

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**August 4, 2010**

*The East Goshen Township Planning Commission held their regularly scheduled meeting on August 4, 2010 at the East Goshen Township building. Members Chairman George Martynick, Megann Hedgecock, Susan Carty, Peter Mylonas, Albert Zuccarello, Jim McRee and Dan Daley were present. Also present were Township Zoning Officer Mark Gordon, Chris Reardon (Historic Commission Member), Ginnie Newlin (Conservancy Board Member) and Don McConathy (Board of Supervisors).*

**WORKSHOP SESSION – 7:00pm**

The minutes of July 7 and July 21 were reviewed. A motion will be passed in the formal session. The various agenda items were reviewed.

**FORMAL SESSION**

**A. Pledge of Allegiance & Announcements**

George called the meeting to order at 7:30 pm and led those in attendance in the Pledge of Allegiance and a moment of silence for our armed forces.

George asked those in attendance if there were any non-agenda items to be discussed. There was no response. George asked if anyone would be recording the meeting. There was no response.

George expressed the Commission's condolences to Linda Gordon, past Township Supervisor, on the death of her husband, Donald Barshinger.

George announced that there will be no representatives at the meeting for Regal Arms Apartments.

**B. Approval of Minutes**

Al made a motion to approve the minutes of July 7, 2010. Jim seconded the motion. No further comment was made and the motion passed unanimously. Megann moved to approve the minutes of July 21, 2010. Jim seconded the motion. There were no further comments. The motion passed with Peter and Al abstaining.

**C. Land Development**

**1. The Hankin Group, New Kent Apartments, Boot Road (Sketch Plan)** – Neal Fisher was present to represent the applicant. Neal gave an update on concerns that were previously mentioned.

- a. Trees along Boot Road – Neal met with Mark Miller and agreed to trim a large tree/bush. He called PennDot regarding trimming on the right of way. He has not received a response.
- b. Fiscal Impact – Neal provided copies of the Fiscal Impact Analysis done by Ray Ott & Associates. The results of the analysis estimates that the project will result in additional revenues for both the Township and the School District.
- c. Township Engineer Review Letter was received and showed no major problems. Neal will meet with the Township Engineer to clean up the plan before the September Planning Commission meeting.

**Public Comment:**

Ginnie Newlin advised Neal to identify the type of bush they plan to trim. It may be an invasive which should be removed instead of trimmed. Also, she would like them to use as much pervious pavement as possible.

**2. Lieberman Earley & Co., 1345 Enterprise Drive** – George announced the withdrawal of their plan.

#### **D. Conditional Uses and Variances**

**1. Charles Weber, 1440 Center Street,** Charles Weber presented his plan to expand the living room out 6 feet and create a new porch entry way for the property. He also wants to create new roof lines and put on a new roof. He provided copies of his plan and photos of the house from various angles. The expansion will add 246 sq. ft. The house was a “catalog” house built in 1910 when there was no zoning. The existing property is a legal nonconforming structure on a legal nonconforming lot. The proposed project will extend the foot print of the home into the front yard setback area more than it already is and increase the lot coverage by building and total lot coverage. Mark has reviewed the plans with Mr. Weber to be sure he won't want to do more in a few years. Mr. Weber's daughter and son-in-law will live in the house. Peter made a motion for the Planning Commission to recommend to the Board of Supervisors that they support the dimensional variance request of Mr. Weber's, pertaining to section 240-10 G plus 3 variances, for his property at 1440 Center Street as described in the plans and application due to the following: the property is nonconforming, the property has unique physical characteristics and the property cannot be improved with strict conformity to the ordinance, the hardship has not been created by the applicant, the relief sought will not alter the character of the neighborhood and the relief sought is the minimum required to afford relief from the dimensional regulations. Jim seconded the motion. There was no further discussion. The motion passed unanimously. Mark said the Weber application would be scheduled for the 8/17/10 Board of Supervisors meeting.

**2. Vincent Angelini, Cornwallis Drive** (Sketch Plan) – Mr. Angelini was present. Dennis O'Neal represented the applicant. Mr. Angelini owns a parcel of land along Cornwallis Drive and another adjoining parcel that fronts on Wineberry. They are both zoned R-2. It appears that the Cornwallis parcel is a flag lot created by subdivision in February of 2000. The Wineberry parcel contains a single family dwelling. The applicant wants to create a third lot. Cornwallis Drive only has the one access to Route 352. These properties may provide an alternate, emergency access for the Township to approximately 34 residences on Cornwallis. Two plans were presented. Scheme A would create 3 flag lots. Lots 2 and 3 would require variances for lot width, setbacks and side yards. Scheme B shows a road right-of-way that would meet the minimum street standards of the ordinance but lots 1 and 2 would be less than 1 acre. The applicant prefers scheme A and wants to offer this access as part of a subdivision to further subdivide the 2 parcels into 3 lots. The alternate access would be for emergency use only. It would not be built to township specifications for a road. It would be a private driveway with easement for EMS only and maintained as a lawn but strong enough to hold EMS vehicles. Maintenance would have to be included in the easement documents. Susan mentioned there is a gas line in this area and was concerned about the impact building would have on the neighbors. Dan asked is 40 feet is the minimum width for a flag lot drive. Mark may make the requirement for 1 lot 36 ft. vs 40 ft. in order to not make the garage a nonconforming structure. There are no deed restrictions. Peter would want the Fire Marshall to determine if EMS vehicles can get down Wineberry Lane. Megann suggested a fence to keep people from cutting through. Susan understands that when development occurs it affects everyone.

#### **Public Comment:**

Joe Mussari, 1594 Wineberry - He voiced concerns about the sight view and safety on the street. Wineberry Lane is very narrow and trees are growing over it. He feels this easement will hurt property values. He doesn't want the easement coming within 15 feet of his property.

Tina Mussari, 1594 Wineberry – They have lived on Wineberry for 21 years. She is concerned that somewhere in the future the easement may be turned into a road. She also feels that people will use the easement to cut through.

Bill Davis, Wineberry Lane – He is concerned about the driveways. There are 4 houses but now there will be 5 driveways.

Barbara Meserve, 1590 Wineberry – She is a fairly new resident who has never heard about an emergency access. The Township continued to allow development on Cornwallis knowing this was a concern. She asked if there is another access the Township can use instead of Wineberry.

Peter explained that this is just a Sketch Plan and is for discussion only so the applicant can determine whether to continue or not. No vote will be taken by the Commission tonight.

**E. New Business**

1. Newsletter – Peter will submit an article. It is due by August 11<sup>th</sup>.
2. Don McConathy announced that the Board of Supervisors meetings will start at 7:00 p.m. with no workshops. There will be longer discussions during the meeting instead.

**G. Liaison Reports**

None

**H Adjournment**

Motion to adjourn the meeting was made by Sue and seconded by Al. The meeting adjourned at 9:30 p.m.

Respectfully submitted, \_\_\_\_\_  
*Ruth Kiefer, Recording Secretary*

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