

**EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION  
Agenda  
Wednesday, November 3, 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. **October 6, 2010**
- F. Acknowledge Receipt of New Applications
  - 1. **AT&T Mobility, 1602 East Strasburg Rd (C/U)**
  - 2. **John Cavalli, 1352 Mark Dr., (D/V)**
  - 3. **Mike Ivey, 36 Hill St (Appeal)**
- G. Subdivision Plans  
Land Development Plans
- H. Conditional Uses and Variances
  - 1. **CTDI, 1334 Enterprise Dr., (C/U)**
  - 2. **AT&T Mobility, 1602 East Strasburg Rd (C/U)**
  - 3. **John Cavalli, 1352 Mark Dr., (D/V)**
- I. Ordinance Amendments
- J. Old Business
  - 1. **Tree Ordinance**
  - 2. **Tree Resolution**
  - 3. Comprehensive Plan Goals
  - 4. **I & BP Parking**
- K. New Business
- L. Any Other Matter
- M. Meetings and Dates of Importance

November 3, 2010	Board of Supervisors	12:00 PM
November 3, 2010	Board of Supervisors	7:00 PM
November 3, 2010	Planning Commission	7:00 PM
November 4, 2010	Park & Rec	7:00 PM
November 8, 2010	Municipal Authority	7:00 PM
November 9, 2010	Board of Supervisors	7:00 PM
November 10, 2010	Conservancy	7:00 PM
November 11, 2010	Veterans Day (Office Closed)	
November 11, 2010	Historical Commission	7:00 PM
November 15, 2010	Deer Committee	7:00 PM
November 16, 2010	Board of Supervisors	7:00 PM
November 23, 2010	Board of Supervisors	7:00 PM
November 25, 26, 2010	Office Closed	
November 30, 2010	Board of Supervisors	7:00 PM

Correspondence

- N. Goals
- O. Adjournment

- **Bold Items indicate that 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, November 3, 2010  
7:00 PM**

**1. SUBDIVISION & LAND DEVELOPMENT PLANS**

**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

October 22, 2010      Yerkes Assoc – C/U Plan Review

October 29, 2010      Draft Motion

**AT & T Mobility Corporation, LLC, 1602 E. Strasburg Rd (C/U)**

October 4, 2010      Application

October 29, 2010      Draft motion

**John Cavalli, 1352 Mark Dr., D/V**

October 18, 2010      Application  
Plans

October 29, 2010      Draft motions

**Mike Ivey, 36 Hill Street (Appeal)**

October 29, 2010      Application

**3. ORDINANCE AMENDMENTS**

1. Tree Ordinance

2. Tree Resolution

**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 Yerkes/Consultant	Date to CCPC	Date to Abutting Prop. / ABC's	Extension	PC NLT Action Date	BOS NLT Action Date	Hearing Date	Drop Dead date
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
AT&T Mobility	CU	n/a	10/5/10	10/5/10	10/8/10	n/a	10/8/10		11/3/10	11/16/10	11/16/10	12/3/10
Mr. Mike Ivey, 36 Hill Street	ZHB	n/a	10/18/10	10/18/10	n/a	n/a	10/28/10	1	11/3/10	12/28/10	1/12/11	1/31/11
Mr. John Cavalli, 1532 Mark Drive	V	n/a	10/25/10	10/25/10	n/a	n/a	10/28/10		11/3/10	11/23/10	12/8/10	12/24/10

Bold = New Application or PC action required

C. TRACKING LOG

**Draft**  
**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**October 6, 2010**

*The East Goshen Township Planning Commission held their regularly scheduled meeting on October 6, 2010 at the East Goshen Township building. Members present were: Chairman George Martynick, Susan Carty, Peter Mylonas, Albert Zuccarello, Dan Daley, Jim McRee and Megann Hedgecock. Also present were Township Zoning Officer Mark Gordon, Don McConathy (Township Supervisor), and Erich Meyer (resident).*

**WORKSHOP SESSION – 7:00pm**

- A. Neal Fisher reviewed the parking requirements under the Township ordinance and presented the Commission with some suggestions for possible revisions.
- B. The minutes of September 2, 2010 were reviewed. A motion will be passed in the formal session.
- C. 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 to remember 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**

Peter made a motion to approve the minutes of September 1, 2010. Sue seconded the motion. The motion passed with abstention by Megann and Jim.

**C. Land Development**

**1. The Hankin Group, New Kent Apartments, Boot Road (Sketch Plan)** – Jack Robinson represented the applicant. Peter moved that the Planning Commission 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.
- 4. Applicant shall address all remaining comments on the 9/29/2010 Yerkes letter.

Jim seconded the motion. There was no further discussion or public comment. The motion passed. Dan abstained.

**D. Conditional Uses and Variances**

**1. CTDI, 1334 Enterprise Dr.** John Good, attorney, represented the applicant. In 1992 CTDI had 70 parking spaces at this location. Currently the largest shift has 92 employees. They are using a shuttle to take the employees to their other locations in the corporate park where there is extra parking. Their engineer has

determined that they can increase the number of spaces to 104. This would increase their impervious cover to 57.37%, still under the 60% allowed. The storm water will go to the current under ground storage, which has enough capacity to handle the increase.

The 92 employees are the most they feel they will need but the 104 spaces gives them 12 additional spots. John feels CTDI would rather pave the additional up to 104 spaces while they have the equipment there, rather than holding the extra 12 for the future.

Megann asked if additional lighting will be needed. Mark said this would be determined after the Conditional Use is approved.

John doesn't feel porous pavement works well in the long run for commercial. Mark commented that this area in the back would be a great opportunity to do porous pavement. John will have CTDI look into the cost.

Mark explained that the number of ADA spaces required is based on the size of the building so they should have what they need.

Dan suggested that they add striping in the loading dock area clearly defining where cars should go. Mark said the request will go to the Township Engineer for review. CTDI's hearing is scheduled for November 9, 2010.

#### E. New Business

None

#### F. Old Business

**1. Tree Ordinance** – Mark reported that the Township Solicitor is reviewing the ordinance. There are some minor technical issues. After the revisions are complete, it will go to the County for review.

**2. Comprehensive Plan Goals** – Mark located an electronic version of the Comprehensive Plan and sorted the items in Chapter 10. He only selected the goals with a "high" or "immediate" designation for discussion this month. Several items will remain in the "ongoing" status. Others were marked with a date for completion. The Commission members will review the rest of the list for further discussion next month.

Regarding the proposed Paoli Pike Bike Path, Mark reported that the Township along with the YMCA, West Chester Area School District and Senator Dinniman have applied for a study to analyze the best location, use, cost, etc. from the West Goshen border to the Willistown border.

#### G. Liaison Reports

1. Board of Supervisors – Don reported that the matter of a wireless tower in the park was tabled.

#### H. Other Matters

1. George gave a reminder about the Master Planner Workshops for those on the Commission who haven't completed them.

2. Megann reminded the Commission that they should clean their road (Strasburg Road) soon. They decided to meet in front of Don McConathy's house on Saturday, October 30, 2010 at 8:30 am. Megann will bring donuts and George will get the vests and bags.

3. Synthes USA Sidewalk – Synthes has submitted a proposal to install a sidewalk within Goshen Corporate Park West within the right of way in order to connect their properties and increase pedestrian mobility throughout the corporate park. Mark presented this to the Board of Supervisors. They feel it is a good idea. Synthes is getting pricing for concrete and blacktop. A maintenance agreement would be worked out.

#### I. Adjournment

Motion to adjourn the meeting was made by Megann and seconded by A1. The meeting adjourned at 9:00 p.m.

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

C:\Documents and Settings\Owner\My Documents\My Word\Planning Commission\PC 2010\PC 100610 draft.doc

10/06/2010



Yerkes Associates, Inc.

Consulting Engineers / Site Planners / Land Surveyors

October 22, 2010

East Goshen Township  
1580 Paoli Pike  
West Chester, Pennsylvania 19380

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

OCT 23 2010

Attn: Mark Gordon, Township Zoning Officer

Re: CTDI – 1334 Enterprise Drive  
Conditional Use Plan Review

Dear Mark:

The following plan prepared by D.L. Howell & Associates, Inc. has been submitted to this office for review:

Conditional Use Site Plan, sheet 1 of 1, dated September 16, 2010

The plan depicts the proposed parking lot expansion from 70 spaces to 104 spaces for the existing 43,600 square foot commercial building at 1344 Enterprise Drive. The existing 4.593 acre parcel is situated within the BP Business Park Zoning District. The plan indicates that the building's floor space allocation is 32,000 square feet for warehousing, repair, and assembly, 8,000 square feet for repair, and 3,600 square feet for office space. The Applicant is seeking conditional use approval to allow an impervious coverage increase from 52.56 percent to 57.37 percent in order to provide 34 additional parking spaces. The conditional use application notes that the Applicant's employees, on the busiest shift, exceed the number of parking spaces provided.

The following comments are offered for your consideration:

Zoning Ordinance

1. Sections 240-27.C.4.b and 240-27.C.6.b – Refuse storage areas shall be adequate in size, screened from view from any public right-of-way, and be situated to prevent blockage or interference with accessways or parking spaces. The location of the refuse storage area should be indicated on the plan and its location or the location of the proposed parking areas adjusted as necessary to avoid any conflict.
2. Section 240-31.C.3.qq.1 – Conditional use approval is required to allow the impervious coverage to be increased up to 60 percent. As part of the conditional use application, the Applicant will need to demonstrate that the additional parking is warranted and that there is no other area on the lot where the parking could be located.

Professional services since 1874

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

3. Section 240-31.C.3.qq.4 – The conditional use plan will need to demonstrate compliance with the landscaping requirements outlined by this section. The additional landscaping to be provided shall include a minimum of two deciduous trees (min 2.5" caliper) or two evergreen trees (min. 8' height) and four deciduous or evergreen shrubs (min. 30" height) for each 3,000 square feet of impervious coverage above the 50 percent maximum coverage.
4. Section 240-33.B.7.c – The required minimum number of handicapped accessible parking spaces is five for a parking area with 101 to 150 parking spaces. Since the proposed number of parking spaces is to be increased to 104, a minimum number of five handicapped accessible parking spaces will need to be provided.
5. Section 240-33.C.10 – The minimum depth of parking stalls shall be 20 feet, however, an 18 foot depth is permissible where parking spaces abut low landscaped areas. The plan indicates a stall depth of 18 feet for the proposed parking spaces along the north side of the building. A distance of two feet separates these parking spaces from the building. The design for these proposed parking spaces should include adequate safe guards such as designated compact car use only and the installation of protective bollards between the parking spaces and the building wall.
6. Section 240-33.C.11 – In the BP Zoning District, parking spaces may be reduced in width from 10 feet to nine feet. The width of the existing and proposed parking spaces should be indicated on the plan.
7. Section 240-33.C.9 – Parking areas shall be adequately illuminated if designed for use by more than three cars after dusk. Lighting for the proposed additional parking areas will need to be addressed.

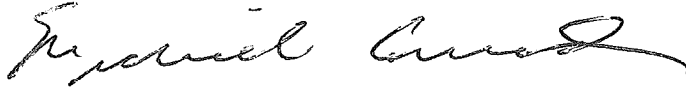
#### General Comments

8. The depth of the storm sewer system on the north and east sides of the building will need to be checked and adjusted as necessary to avoid any conflict with the proposed parking area expansion.
9. The design of the parking lot expansion near the southwest corner of the building will need to be account for any conflict with the existing gas service line.
10. An inspection of the existing detention basin should be conducted and any required maintenance should be completed.
11. A north arrow should be added to the plan.

303

The conditional use plan should be revised to address the above comments. Please contact me if you have any questions concerning this review.

Sincerely,  
YERKES ASSOCIATES, INC.

A handwritten signature in cursive script, appearing to read "Michael Conrad".

Michael Conrad, P.E.

Cc: D. L. Howell & Associates, Inc.



# Memorandum

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East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

Voice: 610-692-7171

Fax: 610-692-8950

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

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**Date:** 10/29/2010

**To:** Planning Commission

**From:** Mark Gordon, Zoning Officer *mlg*

**Re:** CTDI

Dear Commissioners,

The CTDI Plan has been reviewed by the Township Engineer and the comments received will be addressed with the Zoning and Building Permit application as well as plan reviews by the Twp. Engineer for parking, grading and SWM design issues. I have drafted a motion for your consideration.

**DRAFT MOTION:**

Mr. Chairman, I move that we recommend that the Board of Supervisors approve the Conditional Use Application and Site Plan dated 9/16/2010 with the Following conditions:

1. The applicant shall follow all applicable federal, State and Local laws and secure all proper permits prior to construction of the improvements depicted on the plans.
2. All items identified in the Township Engineers review letter dated 10/22/2010 shall be addressed to the satisfaction of the Township prior to the issuance of a Certificate of Use and Occupancy.



## 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: .....	10-5-2010
2. All related materials submitted: .....	10-5-2010
3. Township application and review fees paid: .....	10-5-2010

Application accepted as complete on 10-5-2010 by MARK A. GORDON

Official Signature: [Signature] Title: Zoning Director

### Review Process Checklist

<u>Item</u>	<u>Date</u>
1. Start date: .....	10-5-2010
2. Date of first formal Planning Commission Meeting following Submission of complete application: .....	10-6-2010
3. Sent to Twp. Engineer: .....	10-7-2010
4. Date presented to Planning Commission: .....	11-3-2010
5. Abutting Property Letter sent: .....	10-8-10
6. Date sent to CB: .....	11
7. Date sent To MA: .....	11
8. Date sent to HC: .....	11
9. Date sent to PRB: .....	11
10. Date sent to TAB: .....	11
11. Date by which the PC must act: .....	11-3-2010
12. Date by which Board of Supervisors must act: .....	11-30
13. Drop Dead Date; (Day 60): .....	12-4
14. Conditional Use Hearing Date: .....	11-16
15. Dates of hearing advertisement: .....	&
16. Property Posted: .....	

**METTE, EVANS & WOODSIDE**

A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW

3401 NORTH FRONT STREET  
P.O. BOX 5950  
HARRISBURG, PA 17110-0950

MARK D. HIPPI

IRS NO.  
23-1985005

TELEPHONE FAX  
(717) 232-5000 (717) 236-1816

[HTTP://WWW.METTE.COM](http://www.mette.com)

E-MAIL ADDRESS  
mdhippi@mette.com

October 4, 2010

East Goshen Township  
Attn: Mark A. Gordon, Zoning Officer  
1580 Paoli Pike  
West Chester, PA 19380

Via Federal Express  
(tel: 610.692.7171)

**Re: Application for Hearing/Conditional Use  
New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility Corporation  
File No. 10464.169**

Dear Mr. Gordon:

This office represents New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility Corporation (the "Applicant"). Enclosed please find eleven (11) sets of materials that we forward in support of our request for a conditional use approval that is required for our client to make improvements to an existing wireless communication facility (the "Facility") on property in a PECO right-of way that is located at 1602 East Strasburg Road, West Chester, Pennsylvania (the "Property"). The improvements include, but are not limited to, installation of fencing and screening around existing ground equipment, removal of three (3) antennas installation of six (6) new antennas, for a total net gain of three (3) antennas, and the installation of certain coax cables and related equipment (collectively, the "Proposed Improvements").

The Facility was constructed in 1988 and has been the subject of several zoning approvals; the most recent of which was a conditional use approval dated May 7, 2008. The Proposed Improvements will neither result with an increase of overall tower height nor require the expansion of the existing ground cabinets within which the Applicant's wireless communication equipment will be located. The materials that we forward in support of the Applicant's request include the following:

1. A Conditional Use Application (the "Application") that we submit on behalf of the Applicant;

Ltr to M. Gordon re Conditional Use Application  
AT&T Mobility Corporation – Goshenville  
October 4, 2010  
Page 2

2. Zoning Drawings prepared by Bechtel Corporation that depict the nature and extent of the Proposed Improvements, as well as the location of the Proposed Improvements on the Property;
3. A Letter of Authorization and partial copy of the redacted Lease Agreement that permit us to file the Application on behalf of the Applicant;
4. Specification sheets that contain specific information relative to the type of antennas the Applicant wishes to install as a component of the Proposed Improvements;
5. An Electromagnetic Emissions Analysis Report prepared by dBm Engineering, PC, which concludes that the Proposed Improvements may be installed without exceeding applicable safety limits promulgated by the FCC;
6. An Interference Analysis Report prepared by dBm Engineering, PC, which concludes that the Proposed Improvements may be installed without causing any interference to other uses at or around the Facility;
7. FCC Licenses to evidence the Applicant's ability to operate the subject Facility and an express certification regarding FCC licensing matters;
8. A Structural Report prepared by Advantage Engineers that concludes the subject wooden pole has sufficient capacity to accommodate the loading associated with the Proposed Improvements to be installed thereon;
9. A NEPA Report prepared by ACER Associates, LLC that confirms there are no historically protected sites within the immediate vicinity of the Facility and concludes that the Facility will have no adverse impact upon any historic resources;
10. A chart that contains the names and addresses of property owners with real estate that adjoins the Property, and a copy of the tax map records to confirm the location of each such parcel of real estate;
11. A copy of a transmittal from an employee of the Applicant to confirm the absence of FCC Applications, permits approvals and site inspection records pertaining to the Facility; and
12. A copy of a transmittal from an employee of PECO (landowner) to confirm that fencing may be installed around the ground cabinets at the Facility, but no

Ltr to M. Gordon re Conditional Use Application  
AT&T Mobility Corporation – Goshenville  
October 4, 2010  
Page 3

landscaping may be installed. The Applicant respectfully suggests that opaque slats be woven within the fence to be installed around the ground equipment cabinets, which was approved by PECO, in order to screen the ground equipment.

Finally enclosed are our firm's checks in the amount of the \$350.00 filing fee and the \$2,000.00 escrow review fee for the Application.

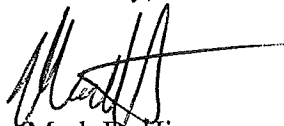
We are not able to provide propagation models to demonstrate enhanced coverage associated with installation of the Proposed Improvements. This is because the proposed antennas to be installed increase the data transmission capability for wireless users of the Facility rather than expand the coverage network.

Insofar as the Facility is already constructed and parking is currently provided in a manner that meets the Applicant's needs, we respectfully submit that discussion of soils reports, pre-construction engineer inspections, the provision of additional parking, introduction of a site plan or further similar items need not be addressed at length in connection with this Application. Please feel free to advise in the event you have concerns regarding this assumption.

We believe this submission is complete. Consequently, we ask that you kindly add the Application to the Agenda of the next available Township Planning Commission meeting and schedule the conditional use hearing.

Thank you for your assistance and review of this matter. In the meantime, please do not hesitate to contact me with any questions or concerns.

Sincerely,



Mark D. Hipp

MDH:lmg  
Enclosures

cc: Jeff Karon (via email, w/ application)  
Patricia Marquis (via email, w/ application)

H. AT&T  
2.  
1pg

## Memorandum

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East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

Voice: 610-692-7171

Fax: 610-692-8950

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

---

**Date:** 10/29/2010

**To:** Planning Commission

**From:** Mark Gordon, Zoning Officer *mlg*

**Re:** AT&T

Dear Commissioners,

The AT&T application before you for Conditional Use approval is for the existing site at 1606 East Strasburg Road to update the existing antennas and cabling and add fencing around the ground equipment. The Plan and application has been reviewed by the Township Engineer and the comments received can be addressed with a minimal effort by the applicant prior to the CU Hearing and during the Zoning and Building Permit application process. I have drafted a motion for your consideration.

**DRAFT MOTION:**

Mr. Chairman, I move that we recommend that the Board of Supervisors approve the Conditional Use Application and Plan dated 9/14/2010, last revised 9/22/2010 with the following conditions:

1. The applicant shall follow all applicable federal, State and Local laws and secure all proper permits prior to construction of the improvements depicted on the plans.
2. All items identified in the Township Engineers review letter dated 10/20/2010 shall be addressed to the satisfaction of the Township prior to the issuance of a Certificate of Use and Occupancy for the facility.

J. Cavalli  
3.  
5pgs

**EAST GOSHEN TOWNSHIP  
ZONING HEARING BOARD APPLICATION**

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199  
PHONE (610)-692-7171 FAX (610)-692-8950

Name of Applicant: JOAN CAVALLI  
Applicant Address: 1352 MARK DR.  
WEST CHESTER PA 19380  
Telephone Number: 610-430-0458 Fax Number: 610-430-7994  
Email Address: ~~FULLSQUAD@~~ FULLSQUAD@COMCAST.NET  
Property Address: SAME AS ABOVE

Tax Parcel Number: 53-04N-0038-0000 Zoning District: \_\_\_\_\_ Acreage: \_\_\_\_\_

**Purpose of Application (check one)**

- ☒ Variance (Type: ☐ Use Variance ☒ Dimensional Variance)  
☐ Special Exception  
☐ Appeal determination of the Zoning Officer  
☐ Other \_\_\_\_\_

**Sections of Zoning Ordinance in which relief is sought:**

240-9.G.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Description of the Zoning Relief requested and the future use of the property:**

DIMENSIONAL RELIEF Sought 9'-4" FROM WESTERN SIDE PROPERTY LINE  
\_\_\_\_\_  
\_\_\_\_\_

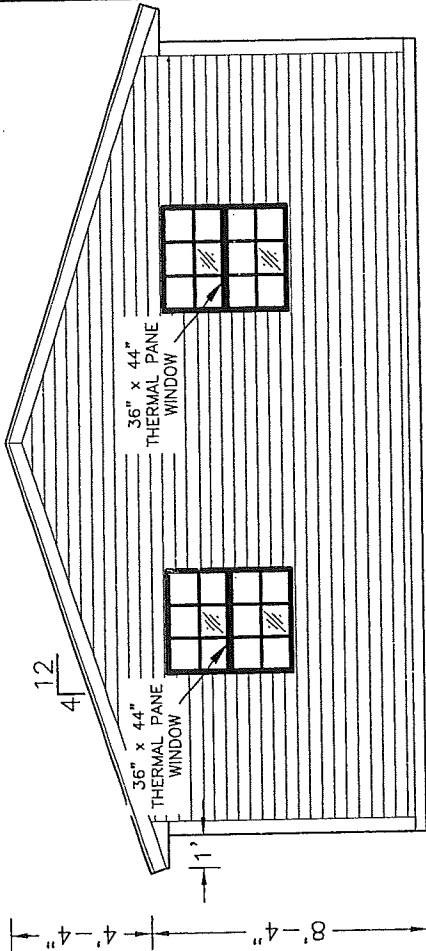
We hereby acknowledge that we have read this application and state that the above is correct and agree to comply with all provisions of the East Goshen Township Zoning Ordinance applicable to this project and property.

J. Cavalli  
Signature of Applicant

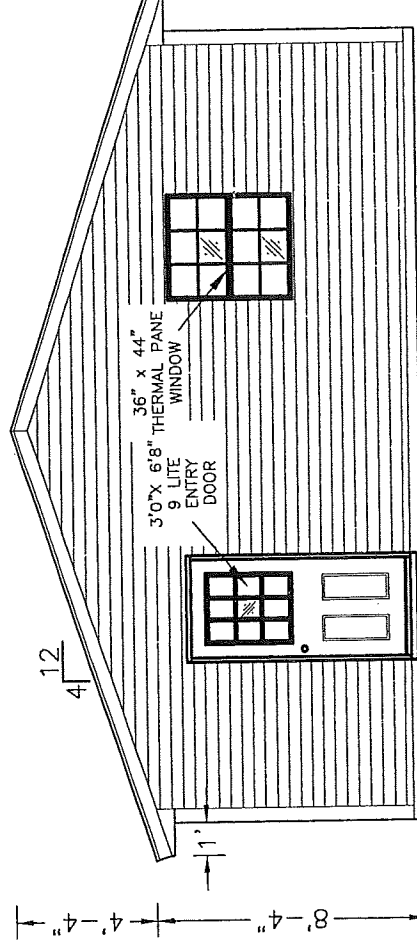
10/18/10  
Date

**\*Please review the formal application and review procedures on page three.**

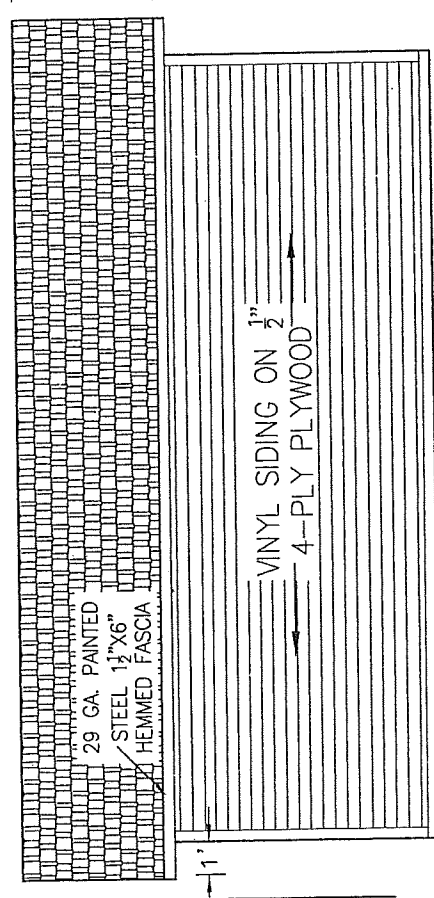




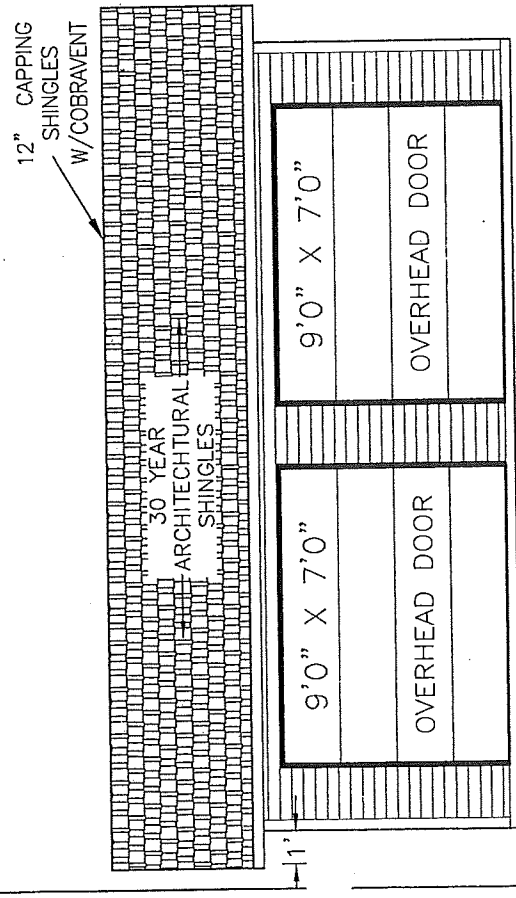
LEFT ENDWALL  
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RIGHT ENDWALL  
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BACK SIDEWALL  
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FRONT SIDEWALL  
SCALE: 3/16" = 1'0"

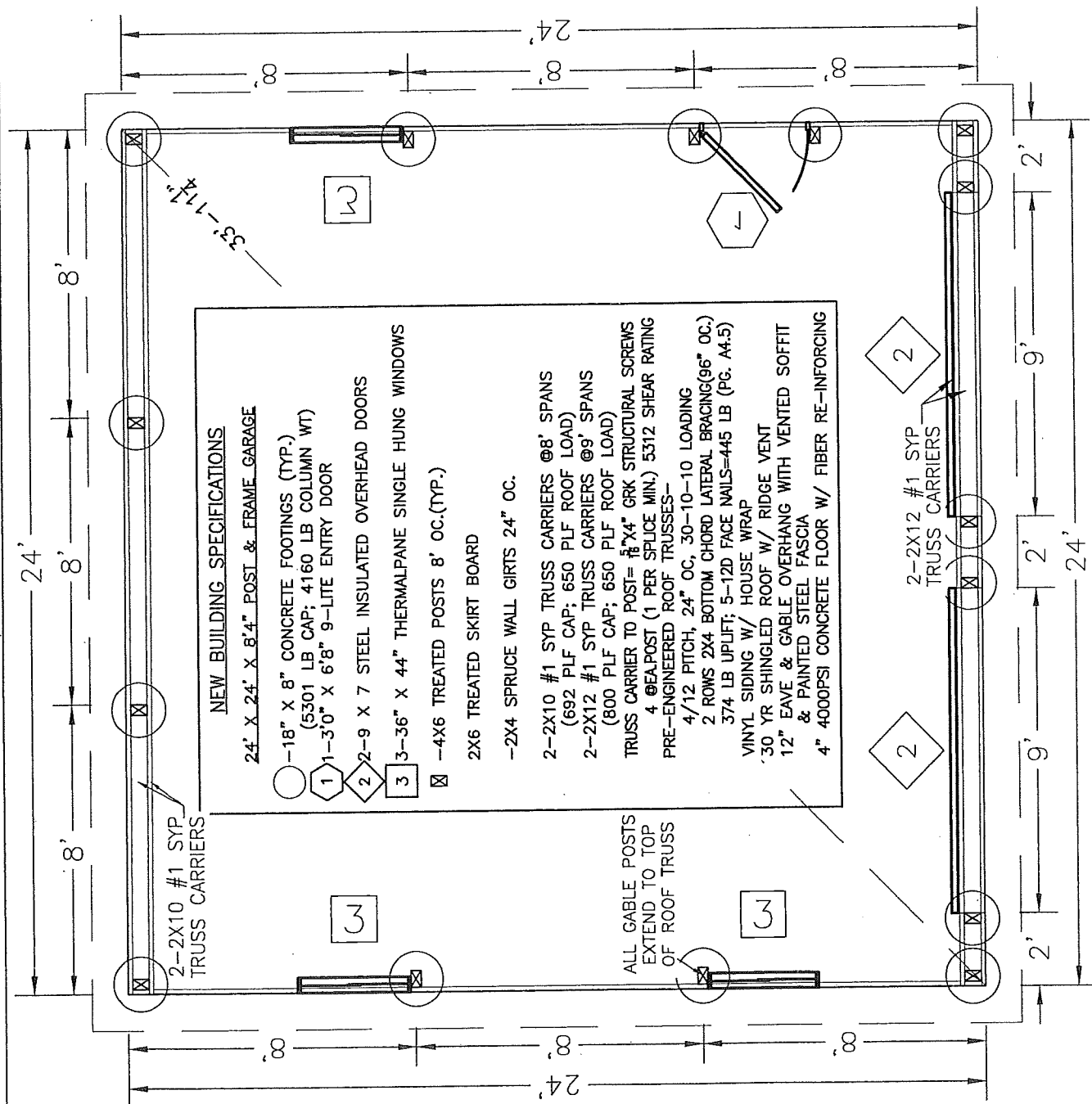
SEAL

ALL INFORMATION SHOWN ON DRAWING IS THE PROPERTY OF SHIRK POLE BUILDINGS LLC.	
THE DRAWING MAY NOT BE COPIED WITHOUT PERMISSION. BUILDER AND / OR OWNER IS RESPONSIBLE TO VERIFY ALL DIMENSIONS AS SHOWN PRIOR TO STARTING CONSTRUCTION.	
JOB NO.	SITE PLAN.
DWG REVIEW	DRAWN BY
	A. SHIRK
	CHECKED BY

REVIEWS

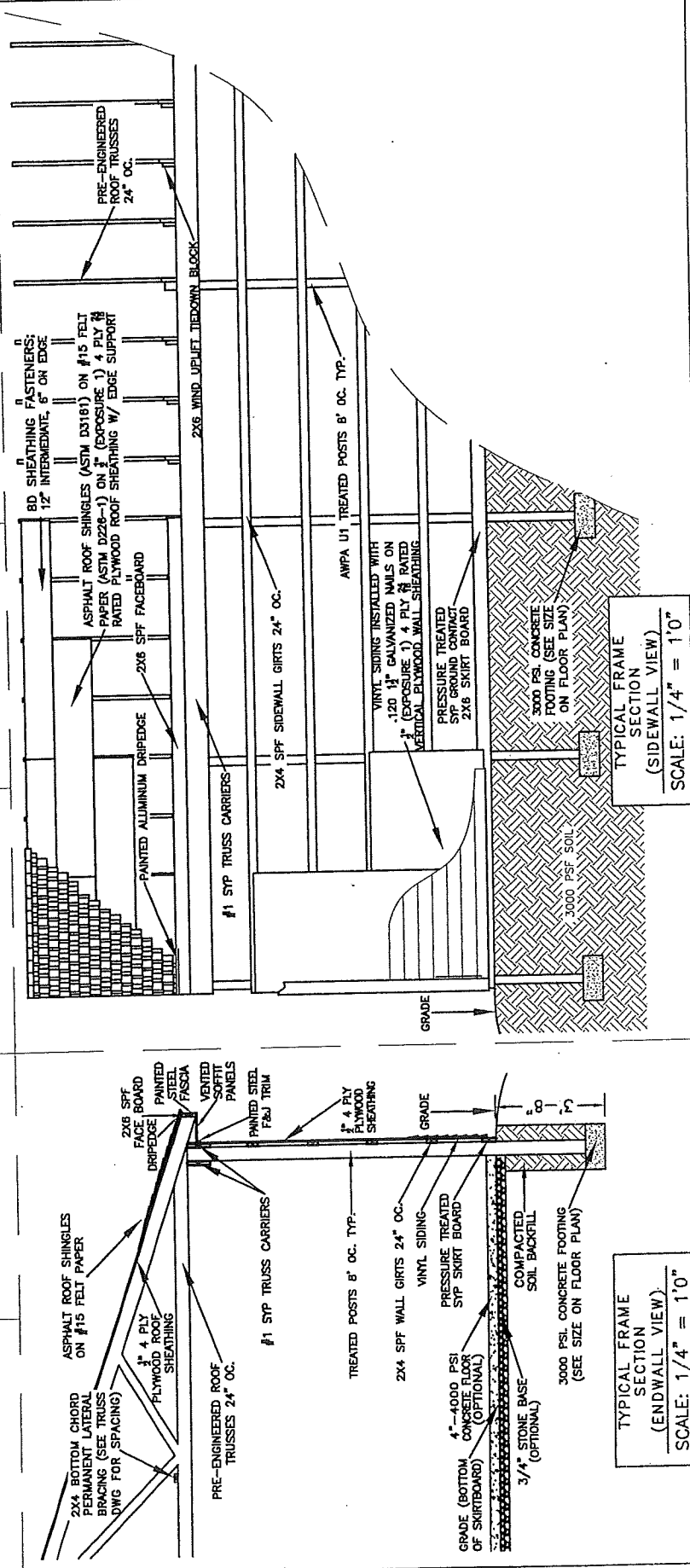
DATE: 7/22/10	SMITH	FLOOR PLAN
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3000



FLOOR PLAN

SCALE: 1/4" = 1'0"



## BUILDING DESIGN NOTES AND DETAILS

- A4.1 EXCAVATION  
FOOTINGS SHALL BE CIRCULAR (UNLESS NOTED OTHERWISE) AUGERED TO THE DEPTH AND DIAMETER SPECIFIED, WITH ALL LOOSE FILL REMOVED BEFORE CONCRETE FOOTING MATERIAL IS PLACED.
- A4.2 FOOTINGS  
STANDARD DEPTH FOR FOOTING EXCAVATION IS 44" FROM FINISH FLOOR HEIGHT  
FOOTINGS SHALL BE A MINIMUM OF 36" DEPTH FOR FROST PROTECTION OR;  
LOCAL BUILDING CODE DEPTH REQUIREMENTS FOR FROST PROTECTION WILL BE FOLLOWED.
- A4.3 DRY MIX CONCRETE WILL BE USED UNLESS OTHERWISE SPECIFIED.  
FRAMING  
LUMBER FOR SIDEWALL GIRTS, STUDS, PERLINS AND PLATES SHALL BE #2 SPRUCE OR COMPARABLE.  
LUMBER FOR SKIRTBOARD, POSTS AND BEAMS SHALL BE #2 OR BETTER SOUTHERN YELLOW PINE.  
TIMBERVALUES FOR 3 PLY 2X6 GLU-LAM :FB=2150, FC=2050  
LUMBER FOR TRUSS CARRIERS SHALL BE #1 OR BETTER SOUTHERN YELLOW PINE.  
ALL GROUND CONTACT LUMBER SHALL BE TREATED TO AWPA U1 (COMMODITY SPECIFICATION A, USE CATEGORY 4B AND SECTION 5.2) .60 ACQ OR OCA MINIMUM AND SHALL BEAR AN ACCREDITED LABEL USING #1 OR BETTER SOUTHERN YELLOW PINE.
- A4.4 ROOF TRUSSES  
ROOF TRUSSES SHALL BE PRE-ENGINEERED. GROUND SNOW LOAD, DRIFT LOAD, COLLATERAL LOAD, AND WIND LOAD ARE TO BE IN ACCORDANCE WITH LOCAL BUILDING CODE REQUIREMENTS. TRUSS ERECTION AND BRACING SHALL BE DONE ACCORDING TO MANUFACTURERS SPECIFICATIONS. BOTTOM CHORD OF TRUSS SHALL HAVE PERMANENT LATERAL BRACING AT MAXIMUM SPACING OF 120" OC. OR AS REQUIRED PER TRUSS DESIGN. THE DESIGN PROFESSIONAL OF RECORD HAS REVIEWED THE PRE-ENGINEERED TRUSS DRAWINGS AND THEY COMPLY WITH THE STRUCTURAL DESIGN REQUIREMENTS.
- A4.5 ROOF TRUSS UPLIFT AND LATERAL CONNECTIONS  
PRIMARY ROOF TRUSSES SHALL BE CONNECTED TO THE SIDE OF THE STRUCTURAL POSTS AND INTERMEDIATE ROOF TRUSSES SHALL BE CONNECTED TO THE STRUCTURAL HEADER WITH UPLIFT BLOCKS WITH A SUFFICIENT NUMBER OF FACE NAILS TO OFFSET THE WIND UPLIFT FACTOR AND LATERAL LOADS NOTED ON THE ROOF TRUSS DRAWING IN ACCORDANCE WITH IBC SECTION 2304.9.1, 2308.10.1, AND 2308.10.6
- A4.6 FRAMING CONNECTIONS  
FRAMING CONNECTIONS SHALL BE OF A SIZE AND DESIGN TO MEET DESIGN LOADS SPECIFIED
- A4.7 FASTENERS/ CONNECTIONS NAILS USED IN .60 ACQ/OCA TREATED WOOD SHALL BE 12D HOT DIPPED GALVANIZED; ASTM A 153 PLATED 1.2 MIL SCREWS, AND A 65 CLASS G 185 HARDWARE. THE MINIMUM AMOUNT OF 12D NAILS IN 2X4 ROOF PERLINS IS 2. THE MINIMUM AMOUNT OF 12D NAILS IN 2X4 WALL GIRTS IS 3. THE MINIMUM AMOUNT OF 12D NAILS IN 1 1/2" STRUCTURAL BEAMS IS 1 PER 1/2".
- A4.8 VINYL SIDING  
VINYL SIDING SHALL BE MIN. 0.044" THICKNESS FASTENED WITH 1 1/2" 0.120 GALVANIZED NAILS WITH LAPPED END JOINTS ON 1/2" PLYWOOD SHEATHING.
- A4.9 ASPHALT SHINGLE ROOFING  
ASPHALT ROOF SHINGLES SHALL HAVE SELF SEALING STRIPS AND COMPLY WITH ASTM D225, ASTM D3462, OR ASTM D3161 AND SHALL BE INSTALLED WITH GALVANIZED 12 GAUGE SHANK, 3/8" DIA HEAD NAILS 1 1/2" LONG. FASTENERS SHALL COMPLY WITH ASTM F1667.  
UNDERLAYMENT SHALL CONFORM TO ASTM D226 TYPE 1, ASTM D4869 TYPE 1, OR ASTM D6757. FASTENERS ARE 1/2" STAPLES.  
ROOF SHEATHING SHALL BE 1/2" (EXPOSURE 1) 4 PLY 3/4" RATED PLYWOOD WITH EDGE SUPPORT (H-CLIPS) FASTENED WITH 8D (2 1/2"x0.131") COMMON NAILS; 6" EDGE & 12" INTERMEDIATE SPACING.
- A4.10 OPTIONAL CONCRETE FLOOR  
FIBER REINFORCED 4000 PSI CONCRETE SLAB ON GRADE OVER COMPACTED BASE. SLAB WILL BE POURED AGAINST SKIRTBOARD WITH NO TURN DOWN.

## STRUCTURAL DESIGN PARAMETERS

BUILDING USE= STORAGE  
USE GROUP=U  
EXPOSURE CATEGORY= C  
HEIGHT & AREA LIMITATIONS=5B UNPROTECTED  
OCCUPANCY LOAD=AS PER DESIGN  
TOTAL NUMBER OF FLOORS= 1  
TOTAL FLOOR AREA (SQ FT)=576  
BUILDING VOLUME (CU FT)=5952  
STRUCTURE IS DESIGNED FOR A MAXIMUM WIND LOAD OF 90 MPH (3 SECOND GUST), AND 70 MPH (10 SECOND GUST) UNLESS NOTED OTHERWISE.  
SOIL BEARING CALCULATIONS ARE BASED ON SOIL BASE CONDITION 3000 PSF @48" BELOW GRADE UNLESS NOTED OTHERWISE.  
30 PSF(LIVE) MIN.SNOW; 5 PSF BOTTOM CHORD & 5 PSF TOP CHORD LOADS.

## APPLICABLE BUILDING CODES

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH THE FOLLOWING BUILDING CODES:  
2009 IRC CODE  
2009 IBC CODE  
2009 IBC CODE NJ ADDITION (N.J.A.C. 5:23--3.14)

**DESIGN CRITERIA:** OR MORE OF THE FOLLOWING REFERENCES= AMERICAN FOREST & PAPER ASSOCIATION (MFCM, AND NDS FOR WOOD CONSTRUCTION) SOUTHERN PINE COUNCIL (JOISTS & RAFTERS/ HEADERS & BEAMS) THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC 117-93 AND 2/98 ADDENDUM) SOUTHERN BUILDING CODE CONGRESS (SSTD10) MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE-7) GEORGIA PACIFIC ENGINEERED LUMBER (EDITION VII)

## WARRANTY NOTES

ANY DESIGN MODIFICATION OR ANY STRUCTURAL MODIFICATION BEFORE, DURING, OR AFTER CONSTRUCTION TO BUILDING BY ANY PERSON(S) OR COMPANY OTHER THAN WORK PERFORMED OR APPROVED BY SHIRK POLE BUILDINGS LLC WILL VOID ANY AND ALL WARRANTIES PROVIDED BY MANUFACTURERS AND/OR SHIRK POLE BUILDINGS LLC. SUCH DESIGN MODIFICATIONS AND/OR STRUCTURAL MODIFICATIONS INCLUDE: DRILLING, REMOVING, CUTTING, SAWING, SPLINTERING OR DAMAGING ANY STRUCTURAL MEMBERS INCLUDING FOOTINGS, POSTS, GIRTS, BEAMS, TRUSSES, PERLINS, PANELS, WINDOWS, DOORS, NAILS, SCREWS, AND BOLTS. SUCH DESIGN MODIFICATIONS AND/OR STRUCTURAL MODIFICATIONS ALSO INCLUDE: ADDING ADDITIONS, SNOW DRIFT LOAD FROM ADDITIONS, LEAN-TO'S, ATTIC STORAGE, CHAIN HOISTS, OPENINGS, SKYLIGHTS, ROOF VENTS, AND LOUVERS. SHIRK POLE BUILDINGS LLC WILL NOT BE LIABLE FOR ANY FAILURES RESULTING FROM THOSE MODIFICATIONS LISTED ABOVE, OR FROM ANY OTHER MODIFICATIONS NOT APPROVED BY A CERTIFIED ENGINEER.

## CONTRACTOR LICENSING

PA OAGHC:004966 VALID UNTIL 7/1/2011

KEVIN SMITH  
20 PEAR LANE  
BOYERTOWN, PA 19512

SEAL

ALL INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF SHIRK POLE BUILDINGS LLC. THE DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION, WRITTEN OR ORAL, FROM SHIRK POLE BUILDINGS LLC. NO PART OF THIS DRAWING IS TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF SHIRK POLE BUILDINGS LLC.

JOB NO.	SITE PLAN

DATE REVIEWED	DESIGNED BY	CHECKED BY
	A. SHIRK	

REVISIONS

DATE	7/22/10
SMITH	
DETAILS	

A.4

SHIRK POLE BUILDINGS LLC  
111 EAST BLACK CREEK EAST EARL, PA 17519  
717-445-8888 FAX 717-445-3001

H. Cavalli  
3  
1 pa

## Memorandum

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East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

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

---

**Date:** 10/29/2010  
**To:** Planning Commission  
**From:** Mark Gordon, Zoning Officer *mlb*  
**Re:** Cavalli Variance, 1352 Mark Drive

Dear Commissioners,

Mr. Cavalli has submitted an application for zoning variance relief from the side yard in order to construct a detached two car garage at his property, 1352 Mark Drive. The request is for 9' 4" of relief. Two of Mr Cavalli's neighbors have submitted their support via email. The property is very sloped in the rear yard and could create significant issues if a structure were built there. This solution will limit the amount of new impervious coverage added to the property. I have drafted a motion for your consideration.

### DRAFT MOTION:

Mr. Chairman, this property is sloped in the rear yard such that a conforming structure could cause more impact to the environment and property than the proposed solution. The applicant did not create this condition nor will granting this relief effect the character of the neighborhood. I move that we recommend that the Board of Supervisors support Mr. John Cavalli's Variance request to build a two car garage with a side yard setback of no less than 10 feet which represents 10 feet of relief with the following condition(s).

1. The applicant shall follow all applicable federal, State and Local laws and secure all proper permits prior to construction of the improvements depicted on the plans.

**EAST GOSHEN TOWNSHIP****CHESTER COUNTY, PENNSYLVANIA****ORDINANCE NO. \_\_\_\_ - 10****AN ORDINANCE OF EAST GOSHEN TOWNSHIP,  
CHESTER COUNTY, PENNSYLVANIA, AMENDING  
CHAPTER 205 OF THE CODE OF EAST GOSHEN,  
TITLED, "SUBDIVISION AND LAND DEVELOPMENT"  
AND CHAPTER 218, TITLED, "TREES".**

**BE IT ENACTED AND ORDAINED** by the Board of Supervisors of East Goshen Township that Chapter 205 of the East Goshen Township Code, titled, "Subdivision and Land Development" and Chapter 218 of the East Goshen Township Code, titled, "Trees" shall be amended as follows:

**SECTION 1.** The following definitions shall be added to Section 205-7:

**CALIPER-** For trees which are a minimum of twelve feet in height, the diameter of a tree trunk measured at a point four and one-half (4 ½) feet from the ground surface. For trees that are less than twelve feet in height, the diameter of a tree trunk measured at a point one foot from the ground surface.

**DRIP LINE-** The line marking where the outer edges of a tree's branches overhang the ground.

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

**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 feet from the trunk of the tree to be retained or the distance from the trunk to the 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.

**SECTION 2.** Section 205-29 shall be amended by adding a new subparagraph A which shall state as follows:

"A. All preliminary subdivision and land development applications shall be submitted to the Conservancy Board for review and comments which shall be forwarded to the Planning Commission for consideration."

Existing Section 205-29.A shall be renumbered to be Section 205-29.B and existing Section 205-29.B shall be renumbered to be Section 205-29.C.

**SECTION 3.** Section 205-30.B shall be amended to add the following new subparagraphs (13), (14), (15) and (16):

- “(13) All existing trees having a diameter of six inches caliper or greater, their species and size.
- (14) Tree(s) proposed to be removed and trees proposed to be maintained.
- (15) Specifications for removal of trees.
- (16) Specifications for protection of existing trees that are to remain during construction, including grade changes or other work adjacent to the trees which would adversely affect the trees.”

**SECTION 4.** Section 205-32 shall be amended by adding a new subparagraph A which shall state as follows:

“A. All final subdivision and land development applications shall be submitted to the Conservancy Board for review and comments which shall be forwarded to the Planning Commission for consideration.”

Existing Section 205-32.A shall be renumbered to be Section 205-32.B and existing Section 205-32.B shall be renumbered to be Section 205-32.C.

**SECTION 5.** Section 205-61 shall be amended to state as follows:

**“§ 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 preserve the existing trees.

B. When 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 (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).
- (6) 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. Unless otherwise provided in Section 205-61.D below, no more than 20% of the trees on any wooded lot may be cleared or removed and the remaining 80% shall be retained.

D. A maximum of 50% of the trees on a wooded lot may be removed if all of the following requirements are met:

- (1) The trees removed that are in excess of the 20% permitted pursuant to § 205-61.C 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 (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 and such trees shall be selected from a list of trees approved by the Board in a Resolution, as amended from time to time.
- (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.
- (8) The replanting shall occur on the wooded lot that is being developed or at another location within the Township that is acceptable to the Board of Supervisors.

E. A list of species that are recommended for planting shall be adopted by the Board in a Resolution as amended from time to time.

**SECTION 6.** Section 205-62 shall be amended to state as follows:

**“§ 205-62. Street trees.**

Trees with a minimum caliper of 2 1/2 inches shall be provided where deemed advisable by the Township Planning Commission and/or Supervisors. Street trees shall be installed on forty-foot centers on the same side of the street. Tree varieties permitted will be determined by the Board of Supervisors but must be chosen from a list adopted by the Board in a Resolution as amended from time to time.

**SECTION 7.** Existing Section 205-63, titled, “Disposal of debris” shall be renumbered to be Section 205-63.1.

**SECTION 8.** A new Section 205-63 shall be added which shall read as follows:

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

Trees to be retained after development 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 and construction.



- (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 ("TPZ") with sections of snow fence or other fencing attached to posts which are buried twelve inches (12") into the ground with at least four feet above the ground and set no 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 therein. 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.
- (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 laterally pruned immediately.
- (7) Construction debris shall not be disposed of within the drip line.
- (8) Trenching and root pruning shall not take place within the fenced area at the tree drip line or within 25 feet of the tree trunk.
- (9) Root pruning should not be done unless absolutely necessary and if necessary then no more than one side of the root system shall be pruned in a given year. Optimum timing is autumn.

**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."

**SECTION 9.** The definitions of "Caliper", "Historic Tree" and "Tree Protection Zone" in Section 218-1 shall be amended to state as follows:

**CALIPER**-- For trees which are a minimum of twelve feet in height, the diameter of a tree trunk measured at a point four and one-half (4 ½) feet from the ground surface. For trees that are less than twelve feet in height, the diameter of a tree trunk measured at a point one foot from the ground surface.

**HISTORIC TREE** -- Any tree over 100 years old identified by a licensed arborist.

**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 feet from the trunk of the tree to be retained or the distance from the trunk to the 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.

**SECTION 10.** Section 218-2.A shall be amended to state as follows:

“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, 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.”

**SECTION 11.** Section 218-4, titled, “Protection of existing trees during construction” shall be deleted.

**SECTION 12.** Section 218-5, titled, “Permit procedure” shall be deleted.

**SECTION 13.** Existing Section 218-6, titled, “Violations and penalties” shall be renumbered to be Section 218-4.

**SECTION 14. Severability.** If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

**SECTION 15. Repealer.** All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

**SECTION 16. Effective Date.** This Ordinance shall become effective in five days from the date of adoption.

**ENACTED AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

ATTEST:

**EAST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
Louis F. Smith, Secretary

\_\_\_\_\_  
Senya D. Isayeff, Chairman

6076

Thom Clapper Ph.D, Vice-Chairman

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E. Martin Shane, Member

---

Carmen Battavio, Member

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Donald R. McConathy, Member

EAST GOSHEN TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

RESOLUTION NO. \_\_\_\_ - 10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, ADOPTING A LIST OF RECOMMENDED SPECIES OF TREES AND STREET TREES THAT MAY BE PLANTED WHEN REQUIRED BY THE PROVISIONS OF CHAPTER 205 OF THE EAST GOSHEN TOWNSHIP CODE, TITLED "SUBDIVISION AND LAND DEVELOPMENT".

BE IT RESOLVED THAT the Board of Supervisors hereby approves the following list of tree and street tree species that may be used to satisfy the requirements in Chapter 205 of the East Goshen Township Code, Sections 205-61 and 205-62:

**Deciduous canopy trees.**

1. Acer rubrum, saccharum (maple: red, sugar).
2. Catalpa speciosa (catalpa).
3. Larix laricina (tamarack).
4. Liquidambar styracifera (sweet-gum).
5. Liriodendron tulipifera (tulip tree).
6. Magnolia acuminata (cucumber tree).
7. Nyssa sylvatica (sourgum or tupelo).
8. Populus deltoides (poplar).
9. Quercus coccinea, imbricaria, phellos, rubra (oak: scarlet, laurel, willow, red).
10. Tilia americana, cordata (linden: american, littleleaf).

**Understory trees.**

1. Amelanchier species (serviceberry or shadbush).
2. Asimina triloba (pawpaw).
3. Betula lenta (cherry or sweet birch).
4. Betula nigra (river birch).
5. Betula papyrifera (paper birch).
6. Celtis occidentalis (hackberry).
7. Cercis canadensis (redbud).
8. Chionanthus virginicus (fringe tree).

9. *Cornus florida*, *alternifolia* (dogwood: flowering, pagoda).
10. *Crataegus* species (hawthorns).
11. *Diospyros virginiana* (common persimmon).
12. *Halesia carolina* (carolina silverbell).
13. *Magnolia virginiana* (sweetbay and other magnolias).
14. *Malus* species (crabapple).
15. *Oxydendron arboreum* (sourwood).
16. *Sassafras albidum* (sassafras).
17. *Stewartia ovata* f. *grandiflora* (mountain stewartia).
18. *Styrax obassia* (fragrant snowbell).
19. *Viburnum prunifolium* (black haw).
20. *Abies concolor* (white or concolor fir).
21. *Pinus strobus fastigiata* ('Fastigiata' Eastern White Pine).

**Street tree varieties.**

1. *Catalpa speciosa* (northern catalpa).
2. *Celtis occidentalis* (hackberry).
3. *Diospyros virginiana* (common persimmon).
4. *Carpinus betulus* 'Fastigiata' (columnar hornbeam)
5. *Carpinus betulus* 'Frans Fontaine' (columnar hornbeam)
6. *Carpinus caroliniana* (American Hornbeam)
7. *Acer Campestre* (Hedge maple)
8. *Acer Griseum* (Paperbark maple)
9. *Quercus imbricaria* (laurel or shingle oak).
10. *Quercus phellos* (willow oak).
11. *Tilia cordata* (littleleaf linden).
12. American elm cultivars, 'Valley Forge' and 'New Harmony'"

RESOLVED this \_\_\_\_ day of \_\_\_\_\_, 2010.

ATTEST:

**EAST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
Louis F. Smith, Secretary

\_\_\_\_\_  
Senya D. Isayeff, Chairman

\_\_\_\_\_  
Thom Clapper Ph.D, Vice Chairman

\_\_\_\_\_  
E. Martin Shane, Member

\_\_\_\_\_  
Carmen Battavio, Member

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Donald R. McConathy, Member

J. OLD BUSINESS  
4.  
App

## Memorandum

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East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

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

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Date: 10/28/2010  
To: Planning Commission  
Cc: Rick Smith, Township Manager  
From: Mark Gordon, Township Zoning Officer *mlb*  
Re: Parking Amendment in BP and I Districts

Dear Commissioners,

I am forwarding a revised copy of the draft (redline) revision of the parking ordinance. I have amended the current parking standards for Multiple Principal Use Building, Industrial wholesale and warehousing uses and for Office uses. I have kept in a red line format because I believe the Board of Supervisors would rather see the changes. Please think of any additional reasons why the commission is recommending this ordinance amendment.

These changes reflect a combination of what Mr. Fisher and Mr. Lees, who I met with since your last meeting, have offered as suggestions to improve the Parking ordinance for the I and BP Districts.

I have also included a definition for Multiple Principal Use, and Multiple Principal Use Building for addition to the ordinance §240-6. Definitions, for your consideration.

**Multiple Principle Use:** A use which incorporates more than one principle use, for example; a business or property where assembly operations, warehousing, and office uses exist.

**Multiple Principal Use Building:** A building which has two or more principal uses.  
Or

**Multiple Principal Use Building:** A building which has two or more principal uses and may or may not consist of different businesses or tenants.

Draft Motion:

I move that we recommend that the Board of Supervisors consider the proposed amendment to the minimum off-street parking requirements table in §240-33, section E.8. and F.1. and 2. for Office, Industrial and Wholesale uses. Additionally I move that we also recommend that the Board consider amending §240-6 by adding definitions for Multiple Principal Use and Multiple Principle Use Building.

Minimum Off-Street Parking Requirements  
Use

	Minimum Off-Street Parking Spaces	Plus the Following Minimum Off-Street Parking Spaces
--	--------------------------------------	---

E. 8. Office

~~5-4~~ per 1,000 sq. ft. of gross floor area

or 1 space per employee of the largest shift, whichever is a larger number of spaces.

Parking Reductions of up to 20% may be considered if the

applicant can demonstrate that the required parking can be accommodated and will satisfy their parking needs.

F. Industrial, wholesale and warehousing uses

1. Industrial, wholesale, warehousing uses

1 per employee on the largest shift

1 per 1,000 sq. ft. of Gross floor area

or 1 space per employee on the largest shift

whichever is the larger number of spaces

1 per company vehicle based at ~~at~~ the facility plus a minimum of 4 spaces per principal building for visitors

2. Multiple principal use building

5-4 per 1,000 sq. ft. of gross floor area allocated for office use and 1 space per

1,000 sq. ft. of gross floor area allocated for industrial, wholesale and

warehousing uses (not including loading and unloading space). ~~or 1 space per~~

each employee on largest shift, whichever is a larger number of spaces (except portions of buildings that are primarily offices shall be calculated based upon the office standard). Required parking may be determined using an

aggregate of the uses within a Multiple Principal use. Other uses within a

multiple principal use building shall be calculated using the appropriate parking

requirements. Parking Reductions of up to 20% may be considered if the

applicant can demonstrate that the required parking can be accommodated and will satisfy their parking needs.

Or

4 per 1,000 s.f. of gross floor area.



3 of 4

## Mark Gordon

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**From:** Neal Fisher [neal.fisher@hankingroup.com]  
**Sent:** Thursday, September 23, 2010 1:53 PM  
**To:** Mark Gordon  
**Subject:** RE: Emailing: Memo re.parking 07152010.doc, Parking Standards Table 05272010.doc

No problem - I hope you found this information useful.

Neal

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

From: Mark Gordon [<mailto: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

4064

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

Hope this helps,  
Neal

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

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

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.

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

**FYI**

October 28, 2010

Dear Property Owner:

The purpose of this letter is to inform you that Mr. Michael Ivey has filed a Zoning Hearing Board Application appealing the determination of the Zoning Officer. The Township has determined that the property located at 36 Hill Street, West Chester, PA 19382, TPN 53-6G-28, which is owned by Mr. Ivey, is not being used as it was intended. The residential dwelling on the property is being used as a Semidetached dwelling however it has never been approved as such.

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

**This application is scheduled to be discussed during the meetings outlined below and is subject to change:**

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

**November 16, 2010** - Board of Supervisors meeting (7:00 pm)

**January 12, 2011** - Zoning Hearing Board (meeting @ 7:30 pm) **(Zoning Hearing)**

All meetings are held at the Township Building and are open to the public and are subject to change. The variance application is available for review during normal business hours. Please give me a call at 610-692-7171 or email me at [mgordon@eastgoshen.org](mailto:mgordon@eastgoshen.org) if you have any questions or need additional information.

Sincerely,



Mark A. Gordon  
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions  
John E. Good, Esq.,

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

October 28, 2010

Dear Property Owner:

The purpose of this letter is to inform you that Mr. John Cavalli, 1532 Mark Drive, West Chester, PA has filed a Zoning Hearing Board Application requesting relief from the side yard setback requirements. Mr. Cavalli proposes to build a two car garage on his property and is requesting 9 feet 4 inches of relief from the 20 foot side yard setback requirement.

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

**This application is scheduled to be discussed during the meetings outlined below and is subject to change:**

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

**November 23, 2010** - Board of Supervisors meeting (7:00 pm)

**December 9, 2010** - Zoning Hearing Board (meeting @ 7:30 pm) (**Zoning Hearing**)

All meetings are held at the Township Building and are open to the public and are subject to change. The variance application is available for review during normal business hours. Please give me a call at 610-692-7171 or email me at [mgordon@eastgoshen.org](mailto:mgordon@eastgoshen.org) if you have any questions or need additional information.

Sincerely,



Mark A. Gordon  
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions



**WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING**  
**Stokes Assembly Hall**  
**1039 Wilmington Pike, Westtown Township**  
**September 22, 2010 - 7:30PM**

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

SEP 23 2010

**Call to Order**

Chairman Lees led those present in the Pledge of Allegiance to the Flag and called the meeting to order.

**Present**

Commissioners – Hatton, Whitig, Adler, Lees, Walter, Pomerantz, and Rohrbach. Also present were Township Manager Robert Layman, Township Road Master Mark Gross, and resident Walter Pavelchek.

**Adoption of Agenda**

The Agenda was adopted as presented (RP/DW).

**Approval of Minutes**

The minutes of the Planning Commission meeting of September 8, 2010, were approved as corrected. (DW/RH)

**Reports.**

Eric Rohrbach reported on the September 20<sup>th</sup> meeting of the Board of Supervisors. Charles Barber listed items discussed at the Workshop, open space review, the changes in the Earned Income and Local Services Tax collection procedures, and items involving the West Chester Area School District. The Police reported participation in the collection of old prescription drugs. Bob Adams reported on the Lain Sewer request and the meeting with DEP. The Board will proceed with condemnation to acquire the sewer easement. The Board acknowledged the Township's Minimum Municipal Obligation for the Employee Pension Fund in the amount of \$36,720. Advertising of the Earned Income Tax Ordinance was authorized. The Board also approved Escrow Release #1 for the Jefferson Center Office Building.

**Announcements**

Westtown's Third Annual Dog Show will be held at Oakbourne Park on Saturday, September 25<sup>th</sup>, from 10AM to Noon.

**Non-agenda Public Comment.**

Dick Pomerantz reported on a meeting with Chief Dumond. A portion of the proceeds from his book on a companion dog will be donated to the police department. He also reported an attack on their dog by a dog running loose on the Westtown School campus. He asked that the PC representative to the next Board meeting bring this to the attention of the Supervisors.

The PC continued the discussion of the field lighting after the WCASD representatives left the meeting. The Commission members have questions about how those attending night events at the school will be able to get from parking areas to the stadium safely. Mr. Federico said that the traffic review would address parking and access to parking and suggested it might be possible to locate paths which would not interfere with the overflow parking. There were also questions relating to the degree of police control of traffic at major events. Mrs. Adler will send a memo to Mr. Campbell advising him of these questions.

**Open Space Review**

Grant DeCosta, Chester County Preservation Compliance Coordinator, gave a short presentation on the work of his office and a report on the County's involvement with Westtown's parks and open space. The Stanton Open Space in the southeast corner of the township was purchased with a County grant. There have been a number of County grants related to the various segments of Oakbourne Park. There are declarations which control the use of these areas. A grant was also used to install play equipment at

Larchbourne Park, but the circumstances are somewhat different.

In response to PC questions, Bob Layman reported that the Board has not made the decision to sell the Sage Road parcel. This and the Thorne Drive open space are being surveyed because of a legal question.

Dennis Cook, 942 Sage Road, was present to tell the Commission that he and two of his neighbors who back up on the Sage Road open space parcel being considered for sale are interested in acquiring some of the land directly behind their lots. He also reported that there is a large dumping area in part of that open space. This parcel, together with the adjacent Thorne Drive open space could conceivably be divided into four lots. Public sewer and water are available. It would appear that if the Township sold part of this parcel to the residents as suggested by Mr. Cook, there would still be enough land for at least two building lots. The adjacent parcel acquired from the Thorne Drive subdivision includes an emergency access to Thorne. This access should be preserved or reconfigured if any of this open space is considered for sale. There is also the issue of driveway on the Thorne Drive parcel which is used by three properties.

The Commission next considered the 2.7 acre parcel on South New Street obtained from the Shenandoah subdivision. The land is basically flat and suitable for subdivision into two building lots. Public water is available. There is no public sewer but the land seems suitable for on-site systems. The water company has a valve vault on this property, but that should not prevent the creation of two building lots. Because of the site distance issues, it would probably be advisable to have a common driveway for the lots opposite the Dunvegan Road intersection.

The legal question of whether or not the three lots on Larchwood Road can be sold has been referred to the Township Solicitor and the County. Only one playground item, in poor repair, remains of the equipment installed with the County grant. The area is not actively used by local residents. The area is basically grass and is mowed as lawn. Because of some drainage issues, Mr. Gross suggested re-subdividing the land and creating only two lots if the area is sold. Public water and sewer are available.

Mr. Gross noted that the Edgewood Chase Open Space might be considered. There are storm water facilities on the south end of the area (near 926) and a large area of steep slopes. As a result of this and access issues, the parcel might be limited to one building lot.

Tyson Park was discussed briefly, but it was noted that it was more developed as an actual park than the other open space parcels under discussion.

The 18 acres behind the Pleasant Grove Pump Station were acquired from the Pleasant Grove subdivision. There is a 50 foot access from this tract to Westcroft Place. Some of this land is suitable for development.

There is a separate lot on Dodgson in the Pleasant Grove subdivision, acquired from the water company, however, it is not suitable for a building lot because it is bisected by a stream.

There is a single one acre lot at the end of Overhill Circle. While there is a slope issue, it could possibly be considered as a building lot.

The Commission agreed that there were several areas with the potential to be developed if the Township should choose that course of action. They are Larchwood, South New Street, Edgewood Chase, the Pleasant Grove Pump Station tract, Sage Road tract, and the Overhill Circle lot.

It was also noted that the Gages Lane parcel and the parcels between Route 202 and Old Wilmington Pike serve no particular function and are expensive to maintain. Other parcels which might be abandoned are located off Chesterville and Leslie Lane.

It appears that lots suitable for building would sell even in the current real estate market.

Chairman Lees thanked Mark Gross for his presentation and detailed information on the various parcels. PC will discuss further at the October 6<sup>th</sup> meeting.

**October 6<sup>th</sup> PC Meeting**

The Rossiter's are not ready to return to the Commission to discuss their subdivision, Tract 2008-4. The West Chester Area School District has not indicated it is ready to return to the PC to discuss Tract 2010-3, the Rustin Field Lighting. The Commission would like to have some input from a consultant on the noise issues related to field lighting which are included in the Lighting Ordinance. Bob Layman advised that McCormick Taylor could supply a consultant on this subject. PC would like comments from this consultant when the project is next on the agenda.

**Public Comment.** None at this time.

**Adjournment** (DW/RP) 9:17pm.

Elaine L. Adler  
Planning Commission Secretary



**WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING**  
**Stokes Assembly Hall**  
**1039 Wilmington Pike, Westtown Township**  
**September 8, 2010 - 7:30PM**

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

**Call to Order**

Chairman Lees led those present in the Pledge of Allegiance to the Flag and called the meeting to order.

**Present**

Commissioners – Hatton, Whitig, Adler, Lees, Walter, and Rohrbach. Also present were Township Engineer Robert Pingar, Township Manager Robert Layman, Lighting Consultant Stan Stubbe, Traffic Engineer Al Federico, Walter Pavelchek, and those mentioned below.

**Adoption of Agenda**

The Agenda was adopted as presented (DW/BW).

**Approval of Minutes**

The minutes of the Planning Commission meeting of August 18, 2010, were approved as submitted. (ER/DW)

**Reports.**

Brent Whitig reported on the September 7<sup>th</sup> meeting of the Board of Supervisors. The Board discussed the Lain Private Sewer Request at the Workshop. During the Planning Commission report, it was requested that the Commission review its recommendation to waive the requirement for sidewalks along Johnnys Way as part of the Penn Wood Elementary Land Development. The Park and Recreation Commission announced the 3<sup>rd</sup> Annual Westtown Dog Show will take place on September 24<sup>th</sup> at Oakbourne Park. The West Chester Library was present to request Township support. There was also a Open Space presentation by Grant DeCosta of the Chester County Planning Commission.

**Announcements**

The Brandywine Conservancy will present "Smart Thinking about Smart Transportation" on Thursday, September 30<sup>th</sup>, at 6:30PM.

**Non-agenda Public Comment.**

None at this time.

**Tract 2010-1, WCASD Penn Wood Elementary School**

Present for the applicant were Attorney Ross Unruh, Engineer Angelo Capuzzi, Architect Scott Malin, Kevin Campbell and Mark Groves (WCASD). PC received McCormick Taylor review letter dated September 2, 2010.

At the Board of Supervisors meeting the issue of sidewalks on Johnnys Way and children walking to school was raised. According to Mr. Campbell, since there are no other sidewalks along Johnnys Way, a sidewalk at Penn Wood would not enable students to walk. Mr. Pingar explained that there was safe and adequate visibility at the entrance to the school. Creating the clear sight triangle discussed at the prior meeting would require cutting trees on property not owned by the school district and is not warranted in this case.

Mr. Pingar said that the only remaining issues were determining the amount to be offered in place of the 73 compensatory trees, and the seepage beds which are part of the storm water management system. He suggested both of these be resolved before the Board makes its decision.

Motion (EA/ER), the Planning Commission recommends that the Board of Supervisors approved the



Preliminary/Final Plan for Tract 2010-1 the Penn Wood Elementary School Renovations with the following conditions and comments:

1. The Planning Commission recommends granting the two requested waivers. The Commission has re-examined the issue of requiring sidewalks along the Johnnys Way frontage and reaffirms its recommendation that the Board grant the requested waiver as providing sidewalk in this area will not facilitate students walking to school.
2. A dollar amount for the compensatory trees should be provided by the applicant prior to approval.
3. The Township Engineer should confirm Comment #4 in the McCormick Taylor letter of September 2, 2010, has been satisfactorily addressed.
4. The plan has been revised to comply with all other comments in the McCormick Taylor September 2<sup>nd</sup> letter.

Public comments. None at this time.

Unanimously approved.

#### **Lain Private Request for Public Sewer**

Present were Mr. and Mrs. Lain and their Attorney Jack Embick. Mr. Embick briefly described the situation which led to the DEP request for the Planning Commission's comments on the Private Request. Westtown's approved Act 527 Plan, according to Mr. Embick, provides for extending public sewer to this area.

The Lains have a failing on-site system and are unable to place any type of septic system on the adjacent lot which they own. They have been discussing with the Township a plan to connect to the existing public sewer which runs along the rear of the properties on the opposite side of Johnnys Way, but are unable to secure an easement to construct the sewer main from the owner of the property between Johnnys Way and the existing sewer main. The sewer line would be built at the Lain's expense, and would be available to other residents in the vicinity. The Private Request asks that the Township use its powers of eminent domain to secure the necessary easement.

Motion (BW/RH), the Planning Commission has no objection to Westtown's pursuit of an easement to facilitate construction of a sewer connection which conforms to the Township's plans for future public sewer.

Public Comment. None at this time.

Unanimously approved.

The Planning Commission will send a letter to DEP.

#### **Tract 2010-3, WCASD Rustin Field Lighting.**

Present for the WCASD were Kevin Campbell and Mark Groves. Mr. Campbell stated that the WCASD had not had time to review the Township's Traffic Consultants comments and was not ready to proceed with the detailed review. He expects that the revised plans that will be prepared based on Westtown's lighting and traffic consultants' reviews will comply with the Lighting Ordinance.

PC members questioned location of parking and how pedestrians moved from parking areas to the stadium. Mr. Groves indicated that when the school was designed, both WCASD and Westtown Township wanted to keep the campus as compact as possible so the edges of the internal roads were designed to allow parking for major events. Since road verges are used for overflow parking, there are no sidewalks along these roads.

Mr. Hatton noted that many of the detail sheets in the lighting package were dated many years ago. Mr. Campbell said that the District was re-using fixtures and poles which were acquired some years ago. The

walkway lights project is separate from the field lighting and is expected to be completed before the field lighting. Mr. Campbell will ask to be placed on the PC Agenda when the District is ready to continue the review.

The PC continued the discussion of the field lighting after the WCASD representatives left the meeting. The Commission members have questions about how those attending night events at the school will be able to get from parking areas to the stadium safely. Mr. Federico said that the traffic review would address parking and access to parking and suggested it might be possible to locate paths which would not interfere with the overflow parking. There were also questions relating to the degree of police control of traffic at major events. Mrs. Adler will send a memo to Mr. Campbell advising him of these questions.

**Public Comment.** None at this time.

**Adjournment** (DW/BW) 9:03pm.

Elaine L. Adler  
Planning Commission Secretary

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

FYI

October 7, 2010

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

Re: New Kent Apartments  
Land Development Application  
53-4-76

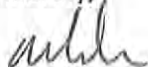
Dear Board Members:

At their meeting on October 6, 2010 the Planning Commission voted unanimously in favor of the following 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.
4. The Applicant shall address all remaining comments outlined in the Township Engineer's review letter dated 9/29/2010.

Sincerely,



Mark A. Gordon

ANDREW E. DINNIMAN

State Senator  
19<sup>TH</sup> District

Senate Box 203019  
183 Main Capitol Building  
Harrisburg, PA 17120-3019  
717-787-5709  
Fax: 717-787-4384

One North Church Street  
West Chester, PA 19380-3006  
610-692-2112  
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Email: andy@pasenate.com  
Website: www.senatordinniman.com



Senate of Pennsylvania

FyF

Committees:  
Education, Minority Chair  
Agriculture and Rural Affairs  
Communications and Technology  
Consumer Protection / Professional Licensure  
Environmental Resources and Energy  
Local Government  
Policy, Deputy Chair  
State Government  
Veterans Affairs and Emergency Preparedness

Ben Franklin Technology Development Authority  
Education Commission of the States  
Joint Legislative Conservation Committee  
Life Sciences and Biotechnology Caucus, Co-Chair  
Pennsylvania Charitable Nonprofit Caucus, Co-Chair  
Pennsylvania Emergency Management Council  
State Board of Education

West Chester

October 7, 2010

Mr. Charles Davies, Assistant District Executive  
Pennsylvania Department of Transportation  
District 6-0  
7000 Geerdes Boulevard  
King of Prussia, PA 19406-1525

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

Dear Mr. Davies,

I am writing to strongly support East Goshen Township and their application to be awarded funding through the Pennsylvania Community Transportation Initiative funding program.

East Goshen Township is a predominately residential suburban community located in Chester County. While East Goshen Township has witnessed a great deal of growth and development over the past few decades, policy makers are dedicated to preserving the townships traditional historic resources and community values. Paoli Pike, which traverses the length of East Goshen Township, serves as one of the major transportation arteries for the region. Along this roadway, there are a variety of community resources including three public schools, a commercial center, historic district, corporate parks, and numerous residences. With the Department's support, East Goshen Township would like to engage in planning efforts to incorporate a safe route for travel other than vehicles when utilizing resources along the Paoli Pike corridor.

I strongly support East Goshen Township's application for the Pennsylvania Community Transportation Initiative funding program. Community leaders are dedicated to providing township residents with the highest quality of living such as improvements to the Paoli Pike corridor. I believe the Pennsylvania Community Transportation Initiative will find that East Goshen Township's efforts meet the letter and spirit of the program and respectfully urge the Department to award the full amount of their request. Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Andy".  
Andrew E. Dinniman  
State Senator - 19<sup>th</sup> District

AED: dcv

✓ Cc: Mr. Mark Gordon, Township Zoning Officer