

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION**

Agenda

Wednesday, October 6, 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. September 1, 2010**
- F. Acknowledge Receipt of New Applications
 - 1. CTDI, 1334 Enterprise Dr., (C/U)**
- G. Subdivision Plans
- H. Land Development Plans
 - 1. Hankin Family LTD Partnership, Rt 352/Boot Rd (L/D)**
- I. Conditional Uses and Variances
 - 1. CTDI, 1334 Enterprise Dr., (C/U)**
- J. Ordinance Amendments
- K. Old Business
 - 1. Tree Ordinances
 - 2. Comprehensive Plan Goals
 - 3. I & BP Parking**
- L. New Business
- M. Any Other Matter
 - 1. Sidewalks**
- N. Meetings and Dates of Importance

October 5, 2010	Board of Supervisors	7:00 PM
October 6, 2010	Planning Commission	7:00 PM
October 7, 2010	Park & Rec	7:00 PM
October 11, 2010	Municipal Authority	7:00 PM
October 12, 2010	Board of Supervisors	7:00 PM
October 13, 2010	Conservancy	7:00 PM
October 14, 2010	Historical	7:00 PM
October 18, 2010	Deer	7:00 PM
October 19, 2010	Board of Supervisors	7:00 PM
October 26, 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

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
APPLICATION HISTORY
Wednesday, October 6, 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
September 10, 2010	PDEP – New Kent Apts. Plans
September 29, 2010	Yerkes – Land Development Plan Reviews
September 30, 2010	Draft Motion

2. CONDITIONAL USE / VARIANCES / ZHB APPLICATIONS

CTDI, 1334 Enterprise Dr (C/U)

September 27, 2010	John E. Good, - amendment to C/U Plans
September 30, 2010	Meeting dates notice

3. ORDINANCE AMENDMENTS

1. Tree Ordinance

4. ANY OTHER MATTER

1. Comprehensive Goals

Planning Commission
Application Tracking Log

Application Name	Application (CU, LD, O, SD, V, SE, CA)	Type (Sk, P, F)	Date Filed	Start Date	Date to Verkes/Consultant	Date to CCPC	Date to Abutting Prop. / ABC's	Extension	PC NLT Action Date	BOS NLT Action Date	Hearing Date	Drop Dead date
The Hankin Group (New Kent Apartments)	LD	P/F	6/29/10	7/7/10	7/1/10	7/1/10	7/1/10		10/6/10	10/26/10	n/a	11/3/2010
CTDI, 1334 Enterprise Drive	CU	n/a	9/28/10	9/28/10	10/1/10	n/a	10/1/10		11/3/10	11/23/10	11/9/10	11/27/10

Bold = New Application or PC action required

C. TRACKING LOG
pg

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
September 1, 2010

The East Goshen Township Planning Commission held their regularly scheduled meeting on September 1, 2010 at the East Goshen Township building. Members Chairman George Martynick, Susan Carty, Peter Mylonas, Albert Zuccarello, and Dan Daley were present. Also present were Township Zoning Officer Mark Gordon, Chris Reardon (Historic Commission Member), and Ginnie Newlin (Conservancy Board Member).

WORKSHOP SESSION – 7:00pm

The minutes of August 4, 2010 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 announced that there will be no workshop this month.

B. Approval of Minutes

Al made a motion to approve the minutes of August 4, 2010 as corrected. Peter seconded the motion. No further comment was made and the motion passed unanimously.

C. Land Development

1. The Hankin Group, New Kent Apartments, Boot Road (Sketch Plan) – No representatives were present at this meeting. George announced that an extension was given until November.

D. Conditional Uses and Variances

None

E. New Business

None

F. Old Business

1. Tree Ordinance – The current ordinance was revised by the Conservancy Board. The Commission members were impressed with the changes the Conservancy Board recommended. Mark will consult with the Township Solicitor about the paragraph numbering. Then it will go to the County for review.

2. Comprehensive Plan Goals – The Commission reviewed the status of the goals assigned to them in the Comprehensive Plan. Peter commented that the majority are proactive and may be relevant to an applicant in the future. Also, he made a list of all the items the Commission covered this year. This could be used as a reference to change the status of some of the goals. Mark will reference any applications that were relevant to some of the active goals. Al suggested that some items that aren't the Planning Commission's area of expertise should be passed onto the appropriate ABC. Bike paths were discussed which Dan has experience with. Sue is concerned about the possibility of a current commercial operator wanting to demolish a commercial development and rebuild. She also asked Mark for a township map showing where the pipelines are located. The Commission members will review the list for further discussion next month.

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G. Liaison Reports
None

H Adjournment

Motion to adjourn the meeting was made by Sue and seconded by Al. The meeting adjourned at 9:00 p.m.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary

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pennsylvania

DEPARTMENT OF ENVIRONMENTAL PROTECTION

SOUTHEAST REGIONAL OFFICE

H. HANKIN FAMILY LTD
2 pgs

September 10, 2010

2010 SEP 14 PM 3 12

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

Re: Application for Exemption
New Kent Apartments
DEP Code 1-15919-227-E
East Goshen Township
Chester County

Dear Mr. Fisher:

On August 11, 2010, we received your request for an exemption from planning requirements under the Pennsylvania Sewage Facilities Act concerning the above-referenced project. The request meets the requirements of Section 7(b)(5) of the Act.

An exemption from Sewage Facilities Planning is hereby granted by the Department of Environmental Protection (Department) for the development of 24 apartment units on 30.8 acres. This project is located at 300 New Kent Drive in East Goshen Township, Chester County.

The project will be connected to the East Goshen Township collection system and will generate 4,200 gallons of sewage per day to be treated at the East Goshen Township Ridley Creek Wastewater Treatment Facility.

This exemption only applies to planning requirements under the Sewage Facilities Act and the Clean Streams Law. Other Department permits may be required prior to any construction, which will encroach on streams or wetlands.

202

Mr. Neal Fisher

- 2 -

September 10, 2010

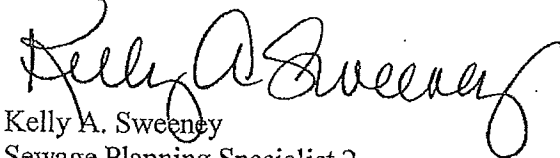
Any person aggrieved by this action may appeal, pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. Section 7514, and the Administrative Agency Law, 2 Pa.C.S. Chapter 5A, to the Environmental Hearing Board, Second Floor, Rachel Carson State Office Building, 400 Market Street, P.O. Box 8457, Harrisburg, PA 17105-8457, 717.787.3483. TDD users may contact the Board through the Pennsylvania Relay Service, 800.654.5984. Appeals must be filed with the Environmental Hearing Board within 30 days of receipt of written notice of this action unless the appropriate statute provides a different time period. Copies of the appeal form and the Board's rules of practice and procedure may be obtained from the Board. The appeal form and the Board's rules of practice and procedure are also available in braille or on audiotape from the Secretary to the Board at 717.787.3483. This paragraph does not, in and of itself, create any right of appeal beyond that permitted by applicable statutes and decisional law.

IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST REACH THE BOARD WITHIN 30 DAYS. YOU DO NOT NEED A LAWYER TO FILE AN APPEAL WITH THE BOARD.

IMPORTANT LEGAL RIGHTS ARE AT STAKE, HOWEVER, SO YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD (717.787.3483) FOR MORE INFORMATION.

If you have any questions, please call me at 484.250.5182.

Sincerely,



Kelly A. Sweeney
Sewage Planning Specialist 2
Water Management

cc: Chester County Health Department
Chester County Planning Commission
Chester County Conservation District
East Goshen Township
Ms. Moore
Planning Section
Re 30 (GJE10WQ)254-3



W. HANKIN
1
3 pgs

Yerkes Associates, Inc.

Consulting Engineers / Site Planners / Land Surveyors

September 29, 2010

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

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

Commission Members:

The following plans and supporting documents prepared by Edward B. Walsh & Associates, Inc. have been submitted to this office for review:

- Overall Site Plan – cover sheet
- Site Plan – sheet 1 of 7
- Existing Features, Demolition, & Open Space Plan - sheet 2 of 7
- Grading & PCSWM Plan – sheet 3 of 7
- Erosion & Sedimentation Control Plan – sheet 4 of 7
- Landscape Plan – sheet 5 of 7
- Lighting Plan – sheet 6 of 7
- Construction Details & Profile Sheet – sheet 7 of 7
- September 13, 2010 Plan Submission Letter

The plan submission also included a copy of the September 10, 2010 PADEP letter granting an exemption from Sewage Facilities Planning.

All plans have a latest revision date of September 13, 2010. The plans depict proposed site renovations within the New Kent Apartments parcel. The site renovations are located on the northeast corner of the Kent Drive intersection with Boot Road and include the demolition of two commercial buildings (total building area = 7,840 s.f.), the demolition of 62 parking spaces, the proposed construction of two apartment buildings with 12 units per building, and the proposed construction of 60 new parking spaces. The new apartment buildings are to be served by public water and public sanitary sewer. The site plan and stormwater management report indicate that the proposed change in impervious cover is an increase of 618 square feet. Stormwater management water quality requirements are to be addressed by a porous pavement / recharge bed.

Revisions to the plans include additional buffer landscaping along Boot Road, a redesign of the proposed retaining wall along Boot Road (the wall is now three feet high

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

and has been moved three feet further away from the Bell Atlantic utility line), and lighting modifications that increase the average maintained footcandle value from 0.69 to 1.06. Additionally, a lighting fixture with a concealed light source is now specified.

All comments from our previous review letter of August 26, 2010 have been satisfactorily addressed except for the following that are numbered as they appeared previously:

Zoning Ordinance

4. Section 240-27.C.1.c – A minimum of five percent of a parking area shall be landscaped and continually maintained as such. The minimum required green space area is indicated on the landscape plan but the landscaping is not shown for the green space areas at the east end of the parking lot. Landscape plantings for these areas should be provided.
6. Sections 240-27.C.2 and .3 – Buffer yards shall be provided as part of any new or expanded apartment development that would be contiguous to lots within a residential district. The landscape plan has been revised to include additional plantings between proposed Building I and Boot Road and supplemental plantings between existing Building 20 and Boot Road. A buffer yard note regarding field adjustments has also been added to the landscape plan. The note should be clarified to indicate that, with the approval of the Township, the proposed buffer planting locations may be adjusted to avoid conflicts with utility lines and to maintain clear sight distance at the Kent Drive intersection with Boot Road. The note should also indicate that additional plantings are to be provided where necessary to establish the required landscape screen.

General Comments

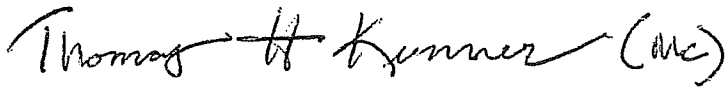
31. The construction sequence and demolition plan regarding the existing storm sewer should be further clarified to address inlet protection for the existing inlets during the demolition phase of the project.
33. Since the proposed limit of disturbance exceeds one acre, the erosion and sediment control plan will need to be submitted to the Chester County Conservation District for review and approval. A letter of adequacy from the Chester County Conservation District and a NPDES Permit are required for final plan approval.

Plan approval is recommended conditioned upon the above comments being satisfactorily addressed. Please contact us if you have any questions concerning this review letter.

New Kent Apartments
September 29, 2010
Page 3 of 3

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Sincerely,
YERKES ASSOCIATES, INC.



Thomas H. Kummer, R.L.A.



Michael Conrad, P.E.


cc: Mark Gordon
Edward B. Walsh & Associates, Inc.

H. HANKIN
1.
1 pg

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: 9/30/2010
To: Planning Commission
From: Mark Gordon, Zoning Officer
Re: New Kent Apartments 

Dear Commissioners,

The New Kent LD Plan has a recommended approval from the Twp. Engineer and an adequacy letter from the CCCD. The Conservancy Board will look at the revised LS Plan on Oct. 13. I have drafted a motion for your consideration.

DRAFT MOTION:

Mr. Chairman, I move that we recommend that the Board of Supervisors approve the Preliminary /Final Land Development Plan of the Hankin Group to redevelop the existing Commercial stores at New Kent Apartments into two new Residential Apartment Buildings as depicted on the plans dated 6/25/2010 and last revised on 9/13/2010 with the Following conditions:

1. The Township Conservancy Board's written recommendation is received by the Board of Supervisors prior to plan approval.
2. The applicant will follow all applicable federal, State and Local laws and secure all proper permits prior to construction of the improvements depicted on the plans.
3. The Plan shall not be released for recording until all the escrow for the improvements depicted on the plans has been posted.

I CTDI
bpgs

LAW OFFICES
JOHN E. GOOD ASSOCIATES

JOHN E. GOOD

331 WEST MINER STREET
WEST CHESTER, PENNSYLVANIA 19382-2832
(610) 436-6565
FAX (610) 344-9381

September 27, 2010

HAND-DELIVERED

Board of Supervisors of East Goshen Township
c/o Mark A. Gordon, Zoning Officer
1580 Paoli Pike
West Chester, PA 19380-6199

Dear Mark:

Please allow this letter to serve as an amendment to the Conditional Use Application filed June 7, 2010 on behalf of CTDI.

In the Application filed, the Applicant sought a modification of the conditional use approval dated July 22, 1992.

The amended description of proposed uses is as follows: Applicant seeks conditional use approval pursuant to Section 240-31.C(3)(qq).

Enclosed is Applicant's check in the amount of \$2,350.00 representing the appropriate Application Fee and escrow along with 11 copies of the plan showing the proposed additional parking and calculations as to the percentage of impervious coverage, etc.

I would appreciate if we could discuss a possible hearing date in this matter before it is "fixed in concrete". Thank you very much.

Very sincerely yours,


John E. Good

JEG:rd
Enclosures

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Conditional Use Application and Checklist

East Goshen Township

To: Township Zoning Officer

Name of Applicant: CTDI

Applicant Address: 1373 Enterprise Drive, West Chester, PA 19380

Telephone Number: 610.436.5203 Fax: 610.436.4110

Email Address: _____

Property Address: 1334 Enterprise Drive

Tax Parcel Number: 53-4-155 Zoning District: BP Acreage: 4.593 acres

Description of proposed use:

Applicant seeks a modification of a conditional use approval dated July 22, 1992. Applicant's employees exceed, on the busiest shift, the number of parking spaces provided.

Conditional Use is provided in Zoning Ordinance Section: 240-21C and Section 240-31

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

[Signature] 6/7/10
Signature of Applicant Date

Attest: _____

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

Conditional Use Application and Checklist

Township Administration use only:

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

Application Checklist:

<u>Item</u>	<u>Date Complete</u>
1. Completed Township Application Form:	6-7-2010
2. All related materials submitted:	9-28-2010
3. Township application and review fees paid:	9-28-2010

Application accepted as complete on 9-28-2010 by MARK GORDON

Official Signature:  Title: ZONING OFFICER

Review Process Checklist

<u>Item</u>	<u>Date</u>
1. Start date:	9-28
2. Date of first formal Planning Commission Meeting following Submission of complete application:	10-6
3. Sent to Twp. Engineer:	9-30
4. Date presented to Planning Commission:	10-6
5. Abutting Property Letter sent:	9-30
6. Date sent to CB:	"
7. Date sent To MA:	"
8. Date sent to HC:	"
9. Date sent to PRB:	"
10. Date sent to TAB:	"
11. Date by which the PC must act:	11-3
12. Date by which Board of Supervisors must act:	11-23
13. Drop Dead Date; (Day 60):	11-27
14. Conditional Use Hearing Date:	11-9
15. Dates of hearing advertisement:..... &	
16. Property Posted:	

486

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

July 22, 1992

Mr. Gerald Parsons
Communications Test Design, Inc.
1373 Enterprise Dr.
West Chester, PA 19380

RE: Conditional Use Application
1334 Enterprise Drive
Tax Parcel #53-4-155

Dear Mr. Parsons:

At the hearing held Tuesday, July 21, 1992, the Board of Supervisors unanimously approved your request to utilize the building at 1334 Enterprise Drive as a multiple principle use building, pursuant to Section 403.3a of the Township Zoning Ordinance, with the following uses:

- 1) repair and assembly of electronic equipment including computer hardware, pursuant to Section 403.2(h),
- 2) research and development of computer software packages, pursuant to Section 403.s(i) and
- 3) short term warehousing of equipment which will be transferred to CTDI's repair shops for testing and repair, pursuant to Section 403.3(b).

This approval is conditioned upon the following:

- 1) Any HVAC unit added to the roof of the building shall be screened in accordance with the requirements of Section 403.6(b).
- 2) The applicant shall paint all of the existing HVAC units brown.
- 3) All dumpsters and/or recycling containers shall be screened in accordance with Section 506.3(d).

506

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

Page 2

4) A parking space shall be provided for each employee on the largest shift and the parking lot shall be lined in accordance with Section 512.3(b) and (j).

5) Loading docks shall be screened with a minimum of ten eight foot trees; the type and placement to be decided by the applicant and the Township Conservancy Board.

6) All signs shall be reviewed and approved by the Township Planning Commission prior to the issuance of a permit.

At the hearing, you verbally acknowledged your acceptance of these conditions. I would appreciate it if you would also sign the enclosed copy of this letter and return it to me for my file.

If you have any questions, please contact me.

Sincerely yours,

Rick

Louis F. Smith, Jr.
Township Manager

LFS/dlc
enclosure

cc: Planning Commission
Conservancy Board
Thomas Oeste, Esq.

I understand and accept the aforementioned conditions.

[Signature]
Communications Test Design, Inc.

8-2-92
Date

6086

June 10, 2010

Mr. John E. Good Esq.
1373 Enterprise Drive
West Chester PA 19380

**Re: T.P.N. 53-4-155 (CTDI, 1334 Enterprise Drive)
Conditional Use Application**

Dear Mr. Good:

Thank you for talking with me the other day regarding the CTDI, Inc Conditional Use Application Submission. As we discussed the Township needs more information regarding what the applicant proposes to facilitate the existing parking shortfall. As we discussed I believe there may be a solution however more information is needed.

Our records indicate that the property has 50% impervious coverage currently. The code allows for a maximum of 50% by right. There is a provision in §240-31.C.(3)(qq) of the Township conditional use ordinance that allows an increase in impervious coverage to facilitate the area for additional parking on the property. The services of an engineer will be needed to determine how this can be done to in accordance with the code.

As we discussed, I will hold the application and consider it incomplete at this time and wait for the additional information required. I have also enclosed a copy of the plan from 1992 when the parking on this property was expanded, for your use. I have also returned the application to you at this time and advise you that the Township will require a \$2,000 escrow fee for engineering reviews when the complete submission is accepted.

Should you have any questions, please don't hesitate to call.

Sincerely,

Mark A. Gordon
Township Zoning Officer

CC: Board of Supervisors
Planning Commission
Tom Logan, CTDI Inc. via Email

Enclosure

BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

I. CTDI
1pg

September 30, 2010

Dear Property Owner:

The purpose of this letter is to inform you that CTDI Inc. has submitted a Conditional Use application for the property located at 1334 Enterprise Drive, West Chester, PA 19380. The applicant requests to amend the Conditional Use approval of the property by increasing the parking area to accommodate the number of employees on the largest shift as outlined in the current Conditional Use approval. Pursuant to §240-31.C(3)(qq) of the Township Zoning Ordinance the total impervious coverage of a property may be expanded to 60% in the BP district as long as all the requirements are met and the plan is approved through the conditional use process.

Pursuant to Township policy, property owners within 1000 feet of the subject property are notified of Conditional Use applications.

The meeting dates and times scheduled for the review and discussion of this application are outlined below and subject to change without notice.

October 6, 2010 - Planning Commission meeting (workshop at 7:00 pm, formal meeting @ 7:30 pm) **(Presentation of Application)**

November 3, 2010 - Planning Commission meeting (workshop at 7:00 pm, formal meeting @ 7:30 pm)

November 9, 2010 - Board of Supervisors meeting (workshop at 7:00 pm, formal meeting @ 8:00 pm) **(Conditional Use Hearing)**

All meetings are held at the Township Building and are open to the public. The plans are available for review during normal business hours. Please give me a call at 610-692-7171 or email me at mgordon@eastgoshen.org if you have any questions or need additional information.

Sincerely,



Mark A. Gordon
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions

Gordon, Mark

From: Mark Gordon [mgordon@eastgoshen.org]
Sent: Thursday, September 23, 2010 9:32 AM
To: 'Neal Fisher'
Subject: RE: Emailing: Memo re.parking 07152010.doc, Parking Standards Table 05272010.doc

Great, thanks Neal.

I'm going to forward this email to the PC and they may have a few questions for you on October 6th if you don't mind.

Thanks again.

-Mark

-----Original Message-----

From: Neal Fisher [mailto:neal.fisher@hankingroup.com]
Sent: Wednesday, September 22, 2010 4:44 PM
To: Mark Gordon
Subject: RE: Emailing: Memo re.parking 07152010.doc, Parking Standards Table 05272010.doc

Mark,

I think it is a great idea for the Township to take a second look at the parking ordinance. This is one section on the ordinance that always seems to have controversy. Here are my recommendations:

- Apartments should be divided into 2 categories 1 bedrooms that park at 1.5 spaces/unit and 2 bedrooms that park at 2 spaces/unit. We have in excess of 1,200 apartments in Chester County all with a mix of 1 and 2 bedroom units - these recommended counts exceed our use.
- Office space - Based on our experience I would recommend 4spaces/1000 sf with the ability to reduce the required parking up to 20% if the applicant can 1) demonstrate that they have the ability to provide parking at 4 spaces/1000 sf 2) demonstrate to the PC that the parking needs can be satisfied at a lower parking ratio and 3) if a parking problem arises agree to stall the future parking upon notice by the municipality.
- warehouse - The warehouse market has changed, becoming more efficient in recent years. I would recommend the 1 space/employee on the largest shift.
- Multiple uses - I would recommend an aggregate of the individual uses (for example flex buildings). I would also give the ability for shopping centers to provide a shared parking study based on recommendations found in the ITE (instate of transportation engineers). Based on the mix of uses the site could have profoundly differently parking counts.

Retail in general - 4/1000

I would gladly give you more detail or my thought process behind my reasoning.

Hope this helps,
Neal

-----Original Message-----

From: Mark Gordon [mailto:mgordon@eastgoshen.org]

2072

Sent: Tuesday, September 21, 2010 5:23 PM

To: Neal Fisher

Subject: Emailing: Memo re.parking 07152010.doc, Parking Standards Table 05272010.doc

Neal,

Here is the ordinance amendment the PC is considering.

Thanks

The message is ready to be sent with the following file or link attachments:

Memo re.parking 07152010.doc

Parking Standards Table 05272010.doc

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

M. SIDEWALKS
1.
3pgs

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: 9/10/2010

To: Board of Supervisors

From: Mark Gordon, Township Zoning Officer

Re: Sidewalks

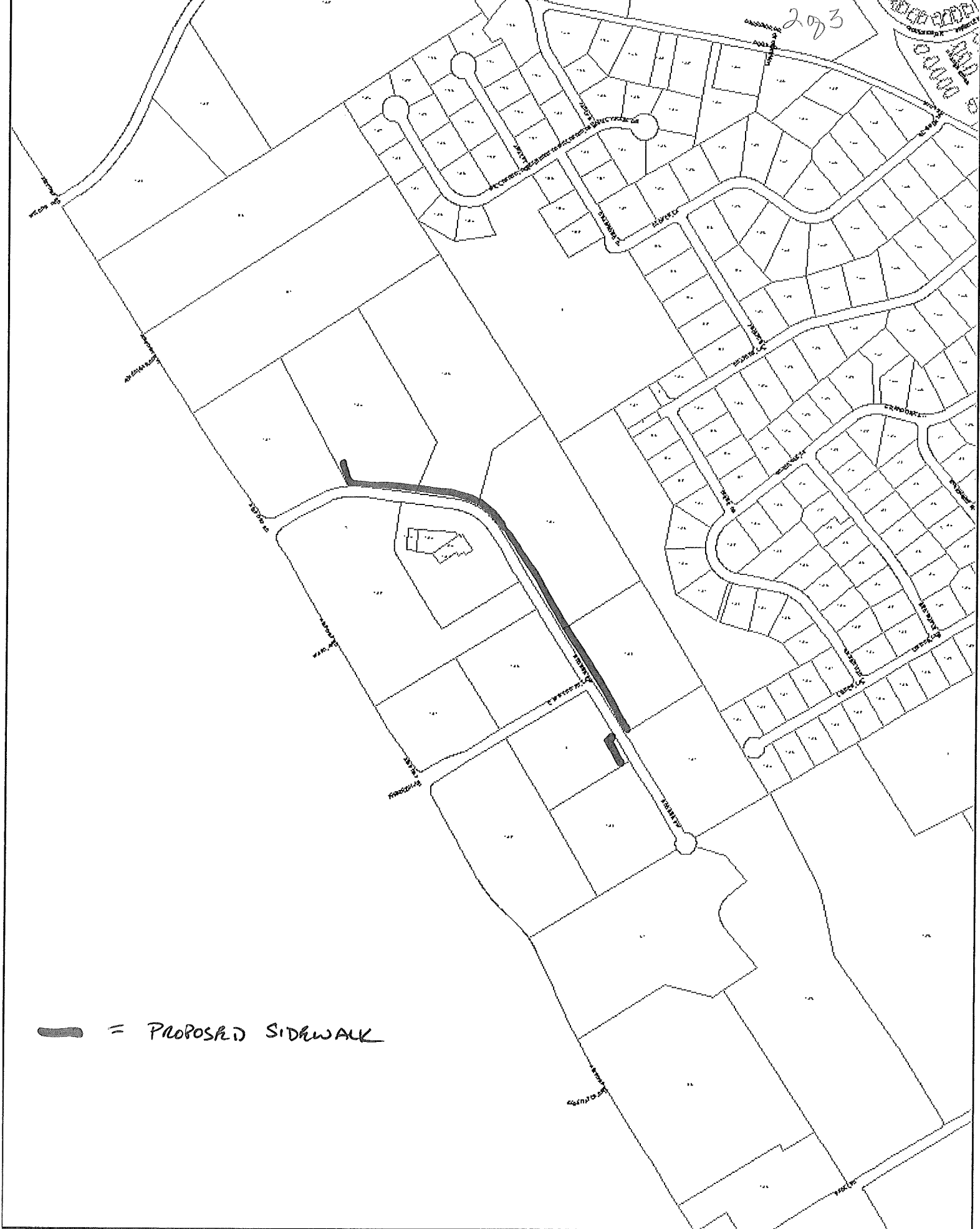
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Dear Board Members,

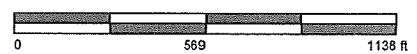
Synthes USA has requested to install a sidewalk within the Goshen Corporate Park West within the Right of way in order to connect their properties and increase pedestrian mobility throughout the corporate park. I ran the scenario by Mr. Brion and I have attached his response. If granted Synthes would like to plan to construct the sidewalks in 2011.

Please see the attached email from Mr. Brion and a sketch of the proposed sidewalk along Goshen Parkway. I will be available to answer your questions on this matter at your meeting on September 14th.

PL!
PLEASE REVIEW
& COMMENT.
-mlg



Goshen Corporate Park West



3083

Gordon, Mark

From: Anita Ferenz [aferenz@buckleyllp.com] on behalf of Joseph Brion [jbrion@buckleyllp.com]
Sent: Friday, August 27, 2010 4:01 PM
To: Mark Gordon
Cc: Rick Smith
Subject: RE: Sidewalks

Mark,

This is in response to your inquiry yesterday regarding sidewalks that Synthes USA wants to install and maintain in the Township right-of-way to connect several of their properties on Goshen Parkway. My opinion would be that two agreements are necessary. The first would be a construction/installation agreement whereby Synthes would agree to install the sidewalks in accord with the Township SALDO and other ordinances in a manner approved by the Township engineer. I would treat this no different than any other public improvement being installed in that the sidewalks would have to be installed based on the Township specifications. The funds for installation of the sidewalks would either be by escrow with a financial security agreement or a bond be issued as part of that agreement to insure that during construction the sidewalks are inspected and completed in accord with Township requirements. Therefore, the construction/installation agreement would have the requirement of Township inspection.

Thereafter, there should be a maintenance agreement in which Synthes USA would be required to maintain the sidewalks in good order and repair and also provide the Township with the ability to remove the sidewalks and/or repair them and lien the property as owned by Synthes USA or, for that matter, a future owner of the property for the cost of such repair if the Township desires to continue with the sidewalks. The procedure would be very similar to a sewer lien.

These are my thoughts and I'd be happy to discuss them further.

Skip

From: Mark Gordon [mailto:mgordon@eastgoshen.org]
Sent: Thursday, August 26, 2010 11:37 AM
To: Joseph Brion; Anita Ferenz
Cc: 'Rick Smith'
Subject: Sidewalks

Mr. Brion,

I have an enquiry from Synthes USA to connect several of their properties on Goshen Parkway via sidewalks. Synthes USA proposes to install and maintain the sidewalks. The Township doesn't have issue with the sidewalks being installed within the Right of way however the Township is not willing to maintain said sidewalks in any fashion. It appears as simple as allowing the installation as per plan approved by the Township with a maintenance agreement by Synthes USA to be reviewed and approved by the township and your office with a clause stating that the Township can remove the sidewalks if the property owners fail to comply with the maintenance agreement, and maybe secure a bond as part of the agreement.

Please advise.

Thank you
-Mark

Mark A. Gordon
Director of Code Enforcement / Zoning Officer
East Goshen Township

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

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

FYI

September 20, 2010

Dear Property Owner:

As you may know, over the last two years the Township has received several applications to locate Wireless Communications Facilities in the center of the Township. In an attempt to address the needs of the wireless carriers, to find one wireless facility solution rather than several and to generate revenue for the Township; the Township is considering whether or not to construct a Wireless Communications Tower within the East Goshen Township Park on Paoli Pike.

The area of the park being considered for the tower site at this time is the western side of the soccer fields along the edge of the woods approximately 200' from the northern property line and 200 feet from the park road and parking area.

The Board of Supervisors is seeking input from the public on this matter; your attendance and participation is highly encouraged. Everyone in attendance will have an opportunity to comment and ask questions. This notice has been sent to all property owners within 1000 feet of the Township Park property.

The Board of Supervisors will hear public comment at their meeting on October 5, 2010 at 7 PM.

All meetings are held at the Township Building and are open to the public and are subject to change. Please give me a call at 610-692-7171 or email me at mgordon@eastgoshen.org if you have any questions or need additional information.

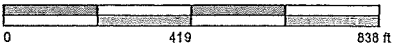
Sincerely,



Mark A. Gordon
Township Zoning Officer



EGT Park - Proposed Tower Site = X



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

FyI

September 16, 2010

Dear Property Owner:

The purpose of this letter is to inform you that The Township Board of Supervisors is going to discuss a proposal from Mr. Vincent Angelini, owner of 947 Cornwallis Drive and 1592 Wineberry Lane. Mr. Angelini is proposing to grant an **Emergency Access / Egress Easement** to the Township through his two properties. This Emergency Easement would connect Cornwallis Drive and Wineberry Lane and provide **access for emergency vehicles, only in the event of an emergency** when Colonial Lane or Cornwallis Drive is blocked and emergency vehicles can't gain access to Colonial Lane or Cornwallis Drive.

I will present a short presentation to the Board outlining the proposed Emergency Access Easement; the Board will discuss the proposal then open up the discussion to the public for comment and questions. The Board of Supervisors is seeking input from the public; your attendance and participation is highly encouraged. Everyone in attendance will have an opportunity to comment and ask questions.

This proposal from Mr. Angelini affords the Township with an opportunity to connect Cornwallis Drive and Wineberry Lane with an alternative means of access and egress for emergency situations only. Therefore this notice has been sent to all property owners on Cornwallis Drive, Wineberry Lane and Colonial Lane. A rough sketch of the proposal is provided on the back of this letter.

This proposal will be discussed during the Board of Supervisors meeting on September 28th, 2010 at 7 PM.

All meetings are held at the Township Building and are open to the public and are subject to change. Please give me a call at 610-692-7171 or email me at mgordon@eastgoshen.org if you have any questions or need additional information.

Sincerely,



Mark A. Gordon
Township Zoning Officer