan (the "**Additional Parking**") the number of spaces in the Reserved Parking area recommended by the Traffic Engineer.

2. **Interim Use.** Prior to construction of the Reserved Parking, Developer shall maintain the Reserve Parking area as an attractively landscaped area.

3. **Costs and Fees.** The cost to prepare the approved Revised Plan, construct the Additional Parking, and all associated costs shall be borne solely the Developer provided, however, all costs and fees of the Traffic Engineer shall be borne by the Township.

4. **Termination of this Agreement.** This Agreement shall remain in full force and effect unless terminated in writing by the Township.

5. **General Provisions.**

(1) **Governing Law.** This Agreement shall be interpreted and construed in accordance with the laws of the Commonwealth of Pennsylvania.

(2) **Notices.** All notices or other communications required or permitted to be given under the terms of this Agreement shall be in writing, and shall be sent by certified mail, postage prepaid, or by private carrier guaranteeing next day delivery with positive tracking, addressed as follows:

If to the Township addressed as follows:  
East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

If to Developer addressed as follows:  
TNA Real Estate, Inc.  
Marco Carrara  
P.O. Box 1457  
Exton, PA 19341

And

Ross A. Unruh, Esquire  
P.O. Box 515  
West Chester, PA 19381

or to such address or addresses and to the attention of such other person or persons as any of the parties may notify the others in accordance with the provisions of this Agreement.

(3) **Headings.** The headings of the paragraphs and subparagraphs hereof are provided for convenience of reference only, and shall not be considered in construing their contents and shall in no way define, limit or extend the scope or intent of this Agreement or any provision hereof.

(4) **Effectiveness of Agreement.** This Agreement shall not be effective and the rights and obligations hereunder shall not be operative until each of the parties has executed it

(5) **Counterparts.** This Agreement may be executed in counterparts, each of which shall be considered an original and all of which taken together shall constitute one and the same agreement.

(6) **Obligation to Run with the Land.** The rights, obligations, covenants and restrictions established herein shall run with title to the Property and shall bind the Developer and the Developer's successors and assigns.

(7) **Recording.** This Agreement and the Plans shall be recorded in the Office of the Recorder of Deeds for Chester County, Pennsylvania contemporaneously with the execution of this Agreement at the Developer's cost. The Revised Plan shall be recorded upon approval by the Township.

(8) **Enforcement.** This Agreement may be enforced by the Township at law or in equity at its election, including in an action for specific performance, at the Township's election, and in any such action the Township shall have the right to recover the entirety of the costs to pay for the preparation of the Revised Plan, all construction costs required to install the Required Parking, all incidental costs related thereto, the costs of suit, and its reasonable attorney's fees. The Township's remedies shall be cumulative, and the exercise of one remedy shall not preclude the exercise of any other remedy if required to compel performance and compliance by Developer with this Agreement. Developer shall also have all rights available at law or in equity to enforce this Agreement, including the right to recover all costs and reasonable attorney's fees.

(9) **Entire Agreement.** This Agreement contains the entire Agreement among the parties regarding the transactions described herein. This Agreement shall not be modified without the prior written agreement of both the parties.

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be duly executed by their respective duly authorized officers, each intending to be legally bound hereby.

**TNA REAL ESTATE, INC.**

BY: \_\_\_\_\_

**EAST GOSHEN TOWNSHIP**

BY: \_\_\_\_\_

, Chairman

**ATTEST:**

\_\_\_\_\_  
SECRETARY

**COMMONWEALTH OF PENNSYLVANIA** :  
 : SS.  
**COUNTY OF** :

On this \_\_\_\_ day of \_\_\_\_\_, 2010, before me, a notary public, the undersigned officer, personally appeared \_\_\_\_\_, the \_\_\_\_\_ of **TNA REAL ESTATE, INC.** known to me (or satisfactorily proven to be) the person whose name is subscribed to the within instrument, and acknowledged that he executed the same, being authorized to do so, for the purposes therein contained.

**IN WITNESS WHEREOF**, I have hereunto set my hand and notarial seal.

---

NOTARY PUBLIC  
 MY COMMISSION EXPIRES

686

COMMONWEALTH OF PENNSYLVANIA :  
 : SS.  
COUNTY OF :

On this \_\_\_\_ day of \_\_\_\_\_, 2010, before me, a notary public, the undersigned officer, personally appeared \_\_\_\_\_, the \_\_\_\_\_ of **East Goshen Township** known to me (or satisfactorily proven to be) the person whose name is subscribed to the within instrument, and acknowledged that they executed the same, being authorized to do so, for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES

K. Goshen Village Signs  
2.  
11 pages

## Memorandum

---

East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

Voice: 610-692-7171  
Fax: 610-692-8950  
E-mail: [mgordon@eastgoshen.org](mailto:mgordon@eastgoshen.org)

---

Date: 3/17/2010  
To: Planning Commission  
From: Mark Gordon, Township Zoning Officer *MLG*  
Re: Goshen Village Shopping Center Signs  
Enclosures

Dear Commissioners,

An issue regarding the signs in the Goshen Village Shopping Center has arisen which I would like your opinion on. As you know the property is subject to a variance for the signage and one of the conditions is that the Planning Commission review all applications for signs in the Shopping Center. On April of 2007 the PC passed a resolution to forward that responsibility to the Zoning Officer. The thinking was that the PC doesn't need to review all of the signs since the Zoning Officer is charged with that responsibility. The commission established a standard that mirrored the testimony given during the hearing in 1988 and the Zoning Officer notifies the PC upon receipt of new sign applications. I have implemented the sign standards for the center with one minor change: in place of white returns on the channel letters, black returns are required, which more closely reflects the testimony during the variance hearing, and most of the signs have black returns.

The Township has spoken with two future tenants of the shopping center and has reviewed their preliminary sign drawings and neither one meets the standards established in for the shopping center. Here are the two signs and the issues I see:

1. **PLAY:** This is a yoga studio will occupy the small storefront between the Oriental Pearl and the former Produce store. The business will incorporate art classes for kids too. The business owners would like a sign with individual letters for the word PLAY and a box sign with the words (play love art yoga) as seen in the example.

**Letters:** the channel letters are fine, the dimensions will need to be adjusted to meet the size limits but other than that they are fine.

**Box Sign:** The box sign doesn't meet the standard because it is not channel letters, and it is not one color. It also does not conform to §240-22.P(4)(a)[1][b] of the zoning ordinance.

§240-22.P(4)(a)[1][b] Shall not be box-type signs if at least 75% of the existing signs are not box-type signs.

**Request:** May the applicant utilize more than one color for the sign?

2. **Remax Preferred:** This realty office is proposed for the former Produce store location and proposes two signs. The applicant proposes to incorporate the Remax logo (a Balloon) into the sign, utilizing three colors throughout the sign.  
**Logo:** The logo is not a channel letter, it has more than one color and it does not conform with section §240-22.P(4)(a)[1][b] and [d] of the zoning ordinance.

§240-22.P(4)(a)[1][b] Shall not be box-type signs if at least 75% of the existing signs are not box-type signs.

§240-22.P(4)(a)[1][b] Should be generally consistent in materials, font style and type size with other signs attached to the same building.

**Letters:** The channel letters proposed utilize two colors.

**Request:** May the applicant incorporate the Balloon and use three colors throughout the sign?

I have provided some supporting documents for your review and the proposed signs as well.







PA: 610.869.3434  
Design 610.869.3445

Chester County Office

417 West Baltimore Pike • West Grove PA 19380

## PROOF SHEET

Job Name: Remax Preferred Quantity: 2

Order #: --- Location: West Goshen Twp EAST

### ORDER DETAILS

Permits approved? ☐ YES ☐ N/A Checked to Survey? ☐ YES ☐ N/A

☒ Single sided ☐ Double sided

## DESCRIPTION

- Individually Mounted Channel Letters with LED Illumination.
- Installed on both side of building facade at customers location.

## MATERIALS / COLORS

Substrate:  
- Channel Letters

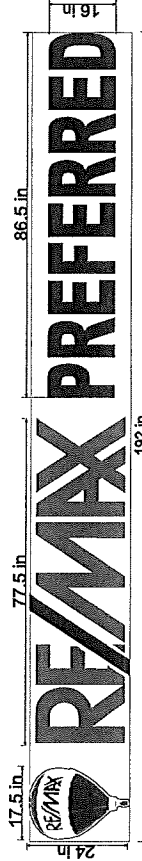
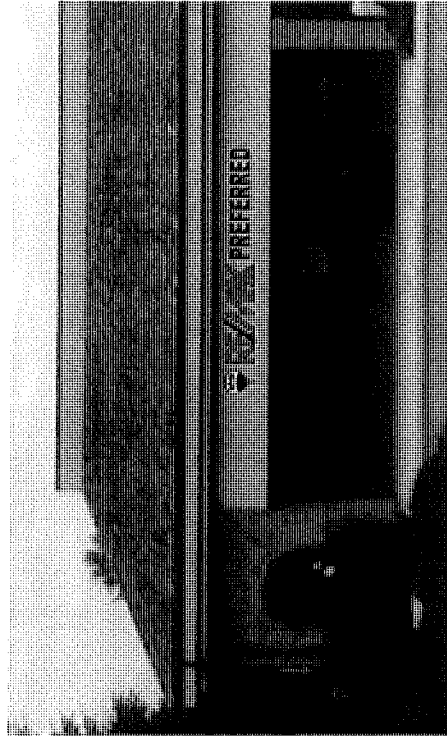
Custom Colors:  
- Black Alum Returns

Lighting:  
- LED

Designer: Joe Clark

Salesperson: JC

Design Date: 3-10-10



White LED Illumination

Red LED Illumination

Blue LED Illumination

(2) Sets of Individually Mounted Channel Letters

Return Color - BLACK

Customer's Initials

Red Face Color - 2793 Red Trim Color - TRUE RED

Blue Face Color - 2114 Blue Trim Color - DARK BLUE

Total Sign Square Footage 32 FT<sup>2</sup> / Sign

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_

Please Print Name \_\_\_\_\_ Customer Signature \_\_\_\_\_

THIS ART WORK SHEET MUST BE SIGNED FOR ANY JOB TO BE COMPLETED.  
IF NOT SIGNED BY CUSTOMER, JOB WILL BE DELAYED!

This is an original unpublished drawing, created by KC Sign Co. It is submitted for your approval, in connection with a project being planned by KC Sign Co. It is for your exclusive use, it is not to be used, reproduced, copied or exhibited in any fashion. This drawing is property of KC Sign Co.



PA: 610.869.3434  
Design 610.869.3445  
Fax

Chester County Office

417 West Baltimore Pike • West Grove PA 19390

## PROOF SHEET

Job Name:

Remax Preferred

Quantity:

2

Order #:

Location:

West Goshen Twp

### ORDER DETAILS

Permits approved? ☐ YES ☐ N/A

Checked to Survey? ☐ YES ☒ N/A

☒ Single Sided

☐ Double Sided

## DESCRIPTION

- Individually Mounted Channel Letters with LED Illumination.
- Installed on both side of building facade at customers location.

## MATERIALS / COLORS

Substrate:

- Channel Letters

Custom Colors:

- Black Alum Returns

Lighting:

- LED

Designer: Joe Clark

Salesperson: JC

Design Date: 3-10-10



86.5 in 96.5 in 16 in  
**RE/MAX PREFERRED**  
192 in

Red LED  
Illumination

(2) Sets of Individually Mounted Channel Letters

Return Color - BLACK

Customer's Initials

Red Face Color - 2793 Red Trim Color - TRUE RED

Total Sign Square Footage 32 FT<sup>2</sup> / Sign

APPROVED:

Customer Signature

Date

Please Print Name

THIS ART WORK SHEET MUST BE SIGNED FOR ANY JOB TO BE COMPLETED.  
IF NOT SIGNED BY CUSTOMER, JOB WILL BE DELAYED!

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**EAST GOSHEN TOWNSHIP**  
**CHESTER COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2007-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
EAST GOSHEN TOWNSHIP GRANTING THE AUTHORITY FOR THE TOWNSHIP  
ZONING OFFICER TO REVIEW AND APPROVE SIGNS WITHIN THE GOSHEN  
VILLAGE SHOPPING CENTER**

**BE IT HEREBY RESOLVED**, that all sign applications for the Goshen Village Shopping Center TPN: 53-4-77, shall be reviewed by the Township Zoning Officer for conformance to the Zoning Ordinance and the Zoning Variance Decision for the property dated March 30, 1988.

The Zoning Officer is authorized to approve sign applications on behalf of the Planning Commission for the Goshen Village Shopping Center in accordance with the Township Ordinance and the Zoning Variance Decision for the property, dated March 30, 1988.

The Zoning Officer shall provide a report to the Planning Commission of any new sign applications for the property at the next regularly scheduled Planning Commission Meeting.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ATTEST:

\_\_\_\_\_

8911

**Memo  
East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380**

**Voice 610-692-7171**

**Fax 610-692-8950**

**E-mail [mgordon@eastgoshen.org](mailto:mgordon@eastgoshen.org)**

Date: March 20, 2006

To: Planning Commission

From: Mark Gordon, Township Zoning Officer

Re: Goshen Village Signs

Commission Members,

At your March '06 meeting, several sign applications for the Goshen Village Shopping Center were before the Commission for review and approval. As you know the shopping center use was approved by the Board of Supervisors as a conditional use in 1986 and there were several variances granted after that for signage on the property. The variances for the signage were granted by the Township ZHB in 1988, with conditions.

The intention of this memo is to provide you with an outline and history of the variance granted for the retail shops. I have enclosed for your use, excerpts of the Variance Hearing transcript, the PC and BOS letters to the ZHB, a plot plan used as an exhibit in the hearing, and the ZHB decision. I will also propose a standard to apply in the future for the signs. I think you will see that the written history of this matter is a little confusing and the ZHB order doesn't clearly represent what transpired at the meeting, according to the transcript.

The concern I have relates to the approval for two signs on the corner stores. The variance allows for the corner stores to have two signs. The corner stores are "D", "F", and "V" as noted on the Hough/Lowe Associates drawing of the center. The PC approved only one sign for the Goshen Produce store at your March '06 meeting, and you will see that the variance granted in '88 allowed two signs for that location.

The ZHB order is a little confusing and doesn't clearly describe the locations where the variance applies, however the transcript for the hearing does. Historically the CVS and the Dollar General store both had two signs when they occupied that same unit that is occupied by Goshen Produce now. The TCBY Ice Cream establishment, then Hunt Country Café and now Maxim has always had two signs. The Sizzler restaurant then had two although the one that faced

Boot Road was unlit. Not sure about Hot Tomatoes and Iced Dreams. Franklin Video only had one sign. Rick was present at the ZHB hearing in 1988, and concurs that that is in fact what was approved.

#### Findings:

1. The planning commission supported the variance request to allow two signs at each of the three corner unit locations in the shopping center, in their letter to the ZHB; dated February 8, 1988. The locations as outlined by the Planning Commission were "D", "F", and "W", however there is no "W" on the plan. The chairman originally referred to location "V", then, in the final recommendation referred to a unit "W". I believe that this was a typographical error and the chairman's intent was unit "V", since there is not a unit labeled "W".
2. The Board of Supervisors supported the variance requests and suggested five conditions. The conditions recommended and applicable to the individual store signs were that the unit "V" sign, which faces west towards Boot Road; not be illuminated either directly or indirectly.
3. Pages 21 thru 28 of the Hearing transcript pertain to the discussion of the variance request for two signs on each of the corner stores, "D", "F", and "V".
4. Pages 52 thru 55 of the hearing transcript pertain to the decision of the ZHB for the variances. The ZHB granted the variances and set a conditions that the wall sign on the Boot Road side of unit "V" will not be illuminated, and a condition that free standing signs for the site are forever prohibited.

#### Sign standards for individual stores:

1. The signs shall conform to the Zoning Ordinance Requirements set forth in §240-22.
2. The signs shall be individual channel letters mounted directly to the building facade.
3. The sign returns will be white in color.
4. The signs will be one single color.
5. Three corner stores shall be allowed two wall signs.
  - a. These stores shall be:
    - i. The unit that has two storefronts, which face the Township Public, works Building and Paoli Pike. (Unit "D")
    - ii. The unit that has two storefronts, which face Paoli Pike and the freestanding building on the west side of the parking lot. (Unit "F")
    - iii. The unit closest to Boot Road (Unit "V").
6. The sign facing Boot Road associated with Unit "V" shall not be illuminated.

- 10 08 11
7. No freestanding signs, other than that of the existing sign at the corner of Paoli Pike and Boot Road with the words "Goshen Village", shall be permitted.

Please consider amending your approval to allow the Goshen Produce store to have a second wall sign as provided in the ZHB Decision on the matter.

Thank you,  
-Mark

11/9/11

and cited that 6 years ago he planted 365 evergreen trees during original development which had since become overgrown and that is one of the reasons why he cut them all down. He actually has issues with Hershey's lack of tree maintenance.

Mr. Angelini said he intends for all the homes to be served by public sewer. Peter said they would await the solicitor's feedback and address this again in May.

## **2. Amendments –**

### **Goshen Village Sign Resolution**

Mark said the PC has the authority to make resolutions, all actions by the Commission are resolutions. Peter said the PC is authorizing the Zoning Officer to review sign applications for the Goshen Village Shopping Center property so applicants don't need to come before the PC for review and approval of sign applications.

Senya moved to approve Resolution 07-01 granting authority to the Township Zoning Officer to review and approve signs within the Goshen Village Shopping Center, under the following conditions:

1. All sign applications for the Goshen Village Shopping Center TPN: 53-4-77, shall be reviewed by the Township Zoning Officer for conformance to the Zoning Ordinance and the Zoning Variance Decision for the property dated March 30, 1988.
2. The Zoning Officer is authorized to approve sign applications on behalf of the Planning Commission for the Goshen Village Shopping Center in accordance with the Township Ordinance and the Zoning Variance Decision for the property, dated March 30, 1988.
3. The Zoning Officer shall provide a report to the Planning Commission of any new sign applications for the property at the next regularly scheduled Planning Commission Meeting.

Jim seconded the motion. No further discussion or public comment was heard. The motion passed unanimously.

### **Zoning Ordinance Amendment**

Jim said he is concerned that we are forcing residents into parking their RV's on the street because they won't have a garage big enough to store them but Marty said anyone who already owns one is grandfathered. If vehicles are tagged, they are allowed to park on the street but George said homeowners aren't going to want to park an RV in front of their own house. Marty said the possibility of creating unintended consequences was there but it shouldn't prevent them passing a good ordinance for a few rare occasions. Meg pointed out some discrepancies in the wording for junk vehicles. Jim suggested time limits on junk vehicles to give homeowners some recourse. Mark said weight and size of vehicles are the real issues. Senya said so long as they are garage kept, it doesn't matter. Senya suggested that members think about the amendment until next month, as he didn't want the proposed amendment to be problematic for the avid sportsman vs. select individuals with unsightly incidences. Tightening up the language of the ordinance Peter said would be pragmatic rather than reactionary.

Senya also suggested changing the word "should" to "may" place sheds 5' from side and rear property line; he is in favor of addressing the location of sheds.

## **3. Liaison Reports**

Senya reported that Saturday, April 14<sup>th</sup> is "Keep East Goshen Beautiful Day." The PC will pick up trash along their "Adopt a Highway" route. They will be meeting at the township building starting at 8am and

NEW BUSINESS  
\* 2010 Keep PA Beautiful  
3  
3 page

**2010 Keep Pennsylvania Beautiful / Great Pennsylvania Cleanup Program**

Dear Volunteer Group Leader:

PLANNING Commission

This year marks the 32nd consecutive anniversary of the Pennsylvania Department of Transportation's (PennDOT) one-day, state-wide initiative to rid our roadways of unsightly and unhealthy trash and debris.

Formerly known as Keep Pennsylvania Beautiful Day, this program has grown to involve people of all ages, from students and their adult mentors, teachers, coaches, advisors, and group leaders to family members, neighbors, and friends to civic-minded groups like yours and even our own PennDOT employees.

We'll all agree that Pennsylvania ranks high above other states for its natural beauty. However, the roadside is flawed by litter. Litter of all kinds: ...paper... cans...tires...and bottles disgrace the landscape.

But all is not lost. Those of us who care about the environment are fighting back.

PennDOT needs your help. We need people like you and others in your community to spend one day in this spring to pick up litter along the countryside.

On Saturday, April 24, 2010, PennDOT among other state agencies and participants from more than 25 other civic-minded and environmentally-concerned organizations will combine forces and resources to take our traditional Keep Pennsylvania Beautiful Day to new heights.

This one-day event is known as The Great American Cleanup Of Pennsylvania. We've even created a special website which we'd invite you to visit to learn more about the Day's activities. Go to [www.gacofpa.org](http://www.gacofpa.org) and learn much more about the day's events around Pennsylvania.

PennDOT will again furnish volunteer group safety vests, gloves and litterbags for their pickup efforts. To register your group to be part of this momentous event, use the registration form on the GPC website or complete the attached form and return it to me by **April 1.**

Thank you in advance for your support in the Great Pennsylvania Cleanup and in keeping Pennsylvania beautiful!

Sincerely,

RECEIVED  
BY: \_\_\_\_\_

MAR 10 2010

Mark T Wileczek



Adopt-a-highway coordinator

711 Ryan Blvd.

Coatesville, Pa 19320

[mwileczek@state.pa.us](mailto:mwileczek@state.pa.us)

484-340-3217

fax 484-340-3206

# Great Pennsylvania Cleanup Registration

## Why Register?

Registered groups are eligible for FREE Work Gloves, Safety Vests and Trash Bags, courtesy of PennDOT and the PA Department of Corrections, and for free landfill space at participating landfills.

By registering, you help Keep America Beautiful and Keep Pennsylvania Beautiful evaluate the success of the Great Pennsylvania Cleanup, and you join thousands of cleanup groups nationwide who are part of the Great American Cleanup.

◆ Group Name:

◆ Number of Participants:

Nbr of Participants Under 18:

◆ Contact Person:

◆ Daytime Phone:

◆ Email:

◆ Mailing Address:

◆ City:

◆ Zip Code:

◆ Date of Cleanup:

Hours of Cleanup:

◆ Name of Site:

◆ Site Address:

Site City:

◆ County:

Select a County:

Municipality:

Select a Municipality:

(Click Refresh if Municipalities are not displayed)

PennDOT of Chester Co  
711 Ryan Blvd  
Coatesville, Pa. 19320

We are in the process of updating our database of group information for the PennDOT Adopt-A-Highway Program and would like your assistance.

Please check the information that follows and make any necessary changes for your group and return this form to me as soon as possible.

Thank you for your continued participation in the Adopt-A-Highway Program.

**CURRENT INFORMATION:**

Document # \_\_\_\_\_ District \_\_\_\_\_

County \_\_\_\_\_ Expiration Date \_\_\_\_\_

Group Name \_\_\_\_\_

Contact Person (Print) \_\_\_\_\_

Contact Address \_\_\_\_\_ 06-2  
EAST GOSHEN PLANNING COMMISSIO

Contact Phone Number \_\_\_\_\_ SENYA ISAYEFF  
1580 PAOLI PIKE  
WEST CHESTER PA 19380

Contact E-Mail Address \_\_\_\_\_

**CHANGES:**

Document # \_\_\_\_\_ District \_\_\_\_\_

County \_\_\_\_\_ Expiration Date \_\_\_\_\_

Group Name \_\_\_\_\_

Contact Person (Print) \_\_\_\_\_

Contact Address \_\_\_\_\_

Contact Phone Number \_\_\_\_\_

Contact E-Mail Address \_\_\_\_\_

Sincerely,



Mark T Wileczek  
Adopt-A-Highway County Coordinator



# EAST GOSHEN CONSERVANCY

March 26, 2010

Board of Supervisors  
East Goshen Township  
1580 Paoli Pike  
East Goshen, PA

Dear Supervisors,

The Conservancy Board is very pleased that you are considering extending our current 50' riparian buffer to the 100' recommended for High Quality streams by both the State and the County. As you know, the Ridley Creek is High Quality, and both the Ridley and the Chester qualify as headwater streams in our Township. Headwater streams qualify for an extra 50' in their riparian buffer, but we are only requesting the 100' protection.

There are over one hundred townships in Pennsylvania which have adopted this protection for their streams, amongst them our neighbors, Kennet and Willistown Townships.

Willistown's buffer ordinance specifies, "One hundred feet on either side of perennial and intermittent streams or lakes, as well as land adjacent to watercourses that drain greater than 15 acres." It also requires a 50' setback from floodplains and wetlands.

The ordinance specifies eight purposes, which briefly are as follows:

- A. To promote public health, safety and welfare by the protection of riparian areas and encouraging the retention of open space.
- B. To regulate uses and structures near bodies of water.
- C. To regulate uses that would impair the function of the buffer to mitigate flood impact.
- D. To establish vegetated strips along water bodies which filter and remove pollution and protects against erosion.
- E. To promote stabilized streambanks which reduce downstream sediment and pollutants.
- F. To provide food and protection for aquatic organisms and wildlife.
- G. To preserve species-rich vegetative communities along water bodies.
- H. To contribute to property values of township landowners and communities."

Willistown's buffer area conservation district is an overlay on any zoning district.



## EAST GOSHEN CONSERVANCY

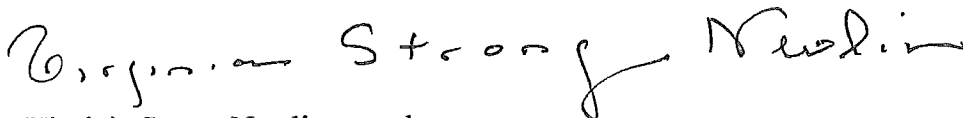
In a letter written to the Board of Supervisors on September 9<sup>th</sup>, 2009, the East Goshen Conservancy Board recommended a 100' buffer on Township-owned or otherwise undeveloped land. The undisturbed vegetation of such a buffer will collect and absorb water, remove pollution and recharge aquifers before draining water into a stream or other watercourse. These actions benefit the health and welfare of the public. Our waters are cleaned and retained, flooding is prevented, safety is increased and open space is retained.

Chester County is strongly supporting the 100' buffer. I received information on their position and on Kennet's ordinance, which I turned over to Sue Carty of our Planning Commission, since I thought that Board would be making a recommendation to you. I am sure she will pass along that material as I will Willistown's ordinance if you would like to see it.

The Pennsylvania Campaign for Clean Water is also a backer of a 100' buffer and I will include their flyer urging its adoption.

Thank you so much for considering putting our township in the forefront of enlightened environmental progress, along with the other townships in Pennsylvania which have adopted this protection for their streams..

for the Conservancy Board,



Virginia Strong Newlin, member

BOARD OF SUPERVISORS  
EAST GOSHEN TOWNSHIP

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

**FYI**

February 25, 2010

Dear Property Owner:

The purpose of this letter is to inform you that Tecniplast USA has submitted a Conditional Use application for the property located at 1345 Enterprise Drive, West Chester, PA 19380. The applicants propose to amend the use of the property to a Multiple Principal Use pursuant to §240-21.C(1), §240-31 and to reduce the parking requirements pursuant to §240-33.A(2) of the Township Zoning Ordinance.

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 scheduled for the review and discussion of this application are outlined below.**

**March 3, 2010** - Planning Commission meeting (workshop at 7:00 pm, formal meeting @ 7:30 pm) **(Presentation of Application)**

**April 7, 2010** - Planning Commission meeting (workshop at 7:00 pm, formal meeting @ 7:30 pm)

**April 13, 2010** - Board of Supervisors meeting (workshop at 7:00 pm, formal meeting @ 8:00 pm) **(Conditional Use Hearing)**

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](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

FYI

**EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION**  
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

March, 4, 2010

East Goshen Township  
Board of Supervisors  
1580 Paoli Pike  
West Chester, PA 19380

Re: T-Mobile Conditional Use  
PECO Pole located at the West side of North Chester Road, North of Boot Road

Dear Board Members:


At their meeting on March 3, 2010, the Planning Commission unanimously approved the following motion to recommend approval with conditions, for the Conditional Use application for T-Mobile who is seeking to construct a Wireless Communications Facility on a new PECO utility pole which would replace an existing 24 foot PECO guy pole within the right of way along N. Chester Road just North of the Boot Road and N. Chester Road intersection and directly behind the New Kent Apartment Community.

Motion:

Mr. Chairman, I move that we recommend that the Board of Supervisors approve the conditional use application of T-Mobile Northeast to construct a wireless Communications Facility as described in their application, and as depicted in the plans and testimony presented, in accordance with §240-31.C.(3.)(h.) of the Township Zoning Ordinance; subject to the following conditions:

1. The Township receives a letter of adequacy from the Township Engineer for the revised plans prior to the Conditional Use hearing.
2. The installation shall be carried out with strict conformity to the plans unless revisions are resubmitted for review and approval by the Township.
3. The applicant will follow all applicable federal, State and Local ordinances and secure all proper permits prior to installation of the facility.
4. The applicant shall schedule inspections with the Township Zoning Officer in order to verify the new replacement utility pole dimensions prior to installation and inspections of any pole extensions and / or antenna equipment prior to installation. These inspections will insure compliance with the Zoning Hearing Board decision, the Conditional Use application and plans and the testimony presented during the Conditional Use process.

Sincerely,

  
George Martynick  
Chairman

Cc: Don Petrosa, Esquire  
Jeff Sommer, Esquire