

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Agenda
Wednesday, September 1, 2010
7:00 PM**

- A. Call to Order / Pledge of Allegiance
- B. Chairman will ask if anyone is going to record the meeting
- C. Review of Tracking Log / Determine need for Workshop Meeting
- D. Public Comment on Non-Agenda Items
- E. Approval of Minutes
 - 1. August 4, 2010**
- F. Acknowledge Receipt of New Applications
- G. Subdivision Plans
- H. Land Development Plans
 - 1. The Hankin Group, New Kent Apt (L/D)**
- I. Conditional Uses and Variances
- J. Ordinance Amendments
- K. Old Business
 - 1. Tree Ordinances**
 - 2. Comprehensive Plan Goals**
- L. New Business
- M. Any Other Matter
- N. Meetings and Dates of Importance

September 1, 2010	Planning Commission	7:00 PM
September 1, 2010	TAG	7:00 PM
September 2, 2010	Park & Rec	7:00 PM
September 6, 2010	Labor Day- Office Closed	
September 7, 2010	Board of Supervisors	7:00 PM
September 8, 2010	Conservancy Board	7:00 PM
September 9, 2010	Historical Commission	7:00 PM
September 13, 2010	Municipal Authority	7:00 PM
September 14, 2010	Board of Supervisors	7:00 PM
September 15, 2010	TAG	7:00 PM
September 21, 2010	Board of Supervisors	7:00 PM
September 22, 2010	Zoning Hearing- Liberty Towers	7:30 PM
September 28, 2010	Board of Supervisors	7:00 PM

Correspondence

O. Goals

P. Adjournment

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

REMINDER – Newsletter Article Submission Due Date:

Article Due Date

Delivery Date

November 10, 2010

January 1, 2011

Planning Commission Application Tracking Log

Application Name	
The Hankin Group (New Kent Apartments)	
LD	Application (CU,LD,O, SD,V, SE, CA)
P/F	Type (Sk, P, F)
6/29/10	Date Filed
7/7/10	Start Date
7/1/10	Date to Yerkes/Consultant
7/1/10	Date to CCPC
7/1/10	Date to Abutting Prop. / ABC's
	Extension
9/15/10	PC NLT Action Date
10/5/10	BOS NLT Action Date
n/a	Hearing Date
10/5/2010	Drop Dead date

Bold = New Application or PC action required

Draft2
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) – Neil Fisher was present to represent the applicant. Neil gave an update on concerns that were previously mentioned.

a. Trees along Boot Road – Neil 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 – Neil 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. Neil will meet with the Township Engineer to clean up the plan before the September Planning Commission meeting.

Public Comment:

Ginnie Newlin advised Neil 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 move that the Planning Commission recommend that the Board of Supervisors 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 it 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'Neil 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.

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

3
4
5 **E. New Business**

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

9 **G. Liaison Reports**

10 None

11
12 **H Adjournment**

13
14 Motion to adjourn the meeting was made by Sue and seconded by Al. The meeting adjourned at 9:30 p.m.

15
16 Respectfully submitted, _____

17 *Ruth Kiefer, Recording Secretary*

18
19 C:\Documents and Settings\Owner\My Documents\My Word\Planning Commission\PC 080410 draft.doc

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
APPLICATION HISTORY
Wednesday, September 1, 2010
7:00 PM**

1. SUBDIVISION & LAND DEVELOPMENT PLANS

Hankin Family Ltd Partnership, Rt 352/Boot Rd (L/D)

June 29, 2010	Application
July 28, 2010	Yerkes – L/D Plan Review
July 30, 2010	CCPC – Preliminary/Final LD Plans
August 13, 2010	E.B. Walsh – Land Dev Plan Reviews
August 16, 2010	CCCD – Erosion & Sedimentation Plan

2. CONDITIONAL USE / VARIANCES / ZHB APPLICATIONS

3. ORDINANCE AMENDMENTS

1. Tree Ordinance

4. ANY OTHER MATTER

1. Comprehensive Plan Goals



THE COUNTY OF CHESTER

COMMISSIONERS

Carol Aichele
Terence Farrell
Kathi Cozzone

RONALD T. BAILEY, AICP
Executive Director

PLANNING COMMISSION

Government Services Center, Suite 270
601 Westtown Road
P.O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax: (610) 344-6515



H. NEW KENT APT
1
5 pgs

July 30, 2010

Louis F. Smith, Jr., Manager
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

RECEIVED
BY: _____

AUG 2 2010

Re: Preliminary/Final Land Development Plan - New Kent Apartments
SD-7-10-2370 - East Goshen Township

Dear Mr. Smith,

A preliminary/final land development plan entitled "New Kent Apartments", prepared by Edward B. Walsh and Associates, Inc., dated June 25, 2010, was received by this office on July 1, 2010. The land development is situated on the northwest intersection of Boot Road (State Route 2020) and North Chester Road (State Route 352) and involves the construction of 24 apartment dwellings in two structures, 60 parking spaces and a 2.32-acre open space area on a 30.83-acre site (UPI #53-4-76). The site is served by public water and sewer facilities and is located in the R-5 zoning district. Two commercial buildings on the site will be removed to accommodate the land development.

This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code (MPC). This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East Goshen Township. We offer the following comments on the proposed land development for your consideration:

LANDSCAPES:

The updated Chester County Comprehensive Plan, *Landscapes2*, was adopted on November 9, 2009. *Landscapes2* includes the concept of "livable landscapes," which provides a framework and vision for resource protection and growth strategies within Chester County. *Landscapes2* contains a *Livable Landscapes map* that represents a guide for accommodating expected growth while maintaining the quality of life in the County, as detailed in Chapter 4. The *Livable Landscapes map* is divided into two core areas as prescribed by the MPC: growth areas and rural resource areas. Growth areas consist of the Urban Landscape, the Suburban Landscape, and Suburban Centers. Rural resource areas consist of the Agricultural Landscape, the Rural Landscape and Rural Centers. *Landscapes2* also includes overlay features that define the Natural Landscape, and five Protection Areas of National Significance.

According to the *Livable Landscapes map*, the proposed land development is located in the **Suburban Landscape**, which is dominated by the built environment and is largely served by public sewer and water systems and an auto-dominated transportation network. This Landscape includes developed areas and nearby areas that are planned for additional future development. It is typically characterized by residential subdivisions containing primarily single-family housing. This landscape also contains concentrations of non-residential land uses and the largest employment centers in the county. The location of the proposed land development is consistent with the guidelines of the **Suburban Landscape**.

Page: 2

July 30, 2010

Re: Preliminary/Final Land Development Plan - New Kent Apartments

SD-7-10-2370 - East Goshen Township

WATERSHEDS:

Watersheds, An Integrated Water Resources Plan for Chester County and Its Watersheds, was adopted in 2002 as the water resources component of *Landscapes*. *Watersheds* indicates that the proposed development activity is located within the Ridley Creek watershed. The highest priority management objectives identified in *Watersheds* for consideration in land development and land use planning within the Ridley Creek watershed include the reduction of stormwater runoff, the protection of vegetated riparian corridors, and the protection and enhancement of water-based recreation, cultural, historic resources and public access.

It is recommended that these concerns and conditions be taken into consideration in final site design decisions. Specific strategies for implementation to effectively address these items can be found in Part 8 of *Watersheds*. A more detailed listing of water resources management needs and resources to be protected within the Ridley Creek watershed can be found in Part 10 of *Watersheds*.

PRIMARY ISSUES:

1. The Township's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site.
2. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
3. A PennDOT permit is required for any new access or modification of an existing access onto Boot Road (State Route 2020), as required by Section 508(6) of the MPC. Although the plan does not show any changes to the existing driveway at Kent Drive, any future changes should include the PennDOT permit number on the final plan.
4. A PennDOT permit is required for any new access or modification of an existing access onto Boot Road (State Route 2020), as required by Section 508(6) of the MPC. The PennDOT permit number should be displayed on the final plan. The applicant should contact PennDOT regarding any right-of-way issues for this segment of Boot Road.
5. The plan indicates that an existing utility right-of-way traverses the tract, although it does not appear that the land development will encroach onto the right-of-way area. The applicant should contact Interstate Energy Company to obtain use restrictions associated with this existing right-of-way. The details of the location of the right-of-way should be incorporated into the deeds of the affected parcels.
6. The site is located in an area designated by the Pennsylvania Department of Environmental Protection (DEP) as a Special Protection Watershed (as indicated in General Note 7 on sheet 1 of 7). Special Protection Watersheds are important because Chester County's High Quality and Exceptional Value Watersheds may be especially sensitive to degradation and pollution that could result from development. The DEP may impose stricter limitations on proposed wastewater discharges in these watersheds, and DEP also encourages that special care be exercised in the design and construction of stormwater control facilities in these areas.

Page: 3

July 30, 2010

Re: Preliminary/Final Land Development Plan - New Kent Apartments
SD-7-10-2370 - East Goshen Township

The DEP suggests that "Best Management Practices" (BMPs) be used for stormwater control, as recommended in The Pennsylvania Stormwater Best Management Practices Manual. This document is available from the Chester County Conservation District or directly from DEP via the web at:

[http://www.depweb.state.pa.us/watershedmgmt/cwp/view.asp?a=1437&q=518682,](http://www.depweb.state.pa.us/watershedmgmt/cwp/view.asp?a=1437&q=518682)

then select Best Management Practices (BMP) Manual. Toolbox # 32-1, in the Landscapes Community Planning Handbook Volume I, (CCPC, 1997) also contains an explanation of BMPs as well as a sample BMP ordinance. BMPs can be used to recreate pre-development conditions on all construction projects through the use of natural and manmade features such as retention and infiltration basins, pervious pavement, biofilters, grass swales, curbless streets, and other environmentally-sensitive design techniques. Project engineers are encouraged to examine these, as well as other BMPs. Addressing these issues in the initial plan submission should assist in expediting plan approval.

Additionally, the following map note should appear on all erosion and sediment pollution control plans:

"The site is located in an area designated by the Pennsylvania Department of Environmental Protection as a Special Protection Watershed, and extreme care should be exercised in all disturbance activities to prevent degradation of the waters of the Commonwealth. All disturbed areas on which work has been, or will be stopped, must be promptly stabilized with appropriate temporary or permanent stabilization measures."

7. The Township Engineer should verify that the design and capacity of the proposed stormwater facilities conforms to ordinance provisions. We endorse the use of porous pavement because this can help reduce stormwater flows.
8. The plan indicates that a Home Owners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common held amenities should be written into the Home Owners' Association (HOA) document. The HOA document should include provisions which allow the Township to:
 - Intervene and maintain common owned facilities;
 - Determine the schedule for Association formation;
 - Timing for construction of common facilities; and
 - Determine the schedule for transfer of ownership from developer to the HOA of common facilities.

The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in home owners' association documents to evaluate the document for its completeness and compliance.

Page: 4

July 30, 2010

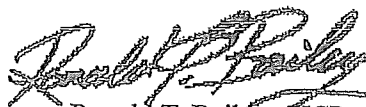
Re: Preliminary/Final Land Development Plan - New Kent Apartments
SD-7-10-2370 - East Goshen Township

AGENCY CONTACTS:

9. The items on the attached checklist should be addressed and reflected in the proposed land development.

RECOMMENDATION: The Commission recommends that the issues raised in this letter be addressed and all East Goshen Township requirements be satisfied before action is taken on this plan.

Sincerely,



Ronald T. Bailey, AICP
Secretary

/DOW

RTB/WSB
Attachment

cc: Rich Avicolti, PennDOT
Francis J. Hanney, PennDOT
Edward B. Walsh and Associates, Inc.
Albert Giannantonio, East Goshen Township Engineer

THE COUNTY OF CHESTER

Chester County
Planning Commission
601 Westtown Road, Suite 270
P.O. Box 2747
West Chester, PA 19380-0990



Board of
County Commissioners
Chester County, Pennsylvania

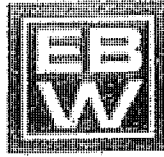
DATE: July 30, 2010

MUNICIPALITY: East Goshen Township

CCPC FILE # LD-7-10-2370

The following agencies should be contacted regarding this subdivision or land development:

- ☒ Pennsylvania Department of Transportation (PennDOT): A PennDOT permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
- ☐ U.S. Army Corps of Engineers and Pennsylvania Department of Environmental Protection (DEP): Placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) with DEP under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management. The applicant should contact these agencies to determine if the proposed activity will require a permit and provide the municipality with documentation of this contact and of any subsequent permit(s) before action on this plan is taken.
- ☐ Pennsylvania Department of Environmental Protection (DEP): The applicant should contact DEP to determine whether a stream encroachment permit is necessary for the proposed road, driveway, or sanitary sewer line crossing in accordance with Section 205.293 of its rules and regulations and provide the municipality with documentation of this contact and the requirements of DEP before action on this plan is taken.
- ☐ Chester County Health Department (CCHD): A copy of the plan should be submitted to the CCHD for their review and comment on the proposed sewage disposal and/or water supply. The municipality from the appropriate authority and company prior to final plan approval, if applicable, should receive confirmation on the availability of sufficient sewer and water capacity.
- ☐ Chester County Conservation District (CCCD): The applicant should contact the office of the CCCD for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of storm water from construction activities.



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

H. NEW KENT APTS

1.
3 pgs

2010-AUG 13 PM 4 35

August 13, 2010

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

**Re: New Kent Apartments – Boot Road
Land Development Plan Review**

Dear Commission Members:

We have revised the Land Development Plan for New Kent Apartments in accordance with Yerkes Associates, Inc. letter dated July 28, 2010. Listed below is an itemization of the changes. Headings and subheadings match those of the review letter.

Zoning Ordinance

1. The sewage exemption post card mailer and associated documents have been submitted to the Township.
2. The 100 foot 'ultimate' right-of-way has been added to the plan.
3. The plant list has been modified with plant sizes, quantities and spacing.
4. This requirement has been quantified and noted on the Landscape Plan as "Parking Green Space Calculation".
5. A proposed hose bib has been added to the east side of Building II for irrigation purposes.
6. The landscaping along the property frontage has been revised to address the buffer yard requirements. Notes regarding the pruning of landscaping within the clear sight triangle have been added to the plan.
7. The lighting plan has been revised with the proper illumination levels and fixture information.
8. A 'Density Calculation' table has been added to sheet 1.
9. The new 'Density Calculation' table includes a one/two bedroom apartment tabulation.
10. The open space area shown on sheet 2 has been modified to comply with the Township Ordinance (i.e. shown 20' from any building, at least 2,500 sq.ft. and outside of the stormwater management area).
11. A third handicapped space has been added to the plan. In addition, the handicapped spaces have been widened to meet the van space dimensions.
12. This comment has been resolved with the Township Engineer and Zoning Officer.
13. Metes and bounds have been added along the existing Boot Road Right-of-way.
14. Proposed addresses have been added to each building.

203

15. The location of the sanitary sewer lateral for Building I has been added to the plan.
16. The existing Interstate Energy Right-of-way has been added to Sheet 1.
17. A waiver request to permit Preliminary/Final plans has been added to Sheet 1.
18. This comment has been discussed with the Township Engineer. A trap and clean-out has been added to the plan, along with a note on the Grading Plan denoted by an asterisk (*).
19. EBWA has surveyed the site to determine the drainage area to the existing inlet along Boot Road, and has revised the calculations accordingly. Revised storm sewer calculations shall be submitted under separate cover.
20. The applicant's traffic engineer has prepared the attached letter to address turning movement into the site.
21. A 150' clear site triangle has been added to the plan.
22. The applicant has added the requested walkway extension and associated crosswalk striping.
23. Tree protection fencing has been added to the Erosion Control and Landscape plans.
24. The requested note has been added as General Note on Sheet 1 and at the top of the Grading Plan.

Landscape Plan

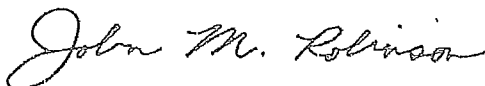
25. The landscape architect's signature and seal have been added to the Landscape Plan.
26. Ornamental tree locations have been added to the plan.
27. The location of the Red Maple tree has been revised.
28. The locations of all shrubs has been added to the plan.

General Comments

29. The plans have been submitted to the Township Fire Marshal.
30. The asphalt paving detail has been revised to indicate 10" of 3A modified within the drive aisle.
31. The Erosion Control Plan has been revised with a construction sequence indicating how the existing storm sewer will be demolished, and the new storm sewer will be constructed, in order to maintain proper drainage during construction.
32. The plans have been submitted to the Conservation District. The type of inlet protection necessary is being reviewed by the Conservation District.
33. The plans have been submitted to the Chester County Conservation. The plans are currently under review.

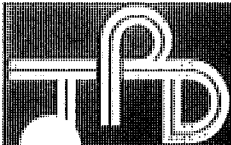
Very Truly Yours,

Edward B. Walsh & Associates, Inc.



John M. Robinson, P.E.

cc: Neal Fisher



TRAFFIC PLANNING AND DESIGN, INC.

Est. 1989

2500 EAST HIGH STREET, STE 650
POTTSTOWN, PA 19464

PHONE: 610.326.3100
FAX: 610.326.9410

TPD@TRAFFICPD.COM
WWW.TRAFFICPD.COM

August 4, 2010

Mr. Neal Fisher
Hankin Group
707 Eagleview Boulevard
Exton, PA 19341

Re: **New Kent Apartments**
East Goshen Township, Chester County, PA
TPD# HANK.A.00009

PA Society of Professional Engineers
Professional Development Award Winner

#1 Best Civil Engineering Firm
To Work For In The US

Top 5 Best Place to Work in PA

Philadelphia 100
Hall of Fame Firm

Inc. 5000
Fastest Growing Firm

Dear Neal:

Traffic Planning and Design, Inc. (TPD) has evaluated the Kent Drive approach to Boot Road (S.R. 2020) as requested in Comment #20 of the July 28, 2010 Yerkes Associates, Inc. (Yerkes) review letter prepared on behalf of East Goshen Township.

Existing Roadway Configurations

Kent Drive intersects Boot Road opposite Barker Drive to form an unsignalized intersection with the Kent Drive and Barker Drive approaches being STOP-controlled. Kent Drive consists of an approximate 50-foot wide cartway with 22-foot wide ingress and egress lanes and a 5-foot wide median.

Proposed Roadway Configurations

It is TPD's understanding that in conjunction with the New Kent Apartments, the existing median along Kent Drive is proposed to be widened to 10-feet and the ingress and egress lanes will be reduced to approximately 20-foot wide. Generally, at the STOP-controlled approach to an intersection, a 20-foot wide lane will operate as two lanes. It is TPD's opinion that the operations of the Kent Drive approach to Boot Road as a 20-foot wide lane will be similar to the conditions if the approach were striped with two separate lanes. Thus, the traffic flow on Boot Road would be unchanged regardless of the Kent Drive configuration. In addition, the 20-foot wide lane can better accommodate truck turning movements exiting Kent Drive onto Boot Road. If two separate lanes were provided, trucks may encroach into the adjacent lane to complete a turn. Therefore, TPD recommends that Kent Drive approach to Boot Road remain as a single lane.

If you have any questions, feel free to contact me at anytime at (610) 326-3100.

Sincerely,
TRAFFIC PLANNING AND DESIGN, INC.

Guido W. DiMartino, P.E.
Project Manager



H. NEW KENT
1/4 pg

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

August 16, 2010

Hankin Properties, Attn. Neal Fisher
707 Eagleview Blvd
Exton, PA 19341

Re: Erosion & Sedimentation Pollution Control Plan
New Kent Apartments: Review I
East Goshen Township, Chester County, PA
NPDES File: PA101151022

Most Recent Plan Revision Date: 6-28-10 Total Acres: 29.10 Disturbed Acres: 1.52
Receiving Watershed: 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. Please provide a complete legend that accounts for all symbols on the plan drawing.
2. Please revise the plan drawings to show perimeter E&S controls for all areas including areas along Kent Drive roadway. Silt fence should be installed and shown on the plan parallel to existing contours. Both ends of each fence section should be extended at least 8 feet upslope at 45 degrees to the main fence alignment.
3. Inlet protection needs to be shown on all existing inlets and proposed inlets that are not protected. Please revise.
4. Please revise the plan drawings to label the rock construction entrance and update the legend accordingly. CCCD recommends utilizing rock construction entrances at both building locations during construction.
5. The sequence of construction refers to delineating the limits of disturbance. Please revise the plan drawings to reflect fencing.
6. The soil stockpile area shown on the plan does not seem realistic for the proposed construction activities. Please revise.

7. Please revise sequence of construction #13 to include a CCCD inspection to ensure adequate stabilization is achieved. Please clarify the mentioning of "bio-retention". All steps should be project – specific.
8. Sequence of construction #6 needs to address a stabilized road surface before building construction commences. Please revise.
9. Installation of orange construction fencing to protect areas of proposed infiltration should be installed prior to any earth disturbance to prevent potential compaction. The porous paving area needs to be completely fenced off during building construction and site grading. CCCD recommends utilizing construction grade fencing around the area to ensure protection of the infiltration areas.
10. Please provide a contour mapping on the plan showing the drainage area for the Pre-existing and Post Construction conditions.

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

1. Please add this note to the PCSW 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. It appears that portions of the Porous paving/ infiltration bed are located within areas of fill and/or existing building locations. Please clarify. It is not an appropriate or acceptable methodology to infiltrate stormwater on fill. Please provide adequate documentation and test data to indicate location of both water and/or rock beneath the proposed bed bottoms.
3. Alternative designs to reduce post-development runoff volume (including infiltration, capture and reuse, and evapotranspiration) are to be exhausted.
 - a. Please describe alternative designs that were determined to be not feasible. This may include redesigning the layouts/configuration of the proposed buildings and parking lots to better work with the acceptable infiltration rates measured. Please include the reason with each alternative design for being not feasible.
 - b. Consider using non-structural volume credits, per page 17 of 46 of Chapter 8 of the BMP manual – but "No more than 25 percent of the volume reduction may be met through non-structural BMP credits."
 - c. Please keep maximum loading ratios (as recommended in Appendix C of the BMP manual page 16 of 21 in mind when designing infiltration BMPs)
 - d. Please revise Worksheet 5 and Section C of the application to reflect any and all revisions to comply with CG1 for volume reduction.
 - e. As a suggestion, the following BMPs may be incorporated into the project design:
 - i. Green roof
 - ii. More depressed parking lot islands

- iii. Roadside/walkway-side swales
 - iv. Elevated planters adjacent to the buildings
 - v. Storm piping disconnection
 - vi. Rain gardens
 - vii. Rain cisterns for stormwater runoff re-use
- 4. Provide specific details pertaining to the amount of stabilization required before any stormwater runoff can enter any Infiltration BMP in the sequencing. Pervious Paving is most susceptible to failure difficulties during construction and therefore it is important that the construction be undertaken to prevent the following:
 - a. Compaction of underlying soil
 - b. Contamination of stone subbase with sediment and fines
 - c. Tracking of sediment on the pavement
 - d. Drainage of sediment-laden waters onto pervious surface or into constructed bed.
- 5. Please provide a note that addresses any unfavorable conditions encountered during the installation of the seepage/infiltration systems (i.e. groundwater and/or bedrock, etc.). In this case, the owner/engineer should be notified and the proposed seepage/infiltration system should be relocated to a more suitable location on the property. This should be addressed in the construction sequence.
- 6. Summary Table C.2 has not been completed. Please revise to show all completed fields.
- 7. Please provide complete details for the SW inlet connection/ overflow details to the subsurface infiltration facility. Porous Paving with subsurface infiltration beds need to show overflow systems. Please revise.
- 8. Loading Ratios as provided in Worksheet 5B have not been met. Please revise.
- 9. Please revise Worksheet 5B to reflect the Elevation Infiltration Test in feet (ft).
- 10. Provide short-term and long-term O&M measures for the proposed Stormwater Management Facilities. The Operation and Maintenance (O&M) of all proposed stormwater Best Management Practices (BMPs) should be addressed on the PCSM Plan. Please provide the following information:
 - a. Who will be responsible for the O&M activities for all the proposed stormwater BMPs? Please revise the language in the O&M to specify the exact responsible parties (i.e.- language such as "or" when referring to separate parties).
 - b. Please provide an inspection schedule for each individual BMP.
 - c. How will the permanent stormwater BMPs be maintained throughout the life of the BMP?
 - d. Please add directions for sediment disposal of the BMP facilities.
 - e. Please identify the recommended maintenance guidelines for each BMP per the BMP Manual (i.e.- proper vacuum schedule, maintaining planted areas along porous paving, protecting from construction staging, soil/ mulch storage, inlet cleaning, etc.)

11. Please add this note to the PCSW 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.
12. Please add this note to the PCSW 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.
13. Please provide justification and plan references for the items checked in Worksheet 10.

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

Christian E. Strohmaier Electronic signature
District Manager

CC: Project File
E. Goshen Township - via fax
Jack Robinson, E.B. Walsh - via fax: 610-903-0080

K. OLD BUSINESS
1.
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

Date: 8/17/2010
To: Planning Commission
From: Mark Gordon, Township Zoning Officer *mlb*
Re: Tree Ordinances

Dear Commissioners,

The Conservancy Board has finalized their changes to the Tree Ordinances and prior to forwarding to the County or the Board of Supervisors you should look at their recommended changes.

2011

§ 205-61 Existing trees.

A. Neither portions of tree masses nor specimen trees shall be cleared unless absolutely necessary. Applicants shall make all reasonable efforts to ~~harmonize their plans in order to~~ preserve these existing trees.

B. When ~~effectuation of a~~ proposed subdivision and/or land development necessitates the clearing of trees or portions of tree masses, applicants shall be guided by the following criteria in selecting trees and ornamentals for retention or clearing:

(1) Aesthetics ~~values~~ (autumn coloration, type of flowers and fruit, bark and crown characteristics and amount of dieback present).

(2) Susceptibility of tree to insect and disease attack and to air pollution.

(3) Species longevity.

(4) Wind firmness and characteristic of soil to hold trees.

(5) Wildlife values (e.g., oak, hickory, pine, walnut, and dogwood have high food value).

~~Comfort to surroundings~~ Climate (e.g., hardwoods reduce summer temperatures to surroundings more effectively than pines or cedars).

(7) Existence of disease, rot or other damage to the tree.

(8) Protection of buildings (e.g., dead and large limbs hanging over buildings shall be removed).

(9) The size of the tree at maturity.

C. Applicants shall ~~exercise care to~~ protect trees which remain from damage during construction. The following procedures and those in ~~§ 218-4265-63, Protection of existing trees during construction,~~ of the Township Code shall be adhered to in order to preserve the remaining trees and shall be noted on the plan. All remedial work shall be performed by qualified personnel. [Amended 3-18-2003 by Ord. No. 129-D-03]

(1) Where existing ground levels are raised, drainage tile will be placed at the old soil level and open into a well built around the base of the tree. Such wells may be left open or can be filled with coarse stones or gravel. Tiles may be installed in a radiating pattern or laid in parallel lines. Where existing ground levels are to be lowered, a retaining wall must be built around the tree.

(2) Those trees or tree masses which have been delineated on the plans ~~and are within 25 feet of~~ proposed building excavation or other locations designated by the Township Engineer shall be protected by installing and maintaining a fence ~~to at the drip line or 25 feet from the tree trunk; whichever is~~ greater.

(3) No boards or other material shall be nailed to trees during construction.

- (4) Heavy equipment operators shall not damage existing tree trunks and roots with their equipment. Feeder roots shall not be cut closer than 25 feet to tree trunks.
- (5) Exposed roots damaged during construction shall be protected from further damage and cleanly pruned.
- (6) Tree limbs damaged during construction shall be ~~properly~~ laterally pruned and treated immediately.
- (7) Construction debris shall not be disposed of ~~near or around the bases of such trees~~ within the drip line.
- (8) Trenching and root pruning shall not take place within the fenced area at the tree dripline or within 25 feet of the tree trunk.
- (9) Root pruning should not be done unless absolutely necessary and then no more than on more than one side of the root system in a given year. ~~Delay additional pruning for at least two years following initial pruning.~~ Optimum timing is autumn.
- D. Unless otherwise provided in this chapter, no more than 20% of the trees on any wooded lot may be cleared or removed and the remaining 80% shall be retained.
- E. A maximum of 50% of the trees on a wooded lot may be removed if all of the following requirements are met: [Amended 12-5-2006 by Ord. No. 129-H-06]
- (1) The trees removed that are in excess of the 20% permitted pursuant to § 205-61D shall be replaced on an inch-for-inch basis.
- (2) The diameter breast height (dbh) of the trees to be removed that are in excess of the 20% shall be determined.
- (3) All replacement trees shall be a minimum three-inch caliper, unless specifically approved by the Board of Supervisors.
- (4) The total diameter of the replacement trees shall equal the dbh of the trees removed (~~i.e., e.g.,~~ if a tree having a dbh of 12 inches is removed, it shall be replaced by four trees each having a minimum three-inch caliper).
- (5) The replacement trees shall be planted in accordance with a plan prepared by a licensed landscape architect and approved by the Board of Supervisors to ensure that the replacement trees are not located in such a manner that they crowd each other and consequently fail to thrive.
- (6) The Board of Supervisors shall review and approve the species of trees to be used for replacement.
- (7) Plantings required pursuant to the buffer yard and landscaping requirements of this chapter may not be considered in calculating the replanting requirements of this section.

1 (8) The replanting shall occur on the wooded lot that is being developed or at another location
2 within the Township that is acceptable to the Board of Supervisors.

3 F. List of species that are recommended for planting:

4 (1) Deciduous canopy trees.

5 (a) Acer rubrum, saccharum (maple: red, sugar).

6 (b) Catalpa speciosa (catalpa).

7 ~~(c) — Fraxinus pennsylvanica (green ash). {" Emerald ash borer (EAB), Agrilus planipennis Fairmaire, is~~
8 ~~an exotic beetle. The adult beetles nibble on ash foliage but cause little damage. The larvae (the~~
9 ~~immature stage) feed on the inner bark of ash trees, disrupting the tree's ability to transport water and~~
10 ~~nutrients." Thus, planting is not longer recommended.}~~

11 (d) Larix laricina (tamarack).

12 (e) Liquidambar styracifera (sweet-gum).

13 (f) Liriodendron tulipifera (tulip tree).

14 (g) Magnolia acuminata (cucumber tree).

15 (h) Nyssa sylvatica (sourgum or tupelo).

16 (i) Populus deltoides (poplar).

17 (j) Quercus coccinea, imbricaria, phellos, rubra (oak: scarlet, laurel, willow, red).

18 (k) Tilia americana, cordata (linden: american, littleleaf).

19 (2) Understory trees.

20 (a) Amelanchier species (serviceberry or shadbush).

21 (b) Asimina triloba (pawpaw).

22 (c) Betula lenta (cherry or sweet birch).

23 (d) Betula nigra (river birch).

24 (e) Betula papyrifera (paper birch).

25 (f) Celtis occidentalis (hackberry).

26 (g) Cercis canadensis (redbud).

27 (h) Chionanthus virginicus (fringe tree).

- 1 (i) Cornus florida, alternifolia (dogwood: flowering, pagoda).
- 2 (j) Crataegus species (hawthorns).
- 3 (k) Diospyros virginiana (common persimmon).
- 4 (l) Halesia carolina (carolina silverbell).
- 5 (m) Magnolia virginiana (sweetbay and other magnolias).
- 6 (n) Malus species (crabapple).
- 7 (o) Oxydendron arboreum (sourwood).
- 8 (p) Sassafras albidum (sassafras).
- 9 (q) Stewartia ovata f. grandiflora (mountain stewartia).
- 10 (r) Styrax obassia (fragrant snowbell).
- 11 (s) Viburnum prunifolium (black haw).
- 12 (t) Abies concolor (white or concolor fir).
- 13 | ~~(u) Tsuga canadensis (canadian hemlock).~~ {"Hemlock woolly adelgid (*Adelges tsugae*) is an insect
- 14 *pest introduced from Asia that has been a problem in southeastern Pennsylvania since the mid-1960s.*
- 15 *They have spread westward in spite of the prevailing winds and now cover about two-thirds of our state.*
- 16 *They have devastated Canadian hemlocks throughout the Northeast and mid-Atlantic states since they*
- 17 *were first identified in the early 1950s. In areas where they are prevalent, Canadian hemlocks (*Tsuga**
- 18 *canadensis) and Carolina hemlocks (*T. caroliniana*) are no longer recommended for planting. }*
- 19
- 20 | (u) Pinus strobus fastigiata ('Fastigiata' Eastern White Pine) { grow mostly upright and will not droop;
- 21 *needs little pruning to develop; less likely to have branches break with heavy snow due to a strong structure}*
- 22

23 § 205-62 Street trees.

- 24 A. Trees with a minimum caliper of 2 1/2 inches (one foot above ground level) shall be provided
- 25 where deemed advisable by the Township Planning Commission and/or Supervisors. Street trees shall
- 26 be installed on forty-foot centers (see Appendix). Tree varieties permitted will be determined by the
- 27 Board of Supervisors.
- 28 B. Street tree varieties.
- 29 (1) Catalpa speciosa (northern catalpa).
- 30 (2) Celtis occidentalis (hackberry).
- 31 (3) Diospyros virginiana (common persimmon).

(4) ~~Fraxinus americana (white ash).~~ {see notes above on green ash}

(4) Carpinus betulus 'Fastigiata' (columnar hornbeam)

(5) Carpinus betulus 'Frans Fontaine' (columnar hornbeam)

(6) Carpinus caroliniana (American Hornbeam)

(5) ~~Fraxinus pennsylvanica (green ash).~~ {see notes above on green ash}

(7) Acer Campestre (Hedge maple)

(8) Acer Griseum (Paperbark maple)

(69) Quercus imbricaria (laurel or shingle oak).

(710) Quercus phellos (willow oak).

(8) ~~Quercus rubra (red oak).~~ {Red oak borer (*Enaphalodes rufulus* (Haldeman)) attacks oaks of both red and white groups throughout the eastern United States, but prefers members of the red oak group; however, it does not kill trees. Outbreaks are associated with stressed trees that eventually die from oak decline. The complete life cycle takes 2 years.}

(911) Tilia cordata (littleleaf linden).

(10) ~~Ulmus parviflora (chinese elm).~~ {Dutch elm disease is caused by the fungus *Ophiostoma ulmi* (syn. *Ceratocystis ulmi*) which is transmitted by two species of bark beetles or by root grafting. The American elm, *Ulmus americana*, is the most seriously affected of all elms. The Siberian elm, *Ulmus pumila*, (colloquially called "Chinese elm" in North Dakota) is tolerant but not immune to the disease.}

(11) ~~Zelkova serrata (japanese zelkova).~~ {Not native species}

(12) American elm cultivars, 'Valley Forge' and 'New Harmony'

§ 205-63. Protection of existing trees during construction.

Trees to be retained must be protected from damage during construction activities. The following procedures shall be observed in order to protect those trees that are to remain.

A. Protection from mechanical injury.

(1) All trees to be retained shall be protected from equipment damage by enclosing the tree(s) at the edge of the tree protection zone with sections of snow, fence or other fencing attached to posts set 12 inches into ground with at least four feet above the ground and set not more than 12 feet apart. This fencing shall not be removed without Township permission.

(2) Construction equipment shall not operate within the TPZ nor shall dirt, rocks, debris or other materials be placed there. The area within the TPZ shall not be built upon, nor shall any materials be stored there either temporarily or permanently. Vehicles and equipment shall not be parked in the TPZ.

(3) Trees shall not be used for roping, cables, signs or fencing. Nails and spikes shall not be driven into trees.

B. Protection from grade change.

(1) Raising the grade. If an increase in the grade of the land is proposed, the applicant shall install either:

(a) A system of gravel and drain tiles at the old soil level opening into a dry well built around the trunk and designed for each tree, individually fitting the contour of the land so that it drains water away from the tree trunk.

(b) A retaining wall between the existing grade and higher grade.

(2) Lowering the grade. If a lowering of the grade is proposed, the applicant shall use one of the following methods, individually designed to each tree:

(a) Terracing the grade.

(b) Placing a retaining wall between the existing grade and the lower grade.

§ 205-64. Land Development Applications.

A. All land development applications shall be on forms approved by the Township. The applicant shall submit a plan which contains the following:

(1) All existing trees having a diameter of six inches caliper or greater, their species and size.

(2) Tree(s) to be removed and trees to be maintained.

(3) Specifications for removal of trees.

(4) Specifications for protection of existing trees that are to remain during construction.

(5) Grade changes or other work adjacent to the tree which would adversely affect the tree, with specifications on how the grade, including existing basal trunk elevations drainage and aeration will be maintained around the tree.

B. All land development applications shall be submitted to the Conservancy Board for review and comments shall be forwarded to the planning commission for consideration. Upon plan approval the Zoning Officer shall issue a permit provided that the provisions of this chapter have been complied with.

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6 **Chapter 218, TREES**

7 [HISTORY: Adopted by the Board of Supervisors of the Township of East Goshen 9-17-1996 by Ord. No.
8 114. Amendments noted where applicable.]

9 § 218-1. Definitions and word usage.

10 A. Word usage. The singular number includes the plural, and the masculine gender includes the
11 feminine.

12 B. Terms defined. Unless expressly stated otherwise, the following words and phrases shall be
13 construed throughout this chapter to have the meanings indicated in this section:

14 APPLICANT -- The person who makes the application for the permit and who is responsible for the work.

15 BASAL TRUNK ELEVATION -- Grade elevation in the area around a tree which is in close proximity to the
16 tree's base.

17 BOARD -- The Board of Supervisors of the Township of East Goshen.

18 CALIPER -- The diameter of a tree trunk measured at a point four and one-half (4 1/2) feet from the
19 ground surface. For all new trees to be planted in accordance with the requirements of this chapter, the
20 tree trunk shall be measured at a point six inches above the ground surface. [Amended 3-18-2003 by
21 Ord. No. 129-D-03]

22 DRIPLINE -- The line marking where the outer edges of a tree's branches overhang the ground.

23 EMERGENCY WORK -- Any work performed for the purpose of preventing or mitigating physical or
24 property damage threatened or caused by an emergency.

25 HISTORIC TREE -- Any tree over 100 years old identified~~specified~~ by a licensed arborist.

26 PERSON -- Any individual, firm, association, partnership or corporation.

27 SPECIMEN TREE -- A tree that is unique in either size, beauty, location, species or condition as
28 determined by a licensed arborist.

TREE -- Any woody perennial plant usually having one or more main stems or trunks and more or less definitely formed crowns and growing to a height of 15 feet or more at maturity.

TREE PROTECTION ZONE (TPZ) -- An area that is radial to the trunk of a tree in which no construction activity shall occur. The tree protection zone shall be ~~25~~15 feet from the trunk of the tree to be retained or the distance from the trunk to the ~~drip line~~ drip line, whichever is greater. Where there is a group of trees or woodlands, the tree protection zone shall be the aggregate of the protection zones for the individual trees.

TREE REMOVAL -- The cutting down of a tree, the transplanting of a tree to a property other than that under development or the infliction of damage to a tree which is of such severity as to show evidence within a period of two years of irreparable harm leading to the premature death of the tree.

§ 218-2. Trees on Township streets and property.

The Township shall have exclusive custody and control of those trees that are located within the area where the Township owns the right-of-way in fee of any Township street and/or Township-owned property and is authorized to plant, remove and protect such trees.

A. Except in cases of emergency work necessary for protection of life or property, it shall be a violation of this chapter for any person, without first obtaining township approval ~~a permit~~, to do any of the following:

(1) Cut, break, climb with spurs, injure in any manner or remove any tree.

(2) Cut down any tree or interfere in any manner with the main roots of any tree.

(3) Place any rope, guy wire, cable, sign, poster or other fixture on a tree.

(4) Injure, misuse or remove any device placed to protect trees.

(5) Place or install any stone, cement or other substance which shall impede the passage of water and air to the roots of any tree.

B. Emergency work. Notwithstanding any other provisions of this chapter, the Township shall have the right, without prior notice to any property owner, to perform any act/acts necessary to abate clear, present and immediate threats to the public health, safety or welfare caused by the condition of trees or parts thereof of those trees that are located within the area where the Township owns in fee the right-of-way of any Township street. The Township shall have the right to assess the cost of such summary abatement against the person whose action or inaction caused such threat to the public health, safety or welfare.

§ 218-3. Removal of diseased trees.

A. The Township can, upon four weeks' prior written notice to the owners of any property, require owners of property to cut and remove trees or parts thereof afflicted with contagious diseases such as Dutch Elm disease.

B. Upon the failure of any such owner to comply with such notice, the Township can cause the work to be done by the Township and levy and collect the cost thereof from the owner of the property. The cost of such work shall be a lien upon the premises from the time of commencement of the work, which date shall be fixed by the Township Engineer and shall be filed with the Township Secretary. Any such lien may be collected by action in assumpsit or by lien filed in the manner provided by law for the filing and collection of municipal claims.

C. The Township shall give said four-week notice by mailing it, by certified mail, to the last known address of the owner of the property and by posting the notice at a conspicuous location on the property.

MOVE §218-4 and §218-5 to the SDALD Ord. §205, Creating §205-63 and 205-64

~~§ 218-4. Protection of existing trees during construction.~~

~~Trees to be retained must be protected from damage during construction activities. The following procedures shall be observed in order to protect those trees that are to remain.~~

~~A. — Protection from mechanical injury.~~

~~(1) — All trees to be retained shall be protected from equipment damage by enclosing the tree(s) at the edge of the tree protection zone with sections of snow, fence or other fencing attached to posts set 12 inches into ground with at least four feet above the ground and set not more than 12 feet apart. This fencing shall not be removed without Township permission.~~

~~(2) — Construction equipment shall not operate within the TPZ nor shall dirt, rocks, debris or other materials be placed there. The area within the TPZ shall not be built upon, nor shall any materials be stored there either temporarily or permanently. Vehicles and equipment shall not be parked in the TPZ.~~

~~(3) — Trees shall not be used for roping, cables, signs or fencing. Nails and spikes shall not be driven into trees.~~

~~B. — Protection from grade change.~~

~~(1) — Raising the grade. If an increase in the grade of the land is proposed, the applicant shall install either:~~

~~(a) — A system of gravel and drain tiles at the old soil level opening into a dry well built around the trunk and designed for each tree, individually fitting the contour of the land so that it drains water away from the tree trunk.~~

~~(b) — A retaining wall between the existing grade and higher grade.~~

(2) ~~Lowering the grade. If a lowering of the grade is proposed, the applicant shall use one of the following methods, individually designed to each tree:~~

(a) ~~Terracing the grade.~~

(b) ~~Placing a retaining wall between the existing grade and the lower grade.~~

~~§ 218-5. Permit procedure.~~

A. ~~All applications for permits shall be on forms approved by the Township. The applicant shall submit a plan which contains the following:~~

(1) ~~All existing trees having a diameter of six inches caliper or greater, their species and size.~~

(2) ~~Trees to be removed and trees to be maintained.~~

(3) ~~Specifications for removal of trees.~~

(4) ~~Specifications for protection of existing trees that are to remain during construction.~~

(5) ~~Grade changes or other work adjacent to the tree which would adversely affect the tree, with specifications on how the grade, including existing basal trunk elevations drainage and aeration will be maintained around the tree.~~

B. ~~All applications for permits shall be submitted to the Conservancy Board for review then goes to the Planning Commission, and the Zoning Officer who shall issue a permit within 15 days, provided that the provisions of this chapter have been complied with.~~

~~§ 218-64. Violations and penalties. EN~~

~~Any person who violates or permits the violation of any provision of this chapter shall, upon being found liable ~~therefor~~therefore in a civil enforcement proceeding commenced by the Township before a District Justice, pay a fine for each such violation in an amount not less than \$100 and not more than \$600, plus all court costs, including reasonable attorney's fees, incurred by the Township. No judgment shall be imposed until the date of the determination of a violation by the District Justice. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of civil procedure.~~

Memo

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice (610) 692-7171

Fax (610) 425-8950

E-mail rsmith@eastgoshen.org

Date: August 12, 2010

To: Mark Miller

Mark Gordon ✓

From: Rick Smith, Township Manager

Re: Comprehensive Plan Goals

Background - The Comprehensive Plan (Plan) that the Board of Supervisors adopted on June 21, 2005 identifies a series of action items that need to be completed in order to accomplish the goals set forth in the Plan. These action items are set forth in Chapter 10 of the Plan.

Chapter 10 lists the timeframe for completion, the priority, the method of implementation and the party responsible for each action item. A recent review indicates that while we as a Township have made significant strides in completing the action items the work is not yet complete.

Enclosed is a list of the applicable action items for the Code and Public Works Department. This list only includes a summary of each action and additional information is available in the Plan. The complete Plan is available on the Township web page, if you would like a hard copy of the plan just let me know.

Required Action - The Board would like each of you review the lists and keep these actions in mind in case an opportunity presents itself.

Ps to Mark Gordon – With respect to the Bike Path standards, I would suggest coordinating this with the Planning Commission.

Enclosures

Cc: Board of Supervisors

Comprehensive Plan Actions
Township Engineers

Sub #	Title	Sub Title	Timeframe for Completion	Priority	Recommendations and Actions	Method of Implementation	Status
8F-1	Investigate alternative transportation needs including pedestrian and bike paths, and connect these routes with major centers of activity and recreation.	Provide adequate shoulder widths to facilitate bicycles and pedestrian mobility.	1 - On-going	2 - Medium	Evaluate improvements to road sections and intersections for their impacts, both positive and negative, on pedestrian and bicycle movements.	Consider during review of new/modifications to roads and intersections.	No Action
8F-1	Investigate alternative transportation needs including pedestrian and bike paths, and connect these routes with major centers of activity and recreation.	Provide adequate shoulder widths to facilitate bicycles and pedestrian mobility.	3 - Short-term	1 - High	Consider a set of improvement standards for on-road bicycle facilities, utilizing established recommendations for road width and conditions. Design standards should include not only pavement width but also lane separation (pavement striping) and signage.	Bicycle lane improvement standards and overall route plan for locations of on-road bicycle facilities per Action 8E-1-2 and 8E-1-3. Adopt as part of Subdivision and Land Development Ordinance and in Road Maintenance Program.	No Action
8C-6	Implement traffic improvements for key roads and intersections.	Improve access management.	4- Long-term	2 - Medium	Identify areas that may be enhanced by access management improvements, and make improvements to those areas.	Capital Improvements Plan, Annual Budget	No Action

Comprehensive Plan Actions
Code Enforcement

Sub #	Title	Sub Title	Timeframe for Completion	Priority	Recommendations and Actions	Method of Implementation	Status
3A-1	Preserve the character and diversity of existing residential neighborhoods.	Strengthen enforcement of building and maintenance codes.	2 - Immediate	1 - High	Ensure compatibility between the older building code element of the UCC with the Township's Historic Preservation Ordinance to address adaptive reuse of historic structures.	For adaptive reuse petitions, factor in adjustments to building code requirements that are intended to ease conversions for historic structures.	Completed

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

Voice (610) 692-7171

Fax (610) 425-8950

E-mail rsmith@eastgoshen.org

Date: August 12, 2010

To: Planning Commission ✓
Municipal Authority
Park & Rec Board
Conservancy Board
Historical Commission

From: Rick Smith, Township Manager

Re: Comprehensive Plan Goals

Background - The Comprehensive Plan (Plan) that the Board of Supervisors adopted on June 21, 2005 identifies a series of action items that need to be completed in order to accomplish the goals set forth in the Plan. These action items are set forth in Chapter 10 of the Plan.

Chapter 10 lists the timeframe for completion, the priority, the method of implementation and the party responsible for each action item. A recent review indicates that while we as a Township have made significant strides in completing the action items the work is not yet complete.

Enclosed is a list of the applicable action items for each ABC. This list only includes a summary of each action and additional information is available in the Plan. The complete Plan is available on the Township web page, if you would like a hard copy of the plan just let me know.

Required Action - The Board would like each ABC to review their list of action items to see which items can be competed by year-end. The ABC would report on these at the Annual Planning Session. In addition, each ABC should use their list of action items as a basis for determining their goals for 2011.

Enclosures

Cc: Board of Supervisors
Staff Liaisons

Comprehensive Plan Actions
Planning Commission

Sub #	Title	Sub Title	Timeframe for Completion	Priority	Recommendations and Actions	Method of Implementation	Status
3B-1	Encourage design and layout of housing that maximizes the preservation of open space and the protection of environmentally sensitive land.	Encourage the use of clustering methods for new development of vacant lands.	1 - On-going	1 - High	Ensure common open space includes natural resources that connect to form natural corridors for wildlife habitat.	Zoning Ordinance	Active
4B-1	Promote the use of best management practices in design and land development that protect the air quality, water resources, wetlands, and floodplains from the impacts of development.	Recommend the use of porous pavement to reduce impervious coverage.	1 - On-going	1 - High	Promote the use of porous paving materials.	Zoning Ordinance	Active
8F-2	Investigate alternative transportation needs including pedestrian and bike paths, and connect these routes with major centers of activity and recreation.	Consider the addition of sidewalks to increase pedestrian circulation and safety.	1 - On-going	1 - High	Coordinate the construction of new sidewalks with the development of a potential trail network. See Recommendation 6D-2.	Should a trail network be advocated relative to Recommendation 6D-1, then coordinate with sidewalk improvements to avoid duplication of improvements.	Active
8F-2	Investigate alternative transportation needs including pedestrian and bike paths, and connect these routes with major centers of activity and recreation.	Consider the addition of sidewalks to increase pedestrian circulation and safety.	1 - On-going	1 - High	Consider sidewalk improvements in all future development proposals.	Coordination of sidewalk improvements should include contributions through new development proposals on roadways specifically linking developments on Township roads classified as collector or arterial; Subdivision and Land Development Ordinance.	Active
2E-2	Encourage and support regional planning initiatives that promote best planning practices.	Continue participation in the West Chester Regional Planning Commission (WCRPC).	1 - On-going	2 - Medium	Support development of other regional initiatives of interest to East Goshen.	Special Study, Zoning Ordinance revisions	Active
3A-2	Preserve the character and diversity of existing residential neighborhoods.	Encourage rehabilitation of housing in transitional neighborhoods.	1 - On-going	2 - Medium	Encourage redevelopment of existing housing stock and development of vacant sites in older neighborhoods by providing for flexibility in the types of residential uses permitted.	Zoning Ordinance	Active
4D-1	Protect the headwaters of the Ridley Creek and the Chester Creek.	Promote protection of riparian forest buffers.	1 - On-going	2 - Medium	Encourage applicants to use local volunteer groups to help with planting of riparian forest buffers, in coordination with the Conservancy Board.	Township newsletter, website	Active

Comprehensive Plan Actions
Planning Commission

Sub #	Title	Sub Title	Timeframe for Completion	Priority	Recommendations and Actions	Method of Implementation	Status
8D-4	Reduce traffic by implementing and optimizing appropriate travel demand management techniques and public transportation opportunities.	Coordinate the establishment of local travel demand management programs with regional employers.	1 - On-going	2 - Medium	Work with area and regional employers and the Chester County TMA to establish programs designed to address travel demand.	Coordinate efforts to establish and promote alternatives either as options for employees or mandated within local employer operations; options to manage travel demand include: carpool/vanpool programs, flex time provision, bus circulators (local busing from parking to employment and between employers). Investigate grant programs available through PennDOT and DVRPC to provide cost incentives to employers/employees.	No Action
8E-1	Identify regional highway improvement projects to enhance mobility and safety and reduce congestion.	Continue to discuss and plan transportation issues at a regional level.	1 - On-going	2 - Medium	Monitor transportation improvements in adjacent townships and through the WCRPC.	Monitor all roadway improvements and other initiatives of adjacent townships and the WCRPC.	Active
8E-1	Identify regional highway improvement projects to enhance mobility and safety and reduce congestion.	Continue to discuss and plan transportation issues at a regional level.	1 - On-going	2 - Medium	Work with adjacent townships and the West Chester Region to continually plan for implementation of improvements along corridors of mutual interest.	Road Corridor Studies done on a multi-municipal level with adjacent townships and with WCRPC. An example is the current Paoli Pike corridor study with West Goshen and Willistown.	Active
2A-2	Promote redevelopment in commercial districts that enhances the character of the community.	Adopt design standards that create unifying visual features within existing commercial districts, primarily through landscaping, access control, sign regulation, and pedestrian/bicycle facilities.	2 - Immediate	1 - High	Establish a shared parking strategy that reduces the number of total parking spaces required for adjacent commercial and noncommercial uses.	Zoning Ordinance, reference to Subdivision and Land Development Ordinance; Shared parking should incorporate a calculation that identifies peak hours of operation of adjacent uses to identify the number of adjacent parking spaces that could be shared.	Active
2A-2	Promote redevelopment in commercial districts that enhances the character of the community.	Adopt design standards that create unifying visual features within existing commercial districts, primarily through landscaping, access control, sign regulation, and pedestrian/bicycle facilities.	2 - Immediate	1 - High	Re-examine existing minimum parking requirements and, using the most recent available parking generation data, reduce the amount of parking required.	Zoning Ordinance	To Be Addressed
2A-2	Promote redevelopment in commercial districts that enhances the character of the community.	Adopt design standards that create unifying visual features within existing commercial districts, primarily through landscaping, access control, sign regulation, and pedestrian/bicycle facilities.	2 - Immediate	1 - High	Encourage alternative paving of parking areas to include the use of porous paving systems.	Zoning Ordinance	Active
2C-1	Encourage higher density uses along major roads and highways.	Encourage multi-story development of commercial areas to create greater diversity of use.	2 - Immediate	1 - High	Consider an increase in structure height in commercial districts to reduce impervious coverage and increase open space.	Zoning Ordinance	No Action

Comprehensive Plan Actions Planning Commission

Sub #	Title	Sub Title	Timeframe for Completion	Priority	Recommendations and Actions	Method of Implementation	Status
3B-1	Encourage design and layout of housing that maximizes the preservation of open space and the protection of environmentally sensitive land.	Encourage the use of clustering methods for new development of vacant lands.	2 - Immediate	1 - High	Provide a density bonus for increased open space.	Zoning Ordinance	Active
4A-2	Prohibit development and redevelopment within highly sensitive environmental areas.	Protect serpentine as a unique natural resource.	2 - Immediate	1 - High	Revise the Subdivision and Land Development Ordinance to include location and size of any serpentine outcroppings.	Subdivision and Land Development Ordinance	Active
4A-3	Prohibit development and redevelopment within highly sensitive environmental areas.	Promote woodland preservation.	2 - Immediate	1 - High	Revise the Subdivision and Land Development Ordinance to promote use of native plants and prohibit invasive species.	Subdivision and Land Development Ordinance	Active
4A-3	Prohibit development and redevelopment within highly sensitive environmental areas.	Promote woodland preservation.	2 - Immediate	1 - High	Update Subdivision and Land Development Ordinance Definitions section.	Subdivision and Land Development Ordinance	Active
4D-2	Protect the headwaters of the Ridley Creek and the Chester Creek	Promote woodland preservation.	2 - Immediate	1 - High	Review specifications for a Tree Protection Zone (TPZ).	Subdivision and Land Development Ordinance	Completed
		Promote protection of wetlands.	2 - Immediate	1 - High	Revise the Subdivision and Land Development Ordinance to include wetlands margins, permitted uses, and setbacks.	Zoning Ordinance, Subdivision and Land Development Ordinance	To Be Addressed
8C-5	Implement traffic improvements for key roads and intersections.	Revise the Road Functional Classification designations to reflect current conditions and future needs.	2 - Immediate	1 - High	Consider implementing the revised functional road classifications for PennDOT roads within the Township after Chester County and PennDOT reach agreement on the definitions.	Comprehensive Plan, traffic and road improvement design studies, Subdivision and Land Development Ordinance requirements for new development, evaluation of impacts on Zoning Ordinance provisions.	No Action
4A-4	Prohibit development and redevelopment within highly sensitive environmental areas.	Identify protected resources on subdivision and land development plans.	2 - Immediate	2 - Medium	Revise the Subdivision and Land Development Ordinance to require the location of first order streams (headwaters), and riparian forest buffers.	Subdivision and Land Development Ordinance	No Action
2A-2	Promote redevelopment in commercial districts that enhances the character of the community.	Adopt design standards that create unifying visual features within existing commercial districts, primarily through landscaping, access control, sign regulation, and pedestrian/bicycle facilities.	3 - Short-term	1 - High	Review landscaping regulations to provide more flexibility in the design and improvement of nonconforming and combined sites.	Incorporate into Subdivision and Land Development Ordinance	No Action
2A-2	Promote redevelopment in commercial districts that enhances the character of the community.	Adopt design standards that create unifying visual features within existing commercial districts, primarily through landscaping, access control, sign regulation, and pedestrian/bicycle facilities.	3 - Short-term	1 - High	Provide greater flexibility in the use of common driveways, including providing design or use incentives that allow for business owners to redesign existing parking areas to create greater driving and access safety.	Subdivision and Land Development Ordinance, references to Zoning Ordinance; incentives should be tied to reductions in landscape buffer requirements, setbacks, or parking.	Active

Comprehensive Plan Actions
Planning Commission

Sub #	Title	Sub Title	Timeframe for Completion	Priority	Recommendations and Actions	Method of Implementation	Status
2A-2	Promote redevelopment in commercial districts that enhances the character of the community.	Adopt design standards that create unifying visual features within existing commercial districts, primarily through landscaping, access control, sign regulation, and pedestrian/bicycle facilities.	3 - Short-term	1 - High	Consider an increase in structure height in commercial districts to reduce impervious coverage and increase open space.	Zoning Ordinance	No Action
2E-1	Encourage and support regional planning initiatives that promote best planning practices.	Adopt revisions to the Township Zoning Ordinance to achieve consistency with adjacent township comprehensive plans and zoning ordinances.	3 - Short-term	1 - High	Review the Zoning Ordinance for provisions to address incompatible land uses along the borders, and adopt revisions as needed.	Zoning Ordinance	Completed
5B-2	Protect the Township's historical structures from the impacts of development.	Consider the creation of additional Local Historic Districts.	3 - Short-term	1 - High	Establish an historic overlay zoning district for the Rocky Hill historic area.	Zoning Ordinance (prior to amendments, through Rocky Hill study of existing developed conditions)	No Action
2A-1	Promote redevelopment in commercial districts that enhances the character of the community.	Designate commercial districts as redevelopment areas, and create incentives through zoning to redevelop existing business sites as well as vacant or underutilized properties.	3 - Short-term	2 - Medium	Consider adopting an Ordinance to capture any proposed additional public rights-of-way.	Ordinance	No Action
2B-1	Develop innovative design standards for future residential, commercial, and industrial development and redevelopment that minimizes impact on the environment and maximizes preservation of open space.	Amend cluster design regulations to create a site design "blueprint" that defines future design parameters for new residential, commercial, and industrial development.	3 - Short-term	2 - Medium	Develop and adopt cluster design regulations appropriate to the Business Park (BP) district.	Zoning Ordinance	No Action
2B-2	Develop innovative design standards for future residential, commercial, and industrial development and redevelopment that minimizes impact on the environment and maximizes preservation of open space.	Adopt provisions that encourage flexibility for infill opportunities, while maintaining the existing character of local neighborhoods.	3 - Short-term	2 - Medium	Encourage cluster development of Low Density Residential (LDR) areas that protects existing historic structures and natural resources.	Zoning Ordinance, Subdivision and Land Development Ordinance	Completed
2B-2	Develop innovative design standards for future residential, commercial, and industrial development and redevelopment that minimizes impact on the environment and maximizes preservation of open space.	Adopt provisions that encourage flexibility for infill opportunities, while maintaining the existing character of local neighborhoods.	3 - Short-term	2 - Medium	Review and revise the existing lot area, width, and yard regulations of the R-3 district to reflect the existing lot sizes within the district.	Zoning Ordinance (R-3 District)	No Action
2C-1	Encourage higher density uses along major roads and highways.	Encourage multi-story development of commercial areas to create greater diversity of use.	3 - Short-term	2 - Medium	Evaluate the restriction allowing only one principal use per commercial lot and revise C-4 district area and bulk standards to reflect additional potential uses and multi-use development.	Zoning Ordinance	No Action

Comprehensive Plan Actions
Planning Commission

Sub #	Title	Sub Title	Timeframe for Completion	Priority	Recommendations and Actions	Method of Implementation	Status
3C-1	Promote redevelopment in residential districts to preserve the character of East Goshen. Ensure redevelopment is suited in scale and character to the existing neighborhood.	Review zoning regulations that inhibit affordable housing development or redevelopment.	3 - Short-term	2 - Medium	Review area and bulk regulations in the residential districts.	Zoning Ordinance (prior to amendments, a study of area and bulk regulations in the residential districts)	No Action
3C-1	Promote redevelopment in residential districts to preserve the character of East Goshen. Ensure redevelopment is suited in scale and character to the existing neighborhood.	Review zoning regulations that inhibit affordable housing development or redevelopment.	3 - Short-term	2 - Medium	Review impervious coverage requirements in all residential districts.	Zoning Ordinance	No Action
4B-1	Promote the use of best management practices in design and land development that protect the air quality, water resources, wetlands, and floodplains from the impacts of development.	Recommend the use of porous pavement to reduce impervious coverage.	3 - Short-term	2 - Medium	Review impervious coverage regulations.	Zoning Ordinance	Active
4D-1	Protect the headwaters of the Ridley Creek and the Chester Creek.	Promote protection of riparian forest buffers.	3 - Short-term	2 - Medium	Revise the Subdivision and Land Development Ordinance to include standards to limit or prohibit disturbance within a specified distance from the stream or water body.	Subdivision and Land Development Ordinance	Completed
4D-1	Protect the headwaters of the Ridley Creek and the Chester Creek.	Promote protection of riparian forest buffers.	3 - Short-term	2 - Medium	Require the establishment and maintenance of riparian forest buffers.	Zoning Ordinance, Subdivision and Land Development Ordinance	No Action
8D-2	Reduce traffic by implementing and optimizing appropriate travel demand management techniques and public transportation opportunities.	Support establishment of a subscription bus service.	3 - Short-term	2 - Medium	Investigate and, if warranted, support the establishment of a subscription bus service.	Study the parameters for a subscription bus service, including total costs, interviews with employers re costs and contributions opportunities, and survey employees for interest in alternative commuting choice.	No Action
8D-3	Reduce traffic by implementing and optimizing appropriate travel demand management techniques and public transportation opportunities.	Identify and support organized park and ride locations.	3 - Short-term	2 - Medium	Communicate with local businesses and institutions that may have ideal locations for park and ride lots.	Negotiate with local businesses/institutions for use of parking areas, fees, liability, etc.	No Action
8D-3	Reduce traffic by implementing and optimizing appropriate travel demand management techniques and public transportation opportunities.	Identify and support organized park and ride locations.	3 - Short-term	2 - Medium	Identify possible locations for park and ride lots and support park and ride lots already in existence.	Field survey of local parking lots and already existing park and ride lots. Evaluate commuting patterns to determine effective future locations depending on transit availability.	No Action

Comprehensive Plan Actions Planning Commission

Sub #	Title	Sub Title	Timeframe for Completion	Priority	Recommendations and Actions	Method of Implementation	Status
2A-2	Promote redevelopment in commercial districts that enhances the character of the community.	Adopt design standards that create unifying visual features within existing commercial districts, primarily through landscaping, access control, sign regulation, and pedestrian/bicycle facilities.	4- Long-term	2 - Medium	Develop and approve a sign plan in accordance with a Corridor Design Plan.	Sign Plan – defines a common design theme and parameters to implement along designated Corridors. Zoning Ordinance for consistency with the Sign Plan.	To Be Addressed
2B-1	Develop innovative design standards for future residential, commercial, and industrial development and redevelopment that minimizes impact on the environment and maximizes preservation of open space.	Amend cluster design regulations to create a site design “blueprint” that defines future design parameters for new residential, commercial, and industrial development.	4- Long-term	3 - Low	Consider cluster design as a by-right development, with the current conventional design converted to a conditional use approval.	Zoning Ordinance (R-2 and R-4 Districts only)	No Action
2B-1	Develop innovative design standards for future residential, commercial, and industrial development and redevelopment that minimizes impact on the environment and maximizes preservation of open space.	Amend cluster design regulations to create a site design “blueprint” that defines future design parameters for new residential, commercial, and industrial development.	4- Long-term	3 - Low	Consider raising the minimum common open space requirement to 50% for residential development, with a smaller percentage for commercial and industrial cluster development.	Zoning Ordinance	Active
2D-1	Preserve and enhance the concept of a Town Center.	Hold a workshop to develop a unifying design concept for the Town Center.	4- Long-term	3 - Low	Hold a workshop to invite members of the public, design professionals, business owners, community leaders, and public officials to develop a common design concept and parameters for the Town Center.	Public Design Workshop incorporating: Small group sessions with design professional to identify existing assess and concerns; Potential design solutions to unify the Town Center; Ordinance amendments to address design recommendations; A growth plan to maintain economic viability of the Goshen Village Shopping Center.	No Action
4C-2	Protect scenic vistas and public and privately owned open space from the impacts of development.	Consider a scenic road overlay district.	4- Long-term	3 - Low	Consider the creation of a Scenic Road Overlay District.	Update of Scenic Road inventory, Zoning Ordinance	No Action

Comprehensive Plan Actions
WC Regional Planning Commission

Sub #	Title	Sub Title	Timeframe for Completion	Priority	Recommendations and Actions	Method of Implementation	Status
8D-1	Reduce traffic by implementing and optimizing appropriate travel demand management techniques and public transportation opportunities.	Support regional efforts to expand public transportation.	1 - On-going	2 - Medium	Consider future opportunities for expansion of rail transit in the West Chester Region, such as the potential Cross-County Metro route.	Coordinate additional transportation planning by the WCRPC to explore additional transit options	No Action
8E-1	Identify regional highway improvement projects to enhance mobility and safety and reduce congestion.	Continue to discuss and plan transportation issues at a regional level.	1 - On-going	2 - Medium	Ensure that transportation issues remain as active topics of discussion at the regional level and monitor the progress of each topic to assess how the Township may benefit from or participate in such efforts.	Coordination and regular attendance at WCRPC meeting	Active
8E-3	Identify regional highway improvement projects to enhance mobility and safety and reduce congestion.	Develop a plan and implementation program within the West Chester Region to address freight traffic.	1 - On-going	2 - Medium	Identify, in coordination with adjacent municipalities and the West Chester Region, those locations where freight traffic is high, and create a regional plan to address the problems resulting from such traffic.	Regional freight traffic study of local destinations and cross-municipal routes; develop recommendations to address impacts including noise, air pollution, roadway deterioration, intersection curve radii problems. Coordinate study through WCRPC and with adjacent municipalities not within WCRPC.	No Action
8E-3	Identify regional highway improvement projects to enhance mobility and safety and reduce congestion.	Develop a plan and implementation program within the West Chester Region to address freight traffic.	3 - Short-term	1 - High	Support WCRPC study efforts to add a slip ramp from Brandywine Business Park to Route 202/322 interchange to help reduce freight traffic on other roadways.	Endorse efforts of WCRPC transportation study (in progress) to include a full intersection and slip ramp at Route 202/322 interchange.	No Action
8D-3	Reduce traffic by implementing and optimizing appropriate travel demand management techniques and public transportation opportunities.	Identify and support organized park and ride locations.	3 - Short-term	2 - Medium	Discuss the establishment of park and ride locations with the WCRPC and adjacent municipalities.	Provide information to WCRPC and adjacent municipalities concerning locations of park and ride lots and current and future transit routes.	No Action
8E-1	Identify regional highway improvement projects to enhance mobility and safety and reduce congestion.	Continue to discuss and plan transportation issues at a regional level.	3 - Short-term	2 - Medium	Advocate the updating of the West Chester Region transportation plan and model as a means to effectively plan for additional needs in the Region.	Update and revise the WCRPC Regional Long Range Transportation Study as a regional transportation plan, incorporate a fully operable traffic model for analysis of traffic changes from new development/redevelopment.	No Action

Comprehensive Plan Actions
ABC's

Sub #	Title	Sub Title	Timeframe for Completion	Priority	Recommendations and Actions	Method of Implementation	Status
9D-1	Insure that each of the Township's Authorities, Boards and Commissions has a mission statement and a clear understanding of their role, responsibility and authority.	Review and update the mission statement for each of the Township's Authorities, Boards, and Commissions.	1 - On-going	1 - High	Authorities, Boards, and Commission should review their mission statements as required.	Review current mission statements and provide recommendations to Board of Supervisors regarding changes to comply with Township comprehensive plan.	No Action
9D-1	Insure that each of the Township's Authorities, Boards and Commissions has a mission statement and a clear understanding of their role, responsibility and authority.	Review and update the mission statement for each of the Township's Authorities, Boards, and Commissions.	1 - On-going	1 - High	Provide an annual report including activities and decisions by each of the Authorities, Boards and Commissions.	Annual Report, compiled from ABCs written reviews, posted on Township website and copies at the Township Building	Completed and On-Going
9D-2	Insure that each of the Township's Authorities, Boards and Commissions has a mission statement and a clear understanding of their role, responsibility and authority.	Continue the annual planning session among the Township's Authorities, Boards, and Commissions.	1 - On-going	1 - High	Conduct the annual planning meeting during January of each year.	Prepare meeting announcements to go into the local newspaper, Township newsletter, and on the Township website to notify residents of the annual planning session.	Completed and On-Going
9D-1	Insure that each of the Township's Authorities, Boards and Commissions has a mission statement and a clear understanding of their role, responsibility and authority.	Review and update the mission statement for each of the Township's Authorities, Boards, and Commissions.	2 - Immediate	1 - High	Authorities, Boards and Commissions shall develop by-laws to cover day-to-day operations.	Develop by-laws based on Master Planning courses.	Active

PLANNING COMMISSION

GENERAL FUND		ACTUAL 2009	BUDGET 2010	ACTUAL YTD 2010	+/- BUDGET 07/31/10	PROJECTED 8/1/10-12/31/10	PROJECTED TOTAL 2010	PROJECTED +/- BUDGET 2010	BUDGET REQUEST 2011
REVENUES:									
01361 GENERAL GOVERNMENT									
3000	FEES ZON.SUBDIV.LAND DEV.	\$750	\$21,000	\$200	(\$20,800)		\$200	(\$20,800)	
3200	FEES FOR ENG. RECHARGES	\$46,451	\$50,000	\$27,757	(\$22,243)		\$27,757	(\$22,243)	
3400	HEARINGS CONDITIONAL USE	\$1,050	\$2,800	\$700	(\$2,100)		\$700	(\$2,100)	
3410	ZONING HEARING BD. FEES	\$4,200	\$3,150	\$1,750	(\$1,400)		\$1,750	(\$1,400)	
5000	SALE-MAPS & PUBLICATIONS	\$3,610	\$4,000	\$1,264	(\$2,736)		\$1,264	(\$2,736)	
ORG SUBTOTALS		\$56,061	\$80,950	\$31,671	(\$49,279)	\$0	\$31,671	(\$49,279)	\$0
EXPENSES:									
01414 PLANNING & ZONING									
3000	CODE BOOKS/OTHER	\$9,155	\$8,250	\$6,525	(\$1,725)		\$6,525	(\$1,725)	
3100	COURT REPORTERS	\$4,835	\$5,000	\$808	(\$4,192)		\$808	(\$4,192)	
3110	LEGAL EXPENSE - CODES	\$10,321	\$10,000	\$1,564	(\$8,436)		\$1,564	(\$8,436)	
3120	PLANNING CONSULTANT	\$0	\$0	\$0	\$0		\$0	\$0	
3140	LEGAL SERV. - PLAN. COMM.	\$703	\$250	\$240	(\$10)		\$240	(\$10)	
3141	LEGAL SERV.-ZON. HEAR BD.	\$48,042	\$30,000	\$6,076	(\$23,924)		\$6,076	(\$23,924)	
3142	LEGAL SERV. CONDITIONAL USE	\$5,121	\$4,449	\$909	(\$3,540)		\$909	(\$3,540)	
3143	LEGAL - SUBDIVISION & LAND DEV.	\$1,948	\$1,948	\$905	(\$1,043)		\$905	(\$1,043)	
ORG SUBTOTALS		\$80,125	\$59,897	\$17,027	(\$42,870)	\$0	\$17,027	(\$42,870)	\$0