

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**December 5, 2012**

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, December 5, 2012 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Susan Carty, Dan Daley, George Martynick, Jim McRee, Adam Knox, Al Zuccarello and Nathan Cline. Also present were Mark Gordon, Township Zoning Officer; Monica Close, Historical Commission; Erich Meyer, Park and Recreation Commission; and Ginnie Newlin, Conservancy Board.

**A. WORKSESSION – 7:00 PM**

1. Sue reminded the Commission that they have to discuss their goals for 2013.
2. PPL – Pipeline notice – Sue commented that they may have to review where the pipeline comes through the township. George feels the infrastructure is getting old but has been impressed by how quickly they respond to a problem with the pipeline. Mark explained some of the things they do to maintain the pipeline.

**B. FORMAL SESSION – 7:15 PM**

1. Sue called the meeting to order at 7:15 pm and led the Pledge of Allegiance. There was a moment of silence to remember our armed forces. Sue asked if anyone would be recording the meeting. There was no response.
2. Minutes – Sue noted that the minutes of the November 7, 2012 meeting were approved as corrected.
3. Public Comment on non-agenda items – Ginnie asked the Commission members to turn on their microphones so they can be heard by everyone.
4. Land Development Plan – New Kent Apartments, N. Chester Rd and Boot Rd – Neal Fisher reported that they received the letter from the Township engineers and will comply with it. George asked about building on the swale. Neal said the large detention basin will be reconfigured to accommodate the volume. He gave a brief explanation of the project. Adam and Ginnie asked about impervious coverage. Neal said they are just under the 40% allowed. They will retain an area for future additional parking. Mark mentioned that in the last New Kent project, they did use pervious paving in one area and Mark went out during a rain storm to watch it work.
5. Renehan Sketch Plan for Subdivision of 1515 Colonial Lane - The applicant was represented by JameM. Renehan, President & CEO of Renehan Building Group, and Nicholas L. Vastardis, President of Vastardis Consulting Engineers. Nick explained that this is a 5.5 acre property that they want to subdivide into 4 lots. There will be public sewer and private wells. Jim Renehan mentioned that road improvements will be done. They will use the existing barn for storage during the construction but all existing structures will be removed. George mentioned that development of this area has been discussed for a long time. Since there is only one way in and out, the ability of fire trucks to get in there was always a concern. Sue asked about the area of steep slopes. Jim Renehan responded that they haven't looked at soil yet but he is a small, local developer and will be sure to watch soil, erosion, storm water, etc. They will use propane gas. Adam is concerned about the traffic on Rt. 352. Jim McRee pointed out that the house on Lot #1 is close to the side boundaries. He suggested changing the orientation of the house keeping in mind any additions owners may want to make in the future. Dan asked about trees. Jim Renehan wants to save as many as possible. One neighbor mentioned to him that there are some dead trees on the property line. Jim Renehan said they will clean that out but he feels the trees are an important part of this neighborhood.

Public Comment:

John Hertzog, 940 A Cornwallis – He is concerned about the traffic, the cul-de-sac, school buses, and future development of the Parakis property on the other side of Rt. 352.

Ron Woodward, 1550 Colonial Lane – He feels that the sewer line should tie into the existing line on Cornwallis and widening the road should come off of the other side of the street. He is more concerned about the additional wells which may make his well go dry. His well is 44 ft deep and draws 3 gallons/minute.

Mark commented that there are some very saturated areas there. He is not aware of any wells going dry and feels that the creek is close enough to handle the new wells. Adam mentioned that wells being drilled now are going deeper than 44 ft.

Ron mentioned that he did call the water company about getting public water a few years ago and they need 70% of the homes to participate before they would bring in public water.

Mike Juskalian, 935 Cornwallis – He asked about the equipment coming in during construction.

Jim responded that they will be using Colonial.

Jim Renehan reported that he had meetings with Township staff which were very helpful. He understands what the Township requires. They will be meeting with the owner of the property and hope to start the plans soon. He invited anyone with questions to contact him at his office in Malvern.

6. Land Development Plan – Goshen Meadows, 1325 West Chester Pike – The applicant was represented by Dennis F. O’Neill, Engineer. He did a brief review of the plan. They made some revisions based on conditions and recommendations from the Planning Commission, Historical Commission and Conservancy Board. The Smith house will have 2 apartments instead of 4. The extra space will be the leasing office for the entire complex. The current leasing office will be converted to a rental. A fitness center will be put in the garage.

They met with PennDOT and will lengthen the turning lanes on West Chester Pike. A traffic study shows that the eastbound turning lane on West Chester Pike was used mostly for U-turns.

There are 9 proposed sub-surface infiltration units. One unit will flow into the West Chester Pike system.

Dennis explained how these units will work. The engineer is reviewing this plan.

They will extend the buffer on the eastside of the property as closed to West Chester Pike as they can go. As requested by the Historical Commission, they removed some parking from around the Smith house.

All buildings are sprinklered with a fire department connection.

A significant number of trees will be removed but they have a significant landscape plan.

They will meet with the Conservancy Board and Historical Commission next week to show them the plan and explain the conditions.

George mentioned that the residents along Reservoir Road were concerned about people walking through their property. Dennis pointed out that there is a dense buffer on the north side of the property. On the southeast side they have to keep the emergency access road open. Off to the side of that road, they will create an embankment with a good buffer. Dan pointed out that there are some easements along the east side. Dennis commented that Goshen Meadows has always maintained their property and is aware of the maintenance that will need to be done. There will be mostly shrubs in the buffer. The emergency access road will be pavers with grass. The Fire Marshall is reviewing that plan.

Dennis said they are waiting for the engineers review. At the January Planning Commission meeting they will provide a revised plan with response to the Township engineer’s review and input from the Conservancy Board and Historical Commission.

7. Variance Request – Mars Drinks, 1301 Wilson Drive. The applicant was represented by Jonathan Zangwill, Project Engineering Manager, and Robert F. Adams, Attorney. Bob explained that they are seeking relief from the requirement to screen certain rooftop structures. The visibility from the street is very limited since this is a very big building.

Jonathan reported that Phase I – warehouse – has started. An important part is the exterior. Screening could cost \$300,000 under current requirements. One of his associates went on the roof with a yellow ribbon on

the end of a 10 foot pole to see what the impact would be. He provided photos and a roof top plan. The solar panels will have the latest anti-glare technology. Bob explained where they don't want to put a screen. Jim wondered how the requirements should be defined for this variance. They should not be so restrictive that they have to come back for every change they make. Thinking ahead – they may have to install a larger chiller. Perhaps define height in zones on the roof.

Bob mentioned that the lower roof should also be included in the relief.

Mark will work on a letter to the Board of Supervisors and a draft recommendation for the January 2, 2013 Planning Commission meeting.

8. Ordinance Review – The Commission reviewed Article VII – Nonconforming Uses; Article VIII – Administration and Enforcement; and Article IX – General Provisions. Dan led a discussion on Article VII, page 1, A lot with no structure; and page 3, line 8, alteration or expansion to nonconforming structure. On Article VIII, page 1, line 6, 45 days to issue or refuse a permit; and page 4, line 3, occupancy permit. Mark will take his notes and work on a draft for the Board of Supervisors.

### **C. ADJOURNMENT**

The next meeting will be held on Wednesday, January 2, 2013 at 7:00 pm. There being no further business, a motion to adjourn the meeting was made by George and seconded by Nate. The meeting adjourned at 10:00 pm.

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