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EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
January 5, 2011

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The East Goshen Township Planning Commission held their regularly scheduled meeting on January 5, 2011 at the East Goshen Township building. Members present were: Chairman George Martynick, Susan Carty, Peter Mylonas, Dan Daley, Jim McRee, Megann Hedgecock and Al Zuccarello. Also present were Township Zoning Officer Mark Gordon, Don McConathy (Supervisor), and Chris Reardon (Historical Commission)..

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WORKSHOP SESSION – 7:00pm

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- A. The minutes of December 1, 2010 were reviewed. A motion will be passed in the formal session.
 - B. The various agenda items were reviewed.

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FORMAL SESSION

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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. There was a moment of silence to remember our armed forces.

George asked if anyone would be recording the meeting. There was no response.

George announced that there would be no workshop this month unless required.

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

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B. Approval of Minutes

Megann made a motion to approve the minutes of December 1, 2010 as corrected. Dan seconded the motion. The motion passed unanimously.

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C. Acknowledge Receipt of New Applications

- 1. George acknowledged receipt of an application from Del Vacchio Holdings, 922 N. Chester Rd. (McGinty's Nursery).

D. Subdivision/Land Development Plans – None

E. Conditional Use and Variances

1. Del Vacchio Holdings, 922 N. Chester Rd. (McGinty's Nursery) (SE) The applicant was represented by Brian Nagle, Attorney and Mr. Vincent Del Vacchio. Del Vacchio Holdings is a local landscape business with similar use as the previous owner of the property. On the property is one residence, greenhouses, accessory buildings, garages and sheds. This is a Special Exception application because McGinty's Nursery is a legal non-conforming use. The applicant proposes to continue that use with some alterations. Mr. Nagle explained that the definition of alteration is any significant changes. The proposed changes are:

- a. Removal of some existing buildings
- b. Replace with a 5,000 SF building
- c. Pave some unpaved areas
- d. Restore the rear of the property into a meadow
- e. Remove the current residence
- f. Build a new residence at the rear of the property
- g. Pave a driveway to access the new residence.

Mr. Nagle explained that the construction of the new residence is in Phase 2 which would be 2-3 years from now. The existing housing would be used by employees. They are requesting approval now for the building so that only a building permit will be needed in the future.

1 Mr. Del Vacchio presented aerial photos of the property. He has been in business for 10 years and does not
2 anticipate large growth. He is renting space in Edgemont and will move the entire business to East Goshen.
3 Currently there are 10 parking spaces for the retail business, but he will get into the retail business slowly since
4 he is not currently running a retail operation. In Phase 1, pavement, sales building, residence and 2 shade
5 structures will remain. Everything else will be removed. A "barn" will be erected to store equipment. He will
6 extend the landscape buffering along the property line. Vehicles that are used in the business are 6 trucks and 4
7 trailers. He may add 1 more dump truck. They will only do preventive maintenance on the equipment at this
8 site. There are no CDL trucks. In the summer season there are 9 – 10 employees, only three employees in the
9 winter. Their hours will be 7:00 am to 5:30 pm. There will be bins behind the barn for mulch. He only uses 2
10 types of mulch and only small amounts. Most would be used for the off-site landscape business. The barn will
11 be about 5,000 sq. ft. with offices and shop in the front and storage in the rear. There will be no basement or 2nd
12 floor. The office operation will consist of himself, 1 assistant, 1 manager and 1 designer. There is some current
13 outdoor lighting. He will not over use lights or go off the property with lighting. There will be no change in the
14 size of the sign. The property has public sewer and 2 wells for water. One well is near the house, the other at
15 the rear of the property. The well at the rear of the property may need a cover/shed so the pipes won't freeze.
16 Jim pointed out that he will need 10 parking spaces for employees, since that is his largest shift. Mr. Del
17 Vacchio feels the employees will be able to park in the spaces for the business vehicles. Jim is concerned about
18 the noise from dumping stone. Mr. Del Vacchio explained that most of the time stone will be delivered to the
19 project site, not here.

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21 Also, Jim pointed out that the driveway to the new residence is shown going through the retail parking. Mr. Del
22 Vacchio would prefer to keep the drive to the house separate from the commercial area. Peter doesn't want 2
23 curb cuts, however, PennDOT would be involved in this. Mr. Nagle said a condition could be added to clarify
24 that the driveway would have to comply with PennDOT, Township Engineer and Township requirements.
25 Sue asked if there would be an impact to the historic property next to this property. Mr. Nagle didn't feel there
26 would be any impact because of the long standing use. Mark didn't feel they would have to do a study because
27 it is a legal use and the proposed barn is a typical historic type building.

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29 Dan voiced concern about the backup alarms on vehicles scooping materials from bins into the trucks and on
30 trucks making deliveries. Also, could he rent the existing house? Mark said yes.

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32 Dan also asked if they plow snow. Mr. Del Vacchio said they do plow in the winter. They may not use bulk
33 salt. Two people plow and take the trucks home at night. Mr. Nagle verified that McGinty did have plow
34 vehicles and snow plowing is considered part of a landscape business.

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36 Peter pointed out that in Mark's 12/21/2010 email to Mr. Nagle, Mark mentions 4,988 sq. ft. **plus** square
37 footage for the garage. On the Phase 1 plan, the total proposed building coverage is shown as 9,259 sq. ft.
38 which looks like the applicant is expanding the use. Peter feels there is a discrepancy between the proposed sq.
39 ft. and what the Township has approved in the past. After a quick review of the numbers, Mark agreed there are
40 some math errors. Mr. Nagle suggested that the Commission include a condition. However, Peter is concerned
41 that there were expansions in the past that weren't legal. He wants to have the numbers clarified. Mr. Nagle
42 said the 4,988 sq. ft. is the number of sq. ft. of approved buildings that will be replaced by the proposed barn.
43 Mark said that the variances approved in 1994 are the starting point.

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45 **Public Comment:**

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47 1. Don McConathy, Township Supervisor – He wants the Commission to be sure of the facts. He has concerns
48 about the number of vehicles, trucks and employee cars and retail customers. He is concerned about the noise
49 and additional lighting.

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51 2. Tom McCafferty, 918 N. Chester Road – He lives adjacent to the property and there is no buffer between the
52 properties, so he would like to have that as a requirement. McGinty's did not have plow trucks. They had
53 pickups with plows. He is concerned about the extra driveway, and the smell of the mulch. He would like to

1 have times stipulated for deliveries. There were buildings in the back that weren't apparent. He would like to
2 see what the barn will look like. He is concerned about the growth of the business and whether Mr. Del
3 Vacchio will actually build a residence in the future.
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5 3. Mark Wahn, 936 Cornwallis Drive – He is concerned that sometime in the future Mr. Del Vacchio may
6 purchase an adjacent property to expand the business. Mr. Wahn commented about the problems residents are
7 having in Willistown Township with Main Line Gardens. Deliveries are made very early in the morning and
8 there is the smell of mulch, lots of dust and noise of trucks. McGinty was a mom and pop business. If there
9 were 5 cars there it was a lot. He lived and worked there and promised not to impact the neighbors.
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11 4. Gary Moore, 930 N. Chester Road – He asked how many days a week they work. Mr. Del Vacchio said 5.
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13 5. Bob Coup, 916 N. Chester Road – He lives in the historic property and is concerned about the difference
14 between the non-conforming use of McGinty's and that of the applicant.
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16 6. Joe Grosso, 941 Cornwallis Drive – His property is behind McGinty's and has had problems with runoff
17 from the property. He is concerned about how it will look. He is also concerned about noise from the fans in
18 the greenhouse, working on the equipment (air tools), chemicals, tires, etc.
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20 7. Paula Moore, 930 N. Chester Road – She commented that McGinty was very nice but there were cars parked
21 all over the property. She feels this will be an improvement.
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23 8. Vince Del Vacchio, 1520 N. Ridley Creek Road, Media, Pa. - He is the father of the applicant. He came
24 with him to look at the property. This has been a dream of his son's to find a place to run his business and have
25 control. He understands what the concerns of the residents are but assured them that he doesn't want to make it
26 into a large commercial business.
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28 Brian Nagle spoke to the residents about the applicant whom he has represented for 10 years and reviewed the
29 use of the property and ordinance requirements. He pointed out that the property will be sold and may be sold
30 to someone who wants to do more than his applicant.
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32 Brian Nagle spoke to the Planning Commission. The lighting is for security only. The plow trucks will be
33 pickup trucks. He has no problem with conditions to stipulate delivery times or the height of the building.
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35 9. Kay Coup, 916 N. Chester Rd. – The residents aren't saying that Mr. Del Vacchio isn't a good person but
36 they feel this is a big change from what it used to be. There wasn't as much traffic as they fear there will be
37 with this use.
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39 Peter urged the residents to follow this application through the entire process and attend meetings, especially the
40 Board of Supervisors and the Zoning Hearing Board, which is the final decision.
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42 10. Tom McCafferty, 918 N. Chester Road – He thought that part of the variance for McGinty was that the
43 owner had to live on the property. He watched McGinty add to the business but the residents had reached a
44 point where they were going to protest if it went any further.
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46 Jim suggested that residents write down what they remember about the use of the property.
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48 Peter pointed out that they may have to testify at the Zoning Hearing Board.
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50 The Planning Commission members decided to hold a workshop on Wednesday, January 19, 2011 to discuss
51 this matter further.
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F. Old Business

1. The Annual ABC planning meeting will be held this Saturday, January 8th at 8:00 am.

G. Any Other Matter

H. Adjournment

Motion to adjourn the meeting was made by Sue and seconded by George. The meeting adjourned at 9:40 p.m.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary