

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Agenda
Wednesday, February 6, 2013
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. January 2, 2012**
- F. Acknowledge Receipt of New Applications
- G. Subdivision Plans
- H. Land Development Plans
 - 1. New Kent Apartments**
 - 2. Goshen Meadows Apartments**
- I. Conditional Uses and Variances
- J. Ordinance Amendments
 - 1. Zoning Ordinance (Article 2 recommendations: to be forwarded via email)
- K. Comprehensive Plan Update**
 - 1. Assign CPTF Members (2 Primary, 2 Alternate)**
 - 2. Comp Plan Update Kick Off Meeting 3/25/2013**
- L. Old Business
- M. New Business
- N. Any Other Matter
- O. Liaison Reports
- P. Meeting Dates of Importance

Feb 05, 2013	Board of Supervisors	7:00 PM
Feb 05, 2013	Park & Rec's Learn to Skate for Tots Begins	
	Continues to March 12	
Feb 06, 2013	Pension	1:00 PM
Feb 06, 2013	Planning Commission	7:00 PM
Feb 07, 2013	Park Commission	7:00 PM
Feb 11, 2013	Municipal Authority	7:00 PM
Feb 11, 2013	Commerce Dev Committee	7:00 PM
Feb 13, 2013	Conservancy Board	7:00 PM
Feb 14, 2013	Historical Commission	7:00 PM
Feb 14, 2013	Farmer's Market	3:30-6:00 PM
Feb 18, 2013	Office Closed	
	Presidents Day	
Feb 19, 2013	Board of Supervisors	7:00 PM
Feb 20, 2013	Police Commission	5:30 PM
	WEGO Police Dept.	
Feb 25, 2013	Comprehensive Plan Task Force	7:00 PM
	Kick-Off Meeting	
Feb 25, 2013	Deer Committee	7:00 PM
Feb 28, 2013	Farmer's Market	3:30-6:00 PM
- Q. Correspondence
- R. Goals
- S. Adjournment

Bold Items indicate new information to review for that topic.

Planning Commission Application Tracking Log

[illegible]

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
January 2, 2013

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, January 2, 2013 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Susan Carty, Dan Daley, Al Zuccarello, Adam Knox, George Martynick, Jim McRee, 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. Minutes of December 5, 2012 meeting were corrected.
3. The review letters for Goshen Meadows were discussed.
4. A self evaluation was done by the Commission members. The members feel they work well together and have a lot of history and experience and attendance has been good. The newest members have raised the level of professionalism.
5. Adam questioned why the first half hour of the meeting is a workshop in the smaller meeting room. The members like the informal table atmosphere where they can discuss and clarify information. The board room is more formal and is the time for the applicants to make their presentations. Nate suggested that the agenda show the Workshop at 7 and the Formal Meeting at 7:30.

B. FORMAL SESSION – 7:40 PM

1. Sue called the meeting to order at 7:40 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 December 5, 2012 meeting were approved as corrected.
3. Sue pointed out that the Tracking Log requires action tonight on the Mars Drinks request.
4. Land Development Plan – New Kent Apartments, N. Chester Rd and Boot Rd – Mark reported that New Kent Apartments has authorized a 30 day extension to the review period.
5. Land Development Plan – Goshen Meadows, 1325 West Chester Pike – The applicant was represented by Dennis F. O'Neill, Engineer. Dennis reported that they received the Yerkes review letter and are in the process of making revisions to the plan. Two waivers will be requested:
 - a. SLD comment #14 – A waiver to allow the plan to be submitted as a preliminary/final plan.
 - b. SLD comment #15 - The ordinance requires the final plan to be drawn to a scale of 1" equals 50 feet or larger. They will request a waiver to allow the plan to be drawn at a scale of 1" equals 60 feet. Dennis mentioned that the Conservancy Board requested a detailed list of trees and/or shrubs. He will be at their meeting next week.Nate mentioned comment #5, Condition 7, which deals with the use of open space. Dennis said they plan to meet with an engineer to work on this. There is a tennis court which is inaccessible, overgrown and unplayable that they may remove. George heard that in the U.S. today there are no more major tennis tournaments, so people aren't using the courts like they did. A dog run may be more usable all day to more people.
Sue asked about lighting. Dennis said they will meet with a lighting consultant to be sure light is added but not flowing off the property.
Dennis reported that they submitted an application to the Conservation District.

Public Comment:

Ginnie Newlin agreed that the tennis court is not in good condition and this space can be used for more open space that everyone can use.

6. 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. Mark prepared a draft recommendation which was discussed. Jim McRee made the following motion:

“Madame Chairman, the applicant has presented a Zoning Hearing Board application to the Planning Commission for a variance from §240-19.F.(2). They seek relief from the requirement to screen all roof top structures from view.

The applicant has presented drawings and exhibits that show new rooftop equipment and structures to be added or relocated as a result of an extensive renovation to their facility at 1301 Wilson Drive. This renovation will include modernization of their manufacturing processes, warehousing and the business offices in order to accommodate their new global training center at their East Goshen Township location. The applicant has agreed to screen several pieces of roof top equipment that would be visible. However the applicant has demonstrated that some of the new and relocated roof top equipment and structures will be placed in locations where they will not be visible from several vantage points around the property, except for the new solar panels. Essentially this equipment and these structures will be screened from view because of the height of the building and the setback provides the required screening.

The applicant has presented evidence and testimony to the Planning Commission regarding the extraordinary expense that would be incurred by the applicant to install roof top screening to screen equipment and structures that cannot be seen from the borders of the property. There will be no value realized by adding additional screening since the building already screens the structures. The impact of this variance request is de minimis and it appears to meet all the tests for a variance.

The solar panels, which are permitted by the Zoning Ordinance, will be used to heat domestic water used in the facility. The panels are proposed to be installed in the Southwest corner of the building because the water heaters for the facility are located directly below the panels and thermal energy collected needs to be transferred to the domestic water system in the most efficient manner possible, in order to achieve the most benefit. Although the proposed solar panels will be visible from the industrially used property to the west of the building; the process of capturing solar energy would be defeated by the installation of roof screening. It would appear that the requirement to screen roof mounted solar panels creates a conflict in the ordinance, which the Commission should address.

Upon our review of the application and the presentations made to the Planning Commission I move that we recommend that the Board of Supervisors support the zoning variance request of Mars Drinks North America for relief from the roof top screening requirement for the solar panels indicated on the plan submitted along with the other roof top structures for the reasons aforementioned.”

George seconded the motion. George commented that, with the building as it exists and with the improvements they want to make, he feels no one will see structures on top of the building. Mars is a very good corporate neighbor.

There being no further discussion the motion passed. Dan abstained.

Mark pointed out to Jonathan that on the plan it looks like the existing screening is being removed. Jonathan will correct the drawing.

8. 2013 Goals – The draft that Sue presented was discussed. A 9th item was added – Finalize Ordinance recommendations. Sue will present it at the Annual ABC Meeting on Saturday, January 12, 2013.

9. Comprehensive Plan – Mark reported that the Township received the Chester County Commissioners authorization of our VVP Grant application. This will provide some funding for the 2015 Comprehensive Plan update project. There was discussion about the process of updating the Comp Plan, who may be on the committee, and adding a page to the website. Dan clarified that the Planning Commission presents the draft of the Comp Plan to the Board of Supervisors. The Brandywine Conservancy will put together an initial outline of the process.

1 10. Reorganization - Dan made a motion to nominate Susan Carty for a 2nd term as Chairman. George
2 seconded the motion. The motion passed unanimously.
3 George made a motion to nominate Dan Daley for a 2nd term as Vice Chairman. Al seconded the motion.
4 The motion passed unanimously.
5

6 **C. ADJOURNMENT**

7 The next meeting will be held on Wednesday, February 6, 2013 at 7:00 pm. There being no further business, a
8 motion to adjourn the meeting was made by Dan and seconded by Nate. The meeting adjourned at 8:45 pm.
9

10
11 Respectfully submitted, _____
12 *Ruth Kiefer, Recording Secretary*
13
14

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171
Fax: 610-692-8950
E-mail: mgordon@eastgoshen.org

Date: 1/31/2013
To: Planning Commission
From: Mark Gordon, Zoning Officer *mlb*
Re: New Kent II Land Development

Dear Commissioners,

The New Kent LD application review letter from the Township engineer is in your packet and Mr. Conrad recommends approval of the plans with the condition that all of the outlined comments are addressed by the applicant.

Here's a draft motion for your consideration.

DRAFT MOTION:

Madame Chairman, I move that we recommend that the Board of Supervisors approve the Preliminary /Final Land Development Plan of the Hankin Group to construct one new apartment building and associated parking as depicted within the plans titled New Kent Apartments II, dated 10/9/2012 and last revised on 1/28/2013 with the following conditions:

1. The Applicant shall address all remaining comments outlined in the Township Engineer's review letter dated 1/31/2013 prior to 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 pay 10% of the sewer tap-in fee to reserve the sewer capacity for the project, prior to the plans being released for recording.
5. The applicant shall pay an Impact fee of \$396.25 per trip for the project prior to the issuance of a building permit.



Yerkes Associates, Inc.

Consulting Engineers / Landscape Architects / Surveyors

January 31, 2013

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

Re: New Kent Apartments II – North Chester Road and Boot Road
Land Development Plan Review

Commission Members:

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

- Cover sheet
- Overall Site Plan – sheet 1 of 7
- Demolition & Construction Plan - sheet 2 of 7
- Grading & PCSWM Plan – sheet 3 of 7
- Erosion & Sedimentation Control Plan – sheet 4 of 7
- Landscape Plan – sheet 5 of 7
- Lighting Plan – sheet 6 of 7
- Construction Details & Profile Sheet – sheet 7 of 7
- Stormwater Management Calculations, last revised December 5, 2012
- December 14, 2012 Plan Submission Letter

All plans have a latest revision date of January 31, 2013. The plans depict proposed site renovations and the construction of a new 12 unit apartment building within the New Kent Apartments parcel (tax map parcel 53-4-76, consisting of 29.096 acres). The new building is located on the west side of the Kent Drive intersection with Kent Court and the site renovations include the demolition of the existing tennis courts, the reconfiguration of existing driveways and parking areas, the regrading of a portion of the detention basin, the construction of a tennis court, and the construction of a stormwater management recharge bed. The new building is to be served by public water and public sanitary sewer service.

The proposed development results in a net impervious cover increase of 0.25 acres. The parcel's overall proposed impervious coverage is 11.62 acres (39.94 %) which is less than the permitted impervious coverage of 11.638 acres (40.0 %).

Revisions to the initial plan submission include the identification of the recreation/common open space area on sheet 2, the addition of buffer plantings adjacent to the property line north of the proposed apartment building, the regrading of the existing detention basin side slopes, a reconfiguration of the storm sewer system, the replacement of the existing detention basin outlet structure, and the addition of a fire hydrant located in the parking island adjacent to the southwest corner of the proposed building.

Professional services since 1874

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

All comments from our previous review letter of November 29, 2012 have been satisfactorily addressed except for the following that are numbered as they appeared previously:

Zoning Ordinance

1. Section 240-24.F – The plan submission letter notes that the planning module postcard mailer has been submitted to the Township. The planning module submission will need to be reviewed and approved by the Township and PADEP.
8. Section 240-33.A.2 – An apartment development requires two and one-half parking spaces for each dwelling unit. For the twelve additional dwelling units, a total of 30 parking spaces are required. The plans depict 20 new parking spaces to be initially constructed and an area for ten parking spaces to be reserved for future construction. General note 16 on the overall site plan notes that the Developer will construct the future parking spaces within 60 days of notice if either the Developer or East Goshen Township determines they are necessary. This provision will need to be incorporated into the Land Development Agreement.

Subdivision and Land Development Ordinance

12. Section 205-39 – The plan submission letter notes that the traffic impact fee for the proposed 12 apartment units totals \$4,755.00. The traffic impact fee will need to be incorporated into the Land Development Agreement.

Lighting Plan

- 23A. The Lighting Fixture Schedule lamp description along with the light fixture depicted on the Pole Foundation Detail need to be checked for consistency with the concealed light source description listed in the Fixture Information detail. In particular, the pole foundation detail depicts a 'shoe box' type fixture, whereas the Fixture Information indicates a 'lantern' type fixture.
- 23C. The lighting plan notes that the proposed lighting associated with the future parking area is to be installed in conjunction with the construction of the future parking spaces. It is recommended that this lighting be installed at the same time the new sidewalk to the pool area is installed (the sidewalk located between the tennis court and the future parking area).

Landscape Plan

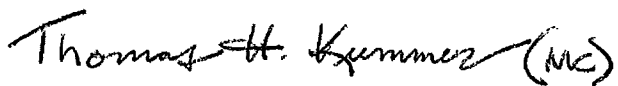
24. The number of buffer evergreen trees shown (17) needs to be adjusted for consistency with the number of evergreen trees noted in the plant list (20). Additionally, the plan needs to be clarified regarding the 'PS' trees which are shown on the plan but not included on the plant list.

General Comments

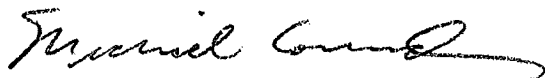
25. Since the proposed limit of disturbance exceeds one acre, the erosion and sediment control plan will need to be submitted to the Chester County Conservation District for review and approval. A letter of adequacy from the Chester County Conservation District and a NPDES Permit are required for final plan approval.

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

Sincerely,
YERKES ASSOCIATES, INC.



Thomas H. Kummer, R.L.A.



Michael Conrad, P.E.

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

BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

January 16, 2013

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

Re: Land Development application – Planned Apartment Development
Hankin Group – New Kent Apartments, 53-4-76

Dear Commissioners:

As requested I have reviewed the proposed Land development plan for the new Apartment building proposed for the New Kent Apartment Community.

The site plan depicts the addition of one new apartment building consisting of 12 new residential units. The building is proposed in the vicinity of the tennis courts near the North Chester Road (Rt. 352) entrance of the community.

The community is approximately forty years old and served by public water however I did not observe any fire hydrants in the northeast portion of the community. Fire hydrants serve the community and are located near the Boot Rd. entrance and in front of the Community building.

1. A new fire hydrant should be planned for the development of this new building and located to serve this new building and the other buildings in this area of the community. Currently the closest fire hydrant to the proposed location of the new building is approximately 400 feet.
2. The applicant shall install and identify all Fire Department Connections as outlined in the Township property maintenance code, §178-3.J.; I have enclosed the applicable section of the code for your use.

Sincerely,



Carmen R. Battavio
Township Fire Marshal

Cc: Mr. Neal Fisher, P.E., The Hankin Group (Via Email)

Enclosure

*Township of East Goshen, PA
Wednesday, January 16, 2013*

§ 178-3. Additions, insertions and changes to standards.

The following amendments, additions, deletions, and changes are hereby made to the International Property Maintenance Code, 2003 Edition:

A. Section 101.1 shall be amended by the deletion of the words "[NAME OF JURISDICTION]" and the replacement thereof with the words "East Goshen Township."

B. The heading of Section 103 shall be deleted in its entirety and replaced with the following:
"SECTION 103. EAST GOSHEN TOWNSHIP CODE DEPARTMENT."

C. Section 103.1 shall be deleted in its entirety and replaced with the following:

103.1 Creation of enforcement agency. The East Goshen Township Code Department (the "Code Department") shall be responsible for administering and enforcing this Code. The Zoning Officer is in charge of the Code Department and for purposes of this Code shall be known as the Code Official.

D. Section 103.5 shall be deleted in its entirety and reserved.

E. Section 106.4 shall be deleted in its entirety and replaced with the following:

106.4 Violation and penalties. Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof shall be guilty of a summary offense, punishable by a fine of not more than \$1,000 per day, plus costs and attorney's fees, and, upon default of the payment of the fine and costs, imprisonment not to exceed 30 days. Each day that a violation continues shall be deemed a separate offense.

F. Section 111, Means of Appeal, shall be deleted and replaced with the following:

[Amended 8-7-2012 by Ord. No. 129-E-2012]


111. BOARD OF APPEALS.

111.1 General. The East Goshen Township Board of Appeals shall hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this code. The Board of Appeals shall be appointed by the Board of Supervisors and shall hold office at its pleasure. The Board of Appeals shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Building Official.

G. Section 304.14 shall be amended by the deletion of the words "[DATE]" and the replacement thereof with "June 1" and "October 30."

H. Section 602.3 shall be amended by the deletion of the words "[DATE]" and the replacement thereof with "October 15" and "April 15."

I. Section 602.4 shall be amended by the deletion of the words "[DATE]" and the replacement thereof with "October 15" and "April 15."

 J. A new Section 705 shall be added to read as follows:

705. FIRE HYDRANTS.

705.1. Fire hydrant location. No fire hydrant shall be obstructed by any planting (trees, shrubs, weeds) or any other structure or landscaping feature (such as rocks or fence) within a space formed by a line projecting 15 feet from either side of the hydrant and from the line to the curb.

705.2. Fire Department connections for sprinklers and standpipe systems. All new Fire Department connections for sprinklers or standpipe systems shall be equipped with a five-inch Storz quarter-turn fire hose connection. All new and existing Fire Department connections for sprinklers or standpipe systems shall be kept clear and free from any obstructions so that they are accessible by the Fire Department. All new and existing Fire Department connections for sprinklers or standpipe systems shall be painted red (except where paint accumulation may affect the performance of any swivels or hose couplings). All new and existing Fire Department connections for sprinklers or standpipe systems shall be clearly marked with a sign meeting the following standards:

1. White reflective sign with red reflective letters and red border.
2. Minimum size 12 inches high by 18 inches wide.
3. The sign shall be printed with the letters "FD."
4. The sign shall be permanently affixed within eight feet of the connection.
5. The sign shall be clearly visible from the roadway.
6. In the event the Fire Department connection is not visible from the roadway, a minimum series of signs as required by the Fire Marshal (as described above but with the addition of directional arrows) shall be used to indicate the location of the connection.

K. Section 304.15.1, Garage Doors. At the time of resale or any change of occupancy, all automatic garage doors shall be equipped with an external entrapment protection system as recommended by the U.S. Consumer Product Safety Commission. **[Added 12-4-2007 by Ord. No. 129-D-07]**



pennsylvania

DEPARTMENT OF ENVIRONMENTAL PROTECTION

SOUTHEAST REGIONAL OFFICE

October 26, 2012

NOV 2 2012

Mr. Dennis O'Neill, P.E.
Herbert E. MacCombie, Jr. & Associates
P.O. Box 118
Broomall, PA 19008

FYI

Re: Application for Exemption
Goshen Meadows Apartments Project
DEP Code 1-15919-229-E
East Goshen Township
Chester County

Dear Mr. O'Neill:

On October 16, 2012, we received your request for an exemption from planning requirements under the Pennsylvania Sewage Facilities Act concerning the above-referenced project. The request meets the requirements of Section 7(b)(5) of the Act.

An exemption from Sewage Facilities Planning is hereby granted by the Department of Environmental Protection (Department) for the development of 64 apartment units on 5.12 acres. This project is located on West Chester Pike at Mary Fran Drive in East Goshen Township, Chester County.

The project will be connected to the East Goshen Township Municipal Authority collection system and will generate 12,800 gallons of sewage per day to be treated at the West Goshen Township Sewer Authority Wastewater Treatment Facility.

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

Any person aggrieved by this action may appeal, pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. Section 7514, and the Administrative Agency Law, 2 Pa.C.S. Chapter 5A, to the Environmental Hearing Board, Second Floor, Rachel Carson State Office Building, 400 Market Street, P.O. Box 8457, Harrisburg, PA 17105-8457, 717.787.3483. TDD users may contact the Board through the Pennsylvania Relay Service, 800.654.5984. Appeals must be filed with the Environmental Hearing Board within 30 days of receipt of written notice of this action unless the appropriate statute provides a different time period. Copies of the appeal form and the Board's rules of practice and procedure may be obtained from the Board. The

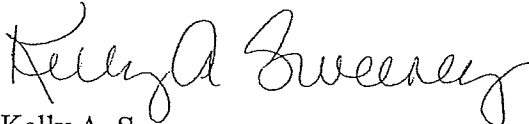
appeal form and the Board's rules of practice and procedure are also available in braille or on audiotape from the Secretary to the Board at 717.787.3483. This paragraph does not, in and of itself, create any right of appeal beyond that permitted by applicable statutes and decisional law.

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

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

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

Sincerely,

A handwritten signature in cursive script that reads "Kelly A. Sweeney".

Kelly A. Sweeney
Sewage Planning Specialist 2
Clean Water

cc: Chester County Health Department
Chester County Planning Commission
Mr. Smith, Jr. - East Goshen Township
West Goshen Township Sewer Authority
East Goshen Township Municipal Authority
Mr. Fagan
Planning Section
Re 30 (ekh12clw)300-3

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

January 16, 2013

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

Re: Land Development application – Planned Apartment Development
Goshen Meadows Investors LP – 1325 West Chester Pike, 53-6-56

Dear Commissioners:

As requested I have reviewed the proposed Land development plan for the new Apartment Community at 1325 West Chester Pike.

I have reviewed the plan and the site plan depicts the development of an apartment community consisting of 5 new three story residential apartment buildings and an adaptive reuse of the existing historic resource. The adaptive reuse of the historical resource will have 2 residential apartment units, a rental office and a fitness center. The plan also proposes to provide a primary entrance to the new development from Mary Fran Drive and proposes a new emergency access to the site from West Chester Pike. The following comments should be addressed to the satisfaction of the Township prior to approval of the Land Development application:

1. The applicant shall demonstrate that the entrances are adequate for the Goshen Fire Company Vehicles. The plan should show a turning diagram overlay for the Goshen Fire Company ladder truck (Tower 54), I have provided the specifications of the vehicle for your use.
 - a. Tower 54:
 - i. Wheel Base
 1. (Steering Axle to Drive Axle): 228"
 2. (Steering Axle to Tandem Axle): 283"
 - ii. Overall Length: 46'9"
 - iii. Overall Height: 11' 11"
 - iv. Overall weight: 76,800 lbs.
 - v. Rear Clearance: 7"
2. The applicant shall demonstrate that the boulevard entrance curbing and landscaping does not restrict access for firefighting vehicles, see #1.
3. Demonstrate adequate water pressure to support the sprinkler systems and domestic water service for all six buildings.
4. The applicant shall install and identify all Fire Department Connections as outlined in the Township property maintenance code, 178-3.J; I have enclosed the applicable section for your use.

Sincerely,



Carmen R. Battavio
Township Fire Marshal

**BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP**

Cc: Mr. Dennis O'Neill, P.E. (Via Email)

Enclosure

*Township of East Goshen, PA
Wednesday, January 16, 2013*

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4. The sign shall be permanently affixed within eight feet of the connection.
5. The sign shall be clearly visible from the roadway.
6. In the event the Fire Department connection is not visible from the roadway, a minimum series of signs as required by the Fire Marshal (as described above but with the addition of directional arrows) shall be used to indicate the location of the connection.

K. Section 304.15.1, Garage Doors. At the time of resale or any change of occupancy, all automatic garage doors shall be equipped with an external entrapment protection system as recommended by the U.S. Consumer Product Safety Commission. **[Added 12-4-2007 by Ord. No. 129-D-07]**

LAMB | MCERLANE^{PC}

ATTORNEYS AT LAW

Mark P. Thompson
Voice 610-430-8000
Fax 610-692-6210
mthompson@lambmcerlane.com

January 30, 2013

Mark A. Gordon
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

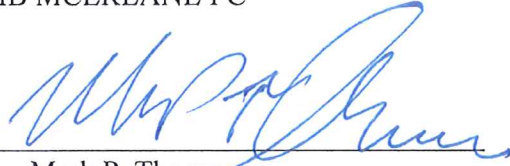
Re: Goshen Meadows Investors, LP Land Development Plan Application
1325 West Chester Pike, Tax Parcel No. 53-6-56

Dear Mark:

Enclosed please find an East Goshen Township form letter dated January 30, 2013 granting an extension for the Township to review the above referenced plan through April 30, 2013.

Very truly yours,

LAMB MCERLANE PC

By: 
Mark P. Thompson

Enclosure

Cc: A. Scott Fagan
Dennis O'Neill, P.E.
David Polatnick
Kristin Camp, Esquire

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

Date: January 30, 2013

Plan: Goshen Meadows Investors LP

East Goshen Township Board of Supervisors
1580 Paoli Pike
West Chester PA 19380

Re: **Application Review Period Extension**

Dear Board of Supervisors,

In regard to the above noted plan I authorize the Township a 56 day extension to the application review period. I understand that this extension doesn't mean that the application referenced will be approved within this period; it solely allows East Goshen Township additional time to review the application. until April 30, 2013.

Applicant (Print): Mark P. Thompson, Attorney for Applicant,
Goshen Meadow Investors LP

Applicant (Sign): 

BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

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

January 18, 2013

East Goshen Township
Authority, Boards and Commissions
1580 Paoli Pike
West Chester, Pa. 19380

Re: Comprehensive Plan task Force
2015 Comprehensive Plan Update

Dear ABC Members:

At their meeting on January 15, 2013 the Board of Supervisors approved the composition and schedule for the Comprehensive Plan Task Force (CPTF). The Task Force will meet monthly over the next eighteen months or so with our planning consultant, John Thielacker from the Brandywine Conservancy, to develop an update to the Township Comprehensive Plan. The Municipal Planning Code (MPC) mandates that the Township update the Comprehensive Plan every 10 years. We have received Vision Partnership Program grant from Chester County for \$28,050 which is equal to 40% of the cost of the project.

East Goshen Comprehensive Plan Task Force (CPTF) composition:

Board of Supervisor Member	1
Planning Commission Members	2
Park Board member	1
Conservancy Board Member	1
Historical Commission Member	1
Commerce Development Commission Member	1
Brandywine Conservancy	2
<u>Zoning Officer</u>	<u>1</u>
Total	10

Additional Stakeholders:

- The Municipal Authority will be consulted on as needed basis.
- The Chester County Planning Commission (CCPC) will have a representative attend as needed to monitor the project and provide assistance.
- A recording secretary will be provided to keep an official record of each meeting.
- **East Goshen Township residents and property owners. The public is welcome to attend all the CPTF meetings.**

**BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP**

Actions for Each ABC:

- Each Board and Commission shall identify a primary and an alternate task force member to serve on the CPTF during their February 2013 Meeting. Only the primary task force members need to attend the CPTF meetings, however in the event of a conflict there is an identified alternate who can fill in.
- Additional ABC members are welcome to attend the CPTF meetings.
- Each ABC shall add a line item to their agenda titled "Comprehensive Plan Update". This is where the respective CPTF member will update their ABC members on the progress of the project and solicit feedback to bring back to the CPTF for consideration.

Administrative Actions:

- The meetings will be open to the public and advertised as required by the Sunshine Act.

Schedule:

- The Comp Plan Update should take approximately 18 months to complete.
- **The meetings will be held on the 4th Monday of the month at 7:00 PM at the Township Building in the rear conference room.**
- **The Comp Plan Kick-Off Meeting will be February 25, 2013 at 7:00 PM; All Primary and Alternate Task Force designees should attend the Comp Plan Update Kick Off meeting.**

Please designate a primary and alternate member for the task force during your February 2013 meeting and forward the names of your designees to me. The 2005 Comprehensive Plan is available on our website for your information and use. I will have hard copies of the Comprehensive Plan for each of the designated Task Force Members at your next Meeting.

Sincerely,



Mark A. Gordon
Zoning Officer

Cc: John Theilacker, Brandywine Conservancy (via email)
Jeannine Speirs, Chester County Planning Commission

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

FYI

January 14, 2013

Edward B. Walsh & Associates, Inc.
Stephen J. Sauselein, P.E.
125 Dowlin Forge Road
Exton, PA 19341

Re: Parking in the front yard and or impervious coverage expansion.
1381 Enterprise Drive: 53-4-159

Dear Mr. Sauselein:

Pursuant to our conversations regarding the building addition and parking lot improvements you are working on for CTDI at 1381 Enterprise Drive, I have outlined the following information is provided for your information and use.

Parking in the front yard is a permitted conditional use in the BP District as outlined in §240-31.C.(3)(qq) of the zoning ordinance.

(qq) Parking in front yard and/or impervious coverage expansion. Motor vehicle parking shall be permitted in the required front yard and the impervious coverage may be increased to 60% or the impervious coverage may be increased to 60% to provide for additional parking in other locations for properties in the I-1 and BP Zoning Districts, provided that all of the following requirements are met:

As I understand it, the property owner wants to build an addition to the building and increase the parking as required by the ordinance.

If the property owner can justify the need for the additional parking as outlined in §240-31.C.(3)(qq)[1] of the Zoning Ordinance and they can demonstrate compliance with the other requirements in §240-31.C.(3)(qq) the total impervious coverage may be increased to 60%. Please note that the building coverage would still be capped at 30% regardless.

This request requires Conditional Use approval by the Board of Supervisors, the application fee is \$450.00 and a \$2,000.00 escrow fees is also required for expenses incurred by the Township to review the application. I have enclosed the application and

**BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP**

this section of the ordinance for your use. Please contact me should you need any further information.

Sincerely,



Mark A. Gordon
Township Zoning Officer

Enclosures

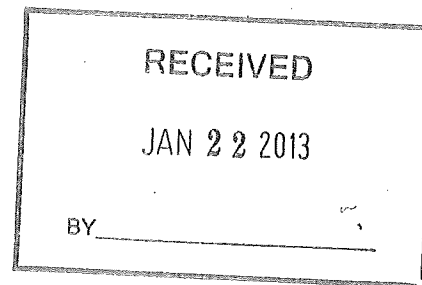
Cc: Board of Supervisors
Planning Commission
Louis F. Smith Jr., Township Manager
Kristin Camp, Esq., Township Solicitor via e-mail
Mike Conrad, P.E., Township Engineer via e-mail

FYI

1-23-13

2545 Martin Road
Willow Grove, PA 19090
January 18, 2013

Mark A. Gordon
Township Zoning Officer
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380-6199



Re: FEMA CLOMR-F Review
1410 Linden Lane, West Chester, PA 19380 / 53-3M-20

Dear Mr. Gordon:

I received your letter dated January 9, 2013 in which you answered my three questions. I particularly appreciate your clarification of the Zoning Hearing Board being able to make a decision without first having received approvals from both FEMA and the DEP. I mistakenly assumed that the Zoning Hearing Board would have required such approvals by the time of their hearing.

With this latest information I will have my engineer revise the site plan for your review and its subsequent processing. Thank you for your clarification on these matters.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Donald C. Ruddy".

Donald C. Ruddy

cc: Township Board of Supervisors
Kristin Camp, Esq. Township Solicitor
Mr. Robert K. Wager, P.E., RKW Engineering Services

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

FYI

January 9, 2013

Donald C. Ruddy
2545 Martin Rd.
Willow Grove, PA 19090

Re: FEMA CLOMR-F Review
1410 Linden Lane, West Chester, PA 19380 / 53-3M-20

Dear Mr. Ruddy:

In response to your letter dated December 27, 2012 I offer the following in response to your comments:

- 1: A variance from §240-25.E.3 is not required.
- 2: A Key Map is not required by the ordinance for a plan of this nature however it would be useful.
- 3: At this time the Township cannot execute the FEMA Community Acknowledgment form as requested because the Township zoning ordinance prohibits the placement of a new residential dwelling within the floodplain and the proposed placement of fill will change the direction of the water flow. The Township cannot execute the FEMA Community Acknowledgement Form unless variances are granted from the following sections of the zoning ordinance: §240-26 B.(6)(a), 240-26.B.(6)(c), 240-26.B.(6)(g) and 240-9.G.

If relief is granted by the Zoning Hearing Board the Township will execute the FEMA Acknowledgement form. At that point you can file with FEMA and DEP to secure the appropriate approvals from those agencies. Once Federal and State approvals are obtained the Township will review those approvals and issue a Zoning Permit.

If you have any questions or need additional information please contact me at 610-692-7171.

Sincerely,



Mark A. Gordon
Township Zoning Officer

Cc: Township Board of Supervisors
Louis F. Smith Jr., Township Manager
Township Planning Commission
Kristin Camp, Esq. Township Solicitor via email
Michael Conrad, P.E. Township Engineer, Yerkes Associates Inc. via email

2545 Martin Road
Willow Grove, PA 19090
December 27, 2012

Mark A. Gordon
Township Zoning Officer
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380-6199

Re: FEMA CLOMR-F Review
1410 Linden Lane, West Chester, PA 19380 / 53-3M-20

Dear Mr. Gordon:

Thank you for your letter dated December 17, 2012. I appreciate your clarifying that the conditions stated in the 1972 Zoning Hearing Board's decision were no longer valid. You also noted that the current Zoning Hearing Board could still impose its own conditions if necessary to protect life, safety and property of the surrounding residences.

The rest of your letter included copies of the pertinent Township ordinances and a copy of Yerkes Associates review of the proposed improvements on the lot. They were all instructive and your highlighting of the applicable sections of the zoning ordinances was quite helpful.

I will have my engineer review and make the required changes to the site plan. This will be done before I submit the plan to you and the ZHB. However, I need your answer to some questions in order to be sure that the plan is properly prepared.

1. In the Yerkes review at page 3, item 3, the report stated that a variance from Ordinance section 240-25.E3 is needed. The reason given was because a portion of the proposed fill and disturbed area is less than 20 feet from the wetlands boundary. The plan shows that the proposed house is 27 feet from the wetlands (and the fill is 8 feet away from the wetlands). Whereas section 240-25.E.3 states:

"(3) Setbacks. No structure or part thereof shall be constructed within 20 feet of areas identified as a wetland under federal or state regulations. Such setback is intended to allow space for movement of construction equipment. [Amended 3-18-2003 by Ord. No. 129-D-03]"

The ordinance does not specify that no fill or earth disturbance shall be within 20 feet of the wetlands. In light of the ordinance and my apparent compliance, am I required to apply for a variance from 240-25.E.3?

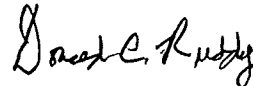
2. The Yerkes review on page 5 item 17 stated that "the Site Plan shall be revised to include a key map, for the purpose of locating the property being subdivided . . ." The property is not being subdivided. Does a key map requirement apply when there is no subdivision involved?
3. The last question I have concerns the FEMA Community Acknowledgment Form. Your letter stated that the Township Zoning Hearing Board would need to grant the variances "before" you could execute the acknowledgment form. Such timing presents a procedural conflict.

FEMA requires that the form must be executed before FEMA will proceed to determine if the proposed fill may be considered safe for the community. But, the ZHB cannot review and hear the zoning appeal until it receives the results from FEMA, under Ordinance § 240-25, 240-26, and the other ordinances which the ZHB is required to comply with.

Thus we are in a Catch 22 situation where nothing can move forward. I do not believe that "acknowledging" the conditional LOMR-F application by FEMA commits the Township (ZHB, from making its own determination on any placement of the fill). I have enclosed a copy of the subject Community Acknowledgment Form and since it involves a legal issue perhaps the Township Solicitor can provide an opinion, if the form can be executed, so the matter may proceed.

I thank you for your answers to these questions and appreciate the time and effort you are giving to this matter. We all want to do this right.

Very truly yours,



Donald C. Ruddy

cc: Township Board of Supervisors
Township Planning Commission
Kristin Camp, Esq. Township Solicitor
Michael Conrad, P.E. Township Engineer, Yerkes Associates, Inc.
Mr. Robert K. Wager, P.E., RKW Engineering Services

with enclosures

DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY
COMMUNITY ACKNOWLEDGMENT FORM

O.M.B. NO. 1660-0015
Expires February 28, 2014

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this data collection is estimated to average 1.38 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and submitting the form. This collection is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015). NOTE: Do not send your completed form to this address.

This form must be completed for requests involving the existing or proposed placement of fill (complete Section A) OR to provide acknowledgment of this request to remove a property from the SFHA which was previously located within the regulatory floodway (complete Section B).

This form must be completed and signed by the official responsible for floodplain management in the community. The six digit NFIP community number and the subject property address must appear in the spaces provided below. Incomplete submissions will result in processing delays. Please refer to the MT-1 Instructions for additional information about this form.

Community Number: _____

Property Name or Address: _____

A. REQUESTS INVOLVING THE PLACEMENT OF FILL

As the community official responsible for floodplain management, I hereby acknowledge that we have received and reviewed this Letter of Map Revision Based on Fill (LOMR-F) or Conditional LOMR-F request. Based upon the community's review, we find the completed or proposed project meets or is designed to meet all of the community floodplain management requirements, including the requirement that no fill be placed in the regulatory floodway, and that all necessary Federal, State, and local permits have been, or in the case of a Conditional LOMR-F, will be obtained. For Conditional LOMR-F requests, the applicant has or will document Endangered Species Act (ESA) compliance to FEMA prior to issuance of the Conditional LOMR-F determination. For LOMR-F requests, I acknowledge that compliance with Sections 9 and 10 of the ESA has been achieved independently of FEMA's process. Section 9 of the ESA prohibits anyone from "taking" or harming an endangered species. If an action might harm an endangered species, a permit is required from U.S. Fish and Wildlife Service or National Marine Fisheries Service under Section 10 of the ESA. For actions authorized, funded, or being carried out by Federal or State agencies, documentation from the agency showing its compliance with Section 7(a)(2) of the ESA will be submitted. In addition, we have determined that the land and any existing or proposed structures to be removed from the SFHA are or will be reasonably safe from flooding as defined in 44CFR 65.2(c), and that we have available upon request by DHS-FEMA, all analyses and documentation used to make this determination. For LOMR-F requests, we understand that this request is being forwarded to DHS-FEMA for a possible map revision.

Community Comments: _____

Community Official's Name and Title: (Please Print or Type) _____

Telephone No.: _____

Community Name: _____

Community Official's Signature: (required) _____

Date: _____

B. PROPERTY LOCATED WITHIN THE REGULATORY FLOODWAY

The following facts or supporting data, which were omitted from your request, are hereby acknowledged. As the community official responsible for floodplain management, I hereby acknowledge that we have received and reviewed this request for a LOMA. We understand that this request is being forwarded to DHS-FEMA to determine if this property has been inadvertently included in the regulatory floodway. We acknowledge that no fill on this property has been or will be placed within the designated regulatory floodway. We find that the completed or proposed project meets or is designed to meet all of the community floodplain management requirements.

Community Comments: _____

Community Official's Name and Title: (Please Print or Type) _____

Telephone No.: _____

Community Name: _____

Community Official's Signature (required): _____

Date: _____