

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Agenda
Wednesday, December 5, 2012
7:00 PM**

- A. Call to Order / Pledge of Allegiance and Moment of Silence
- 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. November 7, 2012**
- F. Acknowledge Receipt of New Applications
 - 1. Land Development Plans for Goshen Meadows Apartments**
- G. Subdivision Plans
 - 1. Renehan Sketch Plan**
- H. Land Development Plans
 - 1. New Kent Apartments**
 - 2. Goshen Meadows Apartments**
- I. Conditional Uses and Variances
 - 1. Mars Drinks**
- J. Ordinance Amendments
- K. Old Business
 - 1. Zoning Ordinance Review (Article VII, VIII, IX)
- L. New Business
- M. Any Other Matter
- N. Liaison Reports
- O. Meeting Dates of Importance
- P. Correspondence
- Q. Goals
- R. Adjournment

Bold Items indicate new information to review for that topic.

Dates of Importance

| | | |
|--------------|-----------------------------|-----------|
| Dec 03, 2012 | EGT Neighborhood University | 6-9:30 PM |
| Dec 04, 2012 | Board of Supervisors | 7:00 PM |
| Dec 05, 2012 | Pension Committee | 1:00 PM |
| | (cancelled) | |
| Dec 05, 2012 | Planning Commission | 7:00 PM |
| | (New Kent LD) | |
| | (Goshen Meadows LD) | |
| Dec 06, 2012 | Park Commission | 7:00 PM |
| Dec 10, 2012 | Commerce Dev Commission | 7:00 PM |
| | (re-scheduled from Dec 17) | |
| Dec 10, 2012 | Municipal Authority | 7:00 PM |
| Dec 12, 2012 | Conservancy Board | 7:00 PM |
| | (Goshen Meadows LD) | |
| Dec 13, 2012 | Historical Commission | 7:00 PM |
| | (Goshen Meadows LD) | |
| Dec 18, 2012 | Board of Supervisors | 7:00 PM |
| | (New Kent LD) | |
| Dec 25, 2012 | Christmas (Office Closed) | |

REMINDER – Fall Newsletter:

Article Submission Due Date
Feb 1, 2013

Posted to Website
April 2, 2013

draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
November 7, 2012

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, November 7, 2012 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Susan Carty, Vice Chairman Dan Daley, George Martynick, Jim McRee, Adam Knox, and Al Zuccarello. Also present were Mark Gordon, Township Zoning Officer; Erich Meyer, Park and Recreation Commission; and Neal Fisher, representative for the Hankin Family LP.

A. Call to Order, Pledge of Alligence

The Chairman called the meeting to order at 7:00 pm. She led the pledge of allegiance and asked for a moment of silence to remember our troops.

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

B. Land Development Plans

New Kent Apartments – Intersection of Rt 352 and Boot Road - The applicant was represented by Neal Fisher. A few months ago he presented a summary of their plan for construction of a new 12-unit building. To start his presentation this evening, he showed photos of the 2 new buildings along Boot Road that were recently completed. The photos included pictures of the high end interiors. A 2-bedroom unit is 1200 sf and a 1-bedroom is 800 sf. They were all leased quickly. As a result, Hankin Group is looking at all of their apartment complexes. At New Kent there is an area north of the tennis courts where they can accommodate another 12-unit building. The plan includes 2 ½ parking spaces per unit. He is waiting for a review letter. Adam commented that at the last meeting with him, they were over the limit for impervious coverage. Neal explained that there is an area opposite the Community Center that has extra parking. They are going to eliminate that area which will provide space for additional landscaping and bring them to an acceptable impervious coverage rate. They are not taking parking away from the Community Center. The Community Center has a fitness center, pool, small kitchenette, small meeting rooms and computer room. Regarding stormwater, they regraded the basin which provides a large open space.

Public Comment:

Lori Kier, 619 Marydell Drive – She indicated on the map where her home is located across Boot Road from New Kent Apartments. She had a few questions/concerns:

1. What is the time frame for construction? Neal replied approximately 10 months.
 2. She commented that she understands what the township ordinance states about noise, but starting construction at 7 am on the weekends was especially annoying.
 3. Additional traffic is a concern. Since these last 2 buildings were done, it takes longer to pull out of Marydell and go west on Boot Road. She goes to work at 6am and feels that most of the traffic seems to be coming out of New Kent. Neal explained that the intersection was set up for the retail center. Unfortunately the center was unoccupied for a while so that it seems to be additional traffic, but the intersection is designed for the trips from the new buildings.
 4. She is a stormwater attorney and asked them to consider rain gardens instead of infiltration. It might get them to the LED gold rating. Neal commented that infiltration will meet the LED requirements.
 5. She asked for an explanation of impervious coverage. Neal explained what it is and what the township requirements are.
 6. What is the nearest part of the property to water? Neal answered that it is 300 feet from Ridley Creek which is a high quality creek.
- Sue thanked Mrs. Kier for her participation. George mentioned that New Kent is a very well-run complex.

C. Approval of Minutes

The Chairman noted that the minutes of the October 3, 2012 meeting were approved as corrected.

1 **D. Any Other Matter**

2 1. Mark reported that both of the Gateswood variance requests were denied by the Zoning Hearing Board. The
3 Commission discussed variances and the role the Planning Commission in the decision making process.

4 2. Al mentioned that the owners of the Goshen Executive Center asked about putting solar panels on the
5 building.
6

7 **E. Adjournment**

8 The next meeting will be held on Wednesday, December 5, 2012 at 7:00 pm. There being no further business, a
9 motion to adjourn the meeting was made by George and seconded by Dan. The meeting adjourned at 8:00 pm.
10

11
12 Respectfully submitted, _____
13 *Ruth Kiefer, Recording Secretary*
14
15

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

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

FYI

November 20, 2012

Dear Property Owner:

The purpose of this letter is to inform you that Goshen Meadows Investors, LLC, has submitted a Land Development application seeking approval for a Planned Apartment Development on their Property at 1325 West Chester Pike, West Chester, PA, 19382. The subject property is adjacent to the existing Goshen Meadows Apartment community. The applicant proposes to build five (5), twelve (12) unit buildings, and convert the existing single family historic resource on the property to a four (4) unit apartment building for a total of sixty four (64) new apartments. The property is located in the C-4, Planned Highway Commercial Zoning District. Goshen Meadows Investors, LLC received Conditional Use approval for the Planned Apartment Development on September 4, 2012 and has now submitted their application for land development review and approval.

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

The meeting dates and times scheduled for the review and discussion of this application are outlined below and subject to change.

December 5, 2012

Planning Commission meeting (7:00 PM)

December 12, 2012

Conservancy Board Meeting (7:00 PM)

December 13, 2012

Historical Commission meeting (7:00 PM)

January 2, 2013

Planning Commission meeting (workshop at 7:00 pm, formal meeting at 7:30 pm)

February 19, 2013

Board of Supervisors meeting (7:00 pm) (Plan Review and Possible approval)

The meetings listed above are held at the Township Administration Building, 1580 Paoli Pike, and are open to the public. The application is available for public review during normal business hours at the Township Administration Building. If any person who wishes to attend the meetings has a disability and/or requires an auxiliary aid service or other accommodation to observe or participate, he or she should contact the Township at 610-692-7171 to discuss how those needs may be accommodated.

**BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP**

Please give me a call or email me at mgordon@eastgoshen.org if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark A. Gordon', written over a horizontal line.

Mark A. Gordon
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions



EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PA

FILE COPY

SUBDIVISION AND / OR LAND DEVELOPMENT APPLICATION

Date Filed: 11-16-2012

Application for (Circle one):

Subdivision Land Development Subdivision & Land Development

A. Application is hereby made by the undersigned for approval of a Subdivision and or Land Development Plan, more particularly described below.

1. Applicant's name: Goshen Meadows Investors, L.P. c/o Scott Fagan

Address: P.O. Box 446, Narberth, PA 19072 Phone: 610-667-1700 ex. 305

Fax: _____ Email: asf@mmcrent.com

2. Name and address of present owner (if other than 1. above)

Name: _____

Address: _____ Phone: _____

Fax: _____ Email: _____

3. Location of plan: West Chester Pike (SR 0003) at Mary Fran Drive
Plan of Consolidation / Land Development Plan

4. Proposed name of plan: Proposed Planned Apartment Development
53:06:56.1

5. County Tax Parcel No.: 53:06:56 Zoning District: C-4
2 for-Goshen Meadows

6. Area of proposed plan (ac.): 18.7514 Number of lots: Investors, L.P. & Smith
Property, West Chester Pk

7. Area of open space (ac.): _____

8. Type of structures to be constructed: Apartment Buildings

9. What provisions are to be made for water supply and sanitary sewer? _____

Public Water and Public Sanitary Sewer

10. Linear feet of road to be constructed: -0-

11. Name of Engineer: James W. MacCombie, P.E., P.L.S.

Phone Number: 610-356-9550 Fax: 610-356-5032

Email address: hem.engineers@verizon.net

EAST GOSHEN TOWNSHIP, CHESTER COUNTY PA
SUBDIVISION AND/OR LAND DEVELOPMENT APPLICATION

SUBDIVISION AND/OR LAND DEVELOPMENT CHECKLIST

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 advancement into the Review Process.

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

Application for (Circle all appropriate): ☒ Subdivision ☒ Land Development

Applicant Information:

Name of Applicant: Goshen Meadows Investors, L.P. c/o Scott Fagan

Address: P.O. Box 446, Narberth, PA 19072

Telephone Number: 610-667-1700 ex. 305 Fax: _____

Email Address: asf@mmcrent.com

Property Address: West Chester Pike at Mary Fran Drive

Property Information:

Owner's Name: GOSHEN MEADOWS

Address: 1325 WEST CHESTER PIKE, WEST CHESTER, PA 19380

Tax Parcel Number: 53:06:56.1 Zoning District: C-4 Acreage: 18.7514

Description of proposed subdivision and or land Development:

The Plan proposes to consolidate parcels 53:06:56 (5.1151 Acs) (Smith Tract) with parcel 53:06:56.1 (13.6364 Ac) (Goshen Meadows) to form one parcel. The Applicant proposes to develop the 5.1151 acre former Smith Tract with five (5) 3 story multi-family apartment buildings each containing 12 units. In addition the Applicant proposes to rehabilitate the existing Historic Hoopes House for four (4) apartments.

EAST GOSHEN TOWNSHIP, CHESTER COUNTY PA
SUBDIVISION AND/OR LAND DEVELOPMENT APPLICATION

Application Process Checklist (Administrative use only):

| <u>Item</u> | <u>Date Complete</u> |
|--|----------------------|
| 1. Completed Township Application Form: | X |
| 2. Township application and review fees paid:..... | X |
| 3. County Act 247 Form complete: | X |
| 4. Appropriate County Fees included: | X |
| 5. 11 Copies of sealed Sub / LD plans: | X |
| 6. 11 copies of other required plans: | |
| a. Landscape: (sealed)..... | X |
| b. Conservancy: (sealed)..... | X |
| c. Stormwater Management: (sealed)..... | X |
| 7. Three copies of the stormwater report and calculations: | X |
| 8. Copies of supplementary studies, if required: | |
| a. Traffic Impact Study:..... | N/A |
| b. Water Study: | N/A |

Application accepted on 11-16-2012 by MARK GORDON

Official Signature  Title ZONING OFFICER

Review Process Checklist (Administrative use only)

| <u>Item</u> | <u>Date Complete</u> |
|---|----------------------|
| 1. Date of first formal Planning Commission Meeting following complete submission of application, (Day 1):..... | <u>12-5-2012</u> |
| Date Abutting property letter sent: | <u>11-20-12</u> |
| 2. Date presented to Planning Commission: | <u>12-5-2012</u> |
| 3. Date submitted to CCPC: | <u>11-19-12</u> |
| 4. Date submitted to Township Engineer: | <u>11-19-12</u> |
| 5. Date by which the PC must act, (Day 70): | <u>2-14-13</u> |
| 6. Date by which Board of Supervisors must act, (Day 90): | <u>3-5-2013</u> |
| 7. Date sent to CB: | <u>11-20-12</u> |
| 8. Date sent To MA: | <u>"</u> |
| 9. Date sent to HC: | <u>"</u> |
| 10. Date sent to PRB: | <u>"</u> |
| 11. Date sent to TAB: | <u>"</u> |

EAST GOSHEN TOWNSHIP, CHESTER COUNTY PA
SUBDIVISION AND/OR LAND DEVELOPMENT APPLICATION

12. Name of Land Planner: _____

Phone Number: _____ Fax: _____

Email address: _____

- B. I/We agree to reimburse the Township of East Goshen for such fees and expenses the Township may incur for the services of an Engineer(s) in investigations, tests, and review in relation to the Subdivision Plan.
- C. I/We agree to post financial security for the improvements depicted on the Subdivision and or land Development Plan pursuant to the Subdivision and Land Development Ordinance.
- D. I/We agree to reimburse the Township of East Goshen for all inspection fees at the actual cost to Township.

NOTICE

The Township requires an Occupancy Permit before any building can be occupied; no Occupancy Permit will be issued until final inspection and approved by the Zoning Officer and Building Inspector.

Owner Signature

Applicant Signature

Administrative Use

Fees received from applicant \$ 350⁰⁰ basic fee, plus \$ _____ per lot

For _____ lots = \$ 350⁰⁰ + \$2000 below

Application and plan received by: _____ Date: _____
(Signature)

Application accepted as complete on: _____
(Date)

BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

November 28, 2012

Dear Property Owner:

The purpose of this letter is to inform you that the Renehan Building Group has submitted a sketch plan for the property at 1551 Colonial Lane, West Chester, PA 19380 (TPN 53-4-41).

The Renehan Building Group is proposing to develop the 5.5 acre property with a total of four single family dwelling units (the existing home will be demolished) pursuant to Section 240-9 of the Township Zoning Ordinance.

Pursuant to Township policy, property owners within 1,000 feet of the subject property are notified of any Sketch Plan submissions.

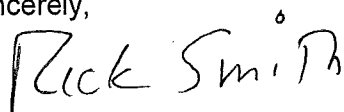
The meeting dates and times scheduled for the review and discussion of this application are outlined below.

December 5, 2012 - Planning Commission meeting (workshop at 7:00 pm, formal meeting @ 7:30 pm) (**Presentation of Sketch Plan**)

Please note that the submission of a Sketch Plan does not constitute a formal application for development of this property. Developers and builders are encouraged to submit a sketch plan for their projects to the Township in order to receive informal comments and suggestions on their plans from the Planning Commission prior to the submission of a formal application for subdivision of a property. If a formal application for development of this property is submitted in the future you will receive a separate notification at that time.

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

Sincerely,



Louis F. Smith, Jr.
Township Manager

Cc: All Township Authorities, Boards and Commissions



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

November 20, 2012

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

NOV 21 2012

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

Dear Commission Members:

We have revised the Land Development Plan for New Kent Apartments in accordance with Yerkes Associates, Inc. Draft letter dated November 15, 2012. Listed below is an itemization of the changes. Headings and subheadings match those of the review letter.

Zoning Ordinance

1. The completed sewage facility postcard is included with this submission.
2. The requested note regarding right-of-way has been added to Sheet 1 as General Note #17. The ultimate right-of-way has been added to the overall cover sheet.
3. Resolved
4. The requested hose bib has been added to the plan on the south end of the building.
5. The Landscape Plan has been revised per the direction provided by Mark Gordon, with an additional 20 buffer trees.
6. Resolved
7. General Note #15 has been added regarding the revised Open Space.
8. General Note #16 has been added regarding future parking spaces.
9. The 'Driveway Relocation Plan' has been revised as discussed, and is enclosed with this submission.

Subdivision and Land Development Ordinance

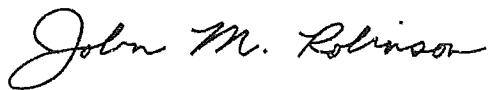
10. The waiver request is shown on the plan.
11. The proposed slope within the basin has been re-graded to a 3:1 slope.
12. It is the applicant's understanding that the traffic impact fee is assessed at a cost of \$396.25 per dwelling unit. Therefore the fee for 12 units totals \$4,755.

General Comments

13. The impervious area does include the future parking and sidewalk area.
14. The soil testing has been completed in the field. Results will be forwarded to the Township under separate cover.
15. Orange safety fence has been added around the recharge bed. A recharge bed construction sequence has been added to Sheet 4, which specifies protection of the soil from compaction during construction.
16. A roof leader system has been added to the plan as discussed. Each inlet associated with the recharge bed has been sumped to provide a leaf and debris collection area. The recharge bed detail has been revised showing the roof leader connections.
17. The 9" orifice has been added to the recharge bed outlet structure detail.
18. It is our understanding that the Fire Marshal will get back to us regarding a fire hydrant.
19. Proposed Inlet #2 to Endwall #1 has been profiled as requested.
20. The storm sewer run has been relocated as requested.
21. The outlet structure shall be replaced. The note on the Grading Plan has been modified accordingly. A new outlet structure detail has been added to Sheet 7. The Construction Sequence has also been updated.
22. Inlet (silt sock) protection has been added to the E&S plan.
23. The lighting plan has been revised as discussed.
24. The Landscape Plan has been revised per the direction provided by Mark Gordon, with an additional 20 buffer trees.
25. The plans shall be submitted to the CCCD for an NPDES permit.

Very Truly Yours,

Edward B. Walsh & Associates, Inc.

A handwritten signature in cursive script that reads "John M. Robinson".

John M. Robinson, P.E.

cc: Neal Fisher



TRAFFIC PLANNING AND DESIGN, INC.

Est. 1989 2500 EAST HIGH STREET, STE 650
POTTSTOWN, PA 19464

PHONE: 610.326.3100
FAX: 610.326.9410

TPD@TRAFFICPD.COM
WWW.TRAFFICPD.COM

November 7, 2012

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

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

Dear Neal:

Traffic Planning and Design, Inc. (TPD) has completed a trip generation letter for the proposed development of 12 additional apartment units within the New Kent Apartment development. It is TPD's understanding that there are currently 408 apartment units in the New Kent Apartment development.

The trip generation rates for Apartments were obtained from the manual Trip Generation, Ninth Edition, 2012, an Institute of Transportation Engineers (ITE) Informational Report. For the New Kent Apartments, Land Use Code 220 (Apartment), from Trip Generation was used to calculate the number of vehicular trips the development will generate during the weekday A.M. peak hour and weekday P.M. peak hour. **Table 1** shows the trip generation data for the 408 existing apartment units, and 420 apartment units, which includes the 12 units proposed.

TABLE 1
ITE TRIP GENERATION DATA

| Land Use (ITE #) | Time Period | Rates | # of Units (X) | Total Trips |
|---------------------|---------------------------|-------------------|----------------|-------------|
| Apartment (#220) | Weekday A.M. Peak Hour | $T = 0.51 * (X)$ | 408 | 208 |
| | | | 420 | 214 |
| | | Difference | 12 | +6 |
| | Weekday P.M. Peak Hour | $T = 0.62 * (X)$ | 408 | 253 |
| | | | 420 | 260 |
| | | Difference | 12 | +7 |

T = number of site-generated vehicular trips, X = independent variable (units)

As shown in Table 1, the proposed 12 apartment units are anticipated to generate 6 new trips during the weekday A.M. peak hour and 7 new trips during the weekday P.M. peak hour, or approximately 1 new trip every 9-10 minutes during the peak hours. In addition, the proposed 12 apartment units will increase the peak hour trip generation of the development by less than 3%. Therefore, it is TPD's opinion the proposed 12 apartment units will have a negligible impact on the adjacent roadways.

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

Sincerely,
TRAFFIC PLANNING AND DESIGN, INC.

Guido W. DiMartino, P.E.
Project Manager



THE COUNTY OF CHESTER

COMMISSIONERS

Terence Farrell
Kathi Cozzone
Ryan A. Costello

Ronald T. Bailey, AICP
Executive Director

PLANNING COMMISSION

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



November 21, 2012

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

Re: Preliminary Land Development - New Kent Apartments II
LD-11-12-6952 - East Goshen Township

Dear Mr. Smith:

A preliminary land development plan entitled "New Kent Apartments II," prepared by Edward B. Walsh & Associates, Inc., and dated October 9, 2012, was received by this office on October 24, 2012. The land development is situated on the northwest corner of North Chester Road (Route 352) and Boot Road (State Route 2020) and involves the construction of a 12-unit apartment building, and 30 parking spaces, on the 30.83 acre apartment complex site (UPI #53-4-76). The project site, which is served by public water and sewer, is located in the R-5 Urban Residential zoning district.

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

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a land development proposal for this site which addressed the construction of 24 apartment units in two structures and 60 parking spaces (CCPC# SD-7-10-2370, dated July 30, 2010). According to our records, this plan submission was approved by the Township on October 19, 2010. The current plan submission indicates that there are currently 408 existing apartment units on this site, including the 24 units approved in 2010.

LANDSCAPES:

2. The project site is located within the **Suburban Landscape** designation of *Landscapes2*, the 2009 County Comprehensive Plan. The location of the proposed land development is consistent with the guidelines of the **Suburban Landscape**.

WATERSHEDS:

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

Page: 2

November 21, 2012

Re: Preliminary Land Development - New Kent Apartments II

LD-11-12-6952 - East Goshen Township

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

4. The site is located in an area designated by the Pennsylvania Department of Environmental Protection (DEP) as a Special Protection Watershed. Special Protection Watersheds are important because Chester County's High Quality and Exceptional Value Watersheds may be especially sensitive to degradation and pollution that could result from development. The following map note should appear on all erosion and sediment pollution control plans:

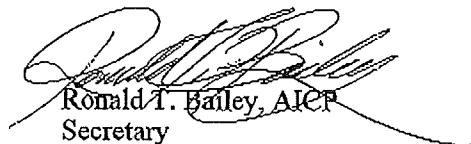
"The site is located in an area designated by the Pennsylvania Department of Environmental Protection as a Special Protection Watershed, and extreme care should be exercised in all disturbance activities to prevent degradation of the waters of the Commonwealth. All disturbed areas on which work has been,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

ADMINISTRATIVE NOTES:

5. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
6. The item on the attached agency contact list should be addressed and reflected in the proposed land development.
7. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,


Ronald T. Bailey, AICP
Secretary

RTB/PF

Attachment

cc: Hankin Family Limited Partnership
Edward B. Walsh & Associates, Inc.
Chester County Conservation District

BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

November 28, 2012

Dear Property Owner:

The purpose of this letter is to inform you that Mars Drinks North America has submitted a variance application for their facility at 1301 Wilson Drive, West Chester, PA 19380. The applicant is seeking relief from Section 240-19.F(2) of the Zoning Ordinance concerning the screening of rooftop structures.

Pursuant to Township policy, property owners within 1,000 feet of the subject property are notified of Variance Applications.

The meeting dates and times scheduled for the review and discussion of this application are outlined below, and are subject to change.

December 5, 2012 - Planning Commission meeting (workshop at 7:00 pm, formal meeting @ 7:30 pm) **(Presentation of Application)**

December 18, 2012- Board of Supervisors meeting (7:00 pm)

Please note that the date for the public hearing on this application has not been established. You will receive a separate notice once this date has been set.

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

Sincerely,



Mark A. Gordon
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions
West Goshen Township



Gawthrop Greenwood, PC
Attorneys at Law

17 East Gay Street, Suite 100, P.O. Box 562 p. 610.696.8225
West Chester, PA 19381- 0562 www.gawthrop.com

Robert F. Adams
610.696.8225 x 125
610.344.0922 fax
rfadams@gawthrop.com

November 26, 2012

Mark Gordon, Zoning Officer
East Goshen Township
1580 Paoli Pike
West Chester, PA 19382

RECEIVED
NOV 27 2012

Re: **Application of Mars Drinks North America**

Dear Mark:

I know you are aware that Mars Drinks is going to be seeking some relief for screening of rooftop structures at its Wilson Drive property location. I have prepared a variance application seeking relief from §240-19.F(2) of the zoning ordinance. I am enclosing 11 copies of the application and our check payable to East Goshen Township in the amount of \$450.

Kindly let me know when the Planning Commission will first be able to consider this application. I have not made any exhibits part of the application because I think they will be better understood when we present the proposal to the Planning Commission.

If you need anything further from me, kindly let me know.

Very truly yours,

Robert F. Adams

RFA/cb
Enclosures
cc: Jonathan Zangwill (w/enc.)

**EAST GOSHEN TOWNSHIP
ZONING HEARING BOARD APPLICATION**

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

NOV 27 2012

Name of Applicant/Owner: Mars Drinks North America

Applicant Address: Attention: Jonathan Zangwill, Project Engineering Manager
1301 Wilson Drive, West Chester, PA 19380

Telephone Number: 610-719-2206 Fax Number: _____

Email Address: jonathan.zangwill@effem.com

Property Address: 1301 Wilson Drive

Tax Parcel Number: 53-3-1.6 Zoning District: I-1 Acreage: 29.2

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:

§240-19.F(2) - screening of rooftop structures

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

Applicant seeks relief from the requirement to screen certain rooftop structures
(to be identified) that are regulated by §240-19.F(2) to avoid unnecessary
screening of structures not readily visible from off-site locations. Relief is
also sought from screening of rooftop solar collection devices for reasons of
functionality.

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.

GAWTHROP GREENWOOD, PC

BY: Robert F. Adams
Signature of Applicant
Robert F. Adams, Attorney for Applicant
rfadams@gawthrop.com 610-696-8225

November 26, 2012
Date

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