

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Agenda
Wednesday, September 4, 2013
7:00 PM**

Workshop Session: 7:00 PM to 7:30PM (Conference Room – Open to the Public)

Formal Meeting: 7:30PM (Board Room if needed – Open to the Public)

- 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. August 7, 2013**
- F. Acknowledge Receipt of New Applications
- G. Subdivision Plans
 - 1. 1551 Colonial Ln. – Subdivision and Land Development Plan**
- H. Land Development Plans
- I. Conditional Uses and Variances
- J. Ordinance Amendments
- K. Comprehensive Plan Update
- L. Old Business
 - 1. Zoning Ordinance Review – Solar energy sample ordinances
- M. New Business
- N. Any Other Matter
- O. Liaison Reports
- P. Dates of Importance**

Sept 02, 2013	Labor Day	
	Office Closed	
Sept 03, 2013	Board of Supervisors	7:00 PM
Sept 04, 2013	Planning Commission	7:00 PM
Sept 05, 2013	Park Commission	7:00 PM
Sept 05, 2013	Farmers Market	3 - 7:00 PM
Sept 09, 2013	Municipal Authority	7:00 PM
Sept 11, 2013	Pension Committee	1:00 PM
Sept 11, 2013	Conservancy Board	7:00 PM
Sept 11, 2013	Comp Plan Task Force	7:00 PM
Sept 12, 2013	Historical Commission	7:00 PM
Sept 12, 2013	Farmers Market	3 - 7:00 PM
Sept 16, 2013	Commerce Commission	7:00 PM
Sept 17, 2013	Board of Supervisors	7:00 PM
Sept 18, 2013	Zoning Hearing Board (1410 Linden Ln.)	CANCELLED
Sept 18, 2013	Police Commission	CANCELLED
Sept 19, 2013	Farmers Market	3-7:00 PM
Sept 23, 2013	Comp Plan Task Force	7:00 PM
Sept 23, 2013	Applebrook Golf	11:00 AM
Sept 24, 2013	Police Commission	5:30 PM
Sept 26, 2013	Farmers Market	3-7:00 PM
Sept 26, 2013	WC Area Council of Governments	7:00 PM

East Goshen Township Building

Bold Items indicate new information to review.

Planning Commission Application Tracking Log

Application Name	Application (CU,LD,O, SD,V, SE, CA)	Type (Sk, P, F)	Date Filed	Start Date	Date to Yerkes/Consultant	Date to CCPC	Date to Abutting Prop. / ABC's	Extension	PC NLT Action Date	BOS NLT Action Date	Hearing Date	Drop Dead date
1551 Colonial Ln. / Sunny Ridge Farms	SD	P	6/25/2013	7/3/2013	6/26/2013	6/26/2013	6/26/2013	NA	9/4/2013	10/1/2013	NA	10/1/2013
Bold = New Application or PC action required												

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
August 7, 2013

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, August 7, 2013 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Susan Carty, Dan Daley, Adam Knox, Al Zuccerella, George Martynick, Jim McRee, and Nathan Cline. Also present was Mark Gordon, Township Zoning Officer; Michael Conrad, Consulting Engineer; Erich Meyer, Park & Recreation Commission, and Ginnie Newlin, Conservancy Board.

COMMON ACRONYMS:

BOS – Board of Supervisors
BC – Brandywine Conservancy
CPTF – Comprehensive Plan Task Force
CVS – Community Visioning Session

A. CALL TO ORDER

Sue called the meeting to order at 7:00 pm and led those present in the Pledge of Allegiance. There was a moment of silence. Sue asked if anyone would be recording the meeting. There was no response.

B. WORKSHOP DISCUSSION – 7:00 TO 7:30 PM

1. QVC – Mark reviewed the history of their satellite receivers. Jim pointed out that it seems they are proposing plantings that could be shorter than the dishes. Also, he commented on item #3 in the proposed motion and feels it is too restrictive. Mark explained what he meant, that, if QVC wants to install a dish that is larger than the largest one they have now or wanted to increase the area size, then they would have to come to the township for approval. George mentioned that uplink and downlink dishes are different sizes. Mark commented that these are downlinks to check links from around the world.
2. 1410 Linden Lane – Mark gave a history of the subdivision which was built in the 1970's. There are 4 lots that abut the stream. Two are additional to existing lots and 2 are separately owned. 1410 & 1412 had floodplain issues but the developer was finally granted variances for them but never built on them. The Applicant, Mr. Ruddy, is the 3rd owner. He wants to add fill to the lot which will move the flood waters. FEMA wants Township approval and the Township wants FEMA approval. Engineering was done and the first plan reviewed. Mr. Ruddy answered the comments in the Yerkes review letter and submitted a new plan. There is not another meeting scheduled with the Planning Commission

C. APPROVAL OF MINUTES

1. Sue noted that the minutes for the July 3, 2013 meeting were approved as corrected.

D. PUBLIC COMMENT ON NON-AGENDA ITEMS

1. Art Polishuk, 1424 Grand Oak Lane – The PSATS bulletin that Sue mentioned is not a part of the packet on the website. Also, he commented that the Township bought a new plot plan copier but there are no plot plans on the website.

1 **E. CONDITIONAL USE & VARIANCES**

2 **1. 1365 Enterprise Drive – QVC Inc.** - Applicant was represented by Greg Davis of Saul
3 Ewing, and Heckendorn Shiles Architects. QVC has been in this building for almost 30 years.
4 The satellite compound has always been there. It is 300 ft. from the property line. The dishes are
5 receiving not transmitting so noise should not be an issue. Greg provided photos of the site which
6 is next to an existing building. The existing commuter parking lot will be removed to expand the
7 dish area and filled with crushed stone. An 8 ft. estate fence will be installed. In order to receive
8 the signals, they can't have plants higher than the 8 ft. fence. The new dishes will be the same
9 color as the existing dishes. A light color is used because of the heating system. In the summer a
10 dark color will absorb more heat which would cause distortion in the signal they receive.
11 Jim asked about the height of the dishes and pads. George commented that height is important
12 because they can stagger them and add more dishes by raising some of them. George asked if
13 they are c/ku band or is there something additional. It was explained that the reason for the larger
14 dishes is that they are receiving more signals.

15
16 **Public Comments:**

- 17 1. Art Polishuk, 1424 Grand Oak Lane, feels the dishes are visible at times from Paoli Pike.
18 Arborvitae trees are a favorite of the deer. He suggests that they look at something else.
19 2. Ginnie Newlin asked if the plan will go to the Conservancy Board for review. Mark doesn't
20 feel it is necessary since this is not a land development plan.
21 3. Ron Woodworth – 1550 Colonial Dr. – asked how the signal is pulled down and if there is
22 any interference. Greg answered there is no interference. There are lightening detectors on the
23 dishes and on the building.

24
25 Al made a motion that the Planning Commission recommend that the Board of Supervisors
26 approve the Conditional Use application of QVC, Inc. to increase the number of satellite dishes
27 on their property from 6 to 12 with the following conditions:

- 28 1. The entire fence line along the southern edge of the satellite area shall be screened with deer
29 resistant vegetation as depicted on the Landscape Plan dated 7/2/2013, with the stipulation that in
30 18 months the Township can reevaluate the screen and suggest replacement or embellishment.
31 2. The vegetative screening shall be maintained so long as the satellite use exists on the
32 property.
33 3. Any future changes to the satellite dishes within the satellite yard may occur so long as the
34 size of the dish(s) isn't increased more than the largest dish in this plan, so long as the height of
35 the dish(s) does not exceed the allowable building height of 30 feet, and so long as the dish(s) is
36 installed within the existing fenced-in satellite yard depicted on the proposed satellite yard plan
37 dated 7/18/2013. Adam seconded the motion. There was no further discussion. The motion
38 passed unanimously.

39
40 **2. 1551 Colonial Lane** – John Mullin of Mullin Engineering represented the applicant Sunny
41 Ridge Farms, LLC. The Yerkes review letter was received.
42 Comment #4 addressed landscaping issues. John suggested a site walk with Township staff.
43 Adam would like to have a member of the Conservancy Board at the walk. Michael Conrad
44 spoke about disturbance to steep slopes. John agreed to attend the Conservancy Board meeting
45 next Wednesday, August 14. Mark will provide a copy of the plan for the CB. The site walk will
46 be scheduled after the CB meeting.
47 Comment #16 – Curbs – John mentioned that there are no curbs in the rest of the roads in this
48 area. Mike Conrad explained the need for curbs.
49 Comment #9 – They haven't been able to locate the existing water supply.

50
51 **Public Comment**

1 Ron Woodworth, 1550 Colonial Dr. – He is upset that there has been no communication with the
2 neighboring residents. He is concerned about the traffic from the proposed townhouse
3 development on the other side of Rt. 352. Has a study been done? Has a study been done about
4 the existing wells and the impact this development will have on them? He agrees that the
5 property needs to be developed and understands the need for a maximum return on investment.
6 But a house should be placed facing Cornwallis. There is a stop sign there which is not heeded.
7 He feels a house there will help slow down the traffic. From his perspective there is no concern
8 from the developer or the township about how many houses will be built. He wants a guarantee
9 that if his well goes dry it will be replaced.

10
11 **3. 1410 Linden Lane** – Donald C. Ruddy, applicant, was present. He explained his proposal to
12 build a single family dwelling on the lot which is on a floodplain. He proposes to fill in the flood
13 plain area to raise the elevation of the house moving it out of the floodplain. 60% of the footprint
14 of the house is out of the floodplain. Fill would be needed to get the other 40% out of the
15 floodplain. The site plan has been revised to comply with Yerkes letter of June 4, 2013. The
16 house will have public sewer and water.

17 Mark explained that there are 3 other lots next to this one that are in the floodplain. 1 is
18 individually owned. The other 2 are owned by existing residents as additional land.

19 Mr. Ruddy has someone who is interested in buying the lot and building the house.

20 Jim asked if Mr. Ruddy's engineering study considered water coming from the Hicks farm. Mr.
21 Ruddy suggested referring to the FEMA map.

22 Jim asked if the person buying the lot is a developer who will sell it or someone who will live in
23 the house. Mr. Ruddy didn't know.

24 Jim asked if anyone has considered what would happen if the other 3 property owners want to do
25 the same thing.

26 Mike Conrad spoke about some of the additional items the homeowner might want to do to the
27 house in the future, so the Planning Commission has to consider those things.

28 Stormwater Management was discussed. There is nothing in the plan showing how the water
29 flow will be handled.

30 Jim suggested that the width of the house be reduced by 10 feet.

31 Mark asked what his hardship is for the 10 feet of relief. He also pointed out how the house size
32 can be reduced.

33 Dan commented that this is a FEMA studied area. Though the applicant has done extensive
34 studies, the FEMA map doesn't agree.

35 Mike Conrad explained the FEMA study. He commented that the culvert was not included in the
36 study. In his view the study was conservative and did not consider any constriction of the culvert.

37 Mark mentioned that one culvert was removed by the Township and replaced with two deep, oval
38 culverts which helped with the water flow.

39 Al asked Mr. Ruddy if he is an engineer. Mr. Ruddy replied that he is a chemical engineer.

40
41 Public Comment:

42 John & Christina Vagnozzi, 1408 Linden La, represented by Vincent Donohue, attorney, of Lamb
43 McErlane. Mr. Donohue pointed out that there is nothing to meet the hardship requirement. The
44 issue isn't just the 100 year floodplain on this property. It also includes runoff from other
45 properties that run into Clarks Creek. He does not consider this a building lot.

46 Mrs. Vagnozzi gave out photos showing their property and the surrounding area before and after
47 flooding in July 2011. They feel strongly that these changes will bring water into their house.

48 Mr. Donohue mentioned that they are going to hire a Stormwater attorney for the hearing. The
49 concern is stormwater problems upstream that are failing.
50

1 Walt Cotter, 1406 Linden La, recalled that this area originally was a swamp which was filled in
2 several times by the developer. What they did in 1970 they would not be able to do today. The
3 culvert was replaced because the water took it away. They have 3 sump pumps, a generator and a
4 dehumidifier in their house.

5 Jean Cotter, Walt's mother, commented that they had to install a new basement floor because the
6 water came up through the cracks.
7

8 Linda Polishuk, 1424 Grand Oak Lane – commented that most stormwater specialists are saying
9 that the 2 year storms that are occurring more often are the problem. She feels the Township
10 should not allow any development on these types of land.
11

12 Art Polishuk, 1424 Grand Oak Lane – complained that the documents aren't on the website.
13

14 Janne Gengler, 1414 Linden Lane – commented that the current storms have been worse than in
15 the past. At reassessment 5 years ago, they were assessed on the extra lot. They appealed it
16 stating that it was in a floodplain and not buildable, so they don't pay taxes on it.
17

18 Kathleen Lowery, 1407 Linden Lane – stated that there have been times when they couldn't get
19 to their house in a bad storm. How will the township get an ambulance down there?
20

21 Mark suggested that Mr. Ruddy give an extension so he can redesign the plan and meet with the
22 Township engineer to discuss what was brought up at this meeting. Mr. Ruddy did not want a
23 deadline on the extension. So Mark suggested a withdrawal. Mr. Ruddy agreed to withdraw his
24 application and will supply a letter.
25

26 Sue thanked the residents for their time and input.
27

28 **F. ADJOURNMENT**

29 The next meeting will be held on Wednesday, September 4, 2013 at 7:00 pm. There being no further
30 business, a motion to adjourn the meeting was made by Dan and seconded by Adam.
31 The meeting adjourned at 10:00 pm.
32
33

34 Respectfully submitted, _____
35 *Ruth Kiefer, Recording Secretary*

MULLIN ENGINEERING
Civil Engineering -- Land Development
412 Monteray Lane West Chester Pa 19380 (610) 430-3408

August 28, 2013

Re: Sunny Ridge Farms Subdivision - Colonial Lane Subdivision Plan Review

Mark Gordon, Township Zoning Officer
Township of East Goshen
1580 Paoli Pike
West Chester, Pa 19380

We have revised the plans in response to your review letter dated July 18, 2013 for Sunny Ridge Farms, LLC.

Zoning Ordinance

1. *Section 240-9.G- The minimum lot width at the building setback line is 150 feet. The lot 4 width at the building setback line measures 145 feet and will need to be adjusted for compliance with this section.*

Response: The minimum lot width has been verified to measure 150.05 feet along the building setback line.

2. *Section 240-24.F- Sewage facility planning modules will need to be submitted for review and approval by the Township and PADEP.*

Response: A letter requesting capacity along with an exemption request has been submitted to the Township.

3. *Section 240-25.C.2.a- Each proposed lot intended for a single-family detached dwelling shall contain a buildable area containing not less than 5,000 contiguous square feet with an average slope of 15 percent or less. The plans need to demonstrate that lot 4 contains the required buildable area.*

Response: The buildable area and average slope for lot 4 has been added to sheet 2 of 8.

4. Section 240-25.C.2.d- *All natural vegetation shall be maintained on all slopes of 15 percent or greater, unless a landscape plan prepared by a landscape architect provides for replacement of existing vegetation. The plans will need to be amended to avoid vegetation removal on steep slopes or include a landscape plan to address tree replacement and steep slope area stabilization.*

Response: The plans have been revised so no trees will be taken out on slopes greater than 15%.

5. Section 240-27.A.5- *The subdivision plan should note that the additional right-of-way area associated with the widening of the Colonial Lane turnaround circle is to be offered for dedication to the Township.*

Response: Note 16 has been added to Sheet 1 of 8.

6. Section 240-27.0.1 *-Any residential subdivision or land development shall give careful attention to providing attractive landscaping. A landscaping plan needs to be included as part of the plan submission.*

Response: A landscaping plan has been submitted with the plan set.

Subdivision and Land Development Ordinance

7. Section 205-30.8.7- *The subdivision plan should note the parcel boundary error of closure. The parcel boundary shall be balanced and closed with an error closure not to exceed one foot in 10,000 feet.*

Response: The area of closure is-----

8. Section 205-30.8.10 *-The existing conditions plan indicates the location of a sanitary sewer manhole located approximately 200 feet east of the Colonial Lane and Cornwallis Drive intersection. The manhole rim and invert elevations should be noted on the plan.*

Response: Note 6 on Sheet 1 of 8 shows the project benchmark manhole rim and invert elevations

9. Section 205-30.8.10- *The existing conditions plan should indicate the location of the existing water supply well, septic system or sanitary sewer lateral, and all utility service lines for the parcel.*

Response: The approximate location of the existing well and the existing septic field has been shown on the plans.

10. Sections 205-30.C.1.d, 205-44.E, and 205-51.A- *As part of the proposed subdivision construction improvements, the Colonial Lane cartway width is to be increased from 14 feet to 20 feet, the cul-de-sac turnaround circle paving is to be increased from a 40 foot diameter to an approximately 74 foot diameter, and the cul-de-sac right-of-way diameter is to be increased from 100 feet to 110 feet. A cross section detail for the proposed cartway widening and grading within the right-of-way area needs to be added to the detail sheet,*

Response: A Road Widening Cross Section Detail has been added to Sheet 9 of 9.

11. Section 205-35.F- *Trees to be removed need to be clearly identified on the demolition plan.*

Response: Trees to be removed have been clearly identified on Sheet 4 of 8.

12. Section 205-35.G- *No natural grade alterations shall be done within a distance of five feet from an adjoining tract. The location of the lot 1 level spreader should be adjusted accordingly.*

Response: The level spreader on lot 1 has been revised to be at least 5 feet from the property boundary.

13. Section 205-39 *-The plan submission should include a traffic evaluation of the Colonial Lane intersection with Cornwallis Drive and the Cornwallis Drive intersection with North Chester Road (S.R. 0352) in order to identify any necessary improvements needed to accommodate existing traffic and traffic generated by the proposed development.*

Response: This subdivision will create three new single family homes. Each single family home is expected to generate 10 vehicle trips per day for a total of 30 additional vehicle trips. The additional 30 trips per day will have a negligible effect on the intersections in question.

14. Sections 205-40.E, 205-66.C, & 205-66.E- *As part of the plan submission, verification will need to be provided that potable on-site water supply, in accordance with Chester County Health Department standards, is available for the subdivision.*

Response: Note on Sheet 1 states that on site wells must be installed in accordance with the Chester County Health Department standards.

15. Section 205-49.A- *A minimum clear sight triangle of 75 feet (as measured from the centerline intersection of two streets) shall be provided at all intersections. No*

physical obstruction, planting, berm, or grade shall obscure vision above a height of two feet in such triangle. A minimum clear sight triangle of 75 feet will need to be established for the Colonial Lane intersection with Cornwallis Drive.

Response: Note 18 has been added to Sheet 1 of 8. Additionally a clear site triangle has been shown on the plans.

16. *Section 205-52.A.1 -Curbs shall be required on all streets with Type A flush vertical curb to be used in single-family detached residential developments where the finished grade of the street is relatively flat and the individual lots are one acre or more. The plans and the Colonial Lane cross section detail should be adjusted accordingly.*

Response: Type A flush vertical curb has been added to the portion of the road to be widened.

17. *Section 205-61.A - Neither portions of tree masses or specimen trees shall be cleared unless absolutely necessary. Applicants shall make all reasonable efforts to harmonize their plans in order to preserve existing trees. The Applicant should further evaluate the proposed grading, dwelling locations, and driveway locations in order to minimize tree removal.*

Response: The plans have been revised to minimize removal of as many existing trees as practical.

18. *Sections 205-62.A and .B -Street trees shall be installed on 40 foot centers and shall consist of the species identified by this section. The plans need to identify proposed street tree locations.*

Response: Street trees have been shown on the Landscaping Plan (Sheet of 9.

19. *Section 205-65.A - Existing streets to be increased in width should include monuments to be set along one side of the right-of-way at points of curvature and points of tangency. The locations of survey monuments to be set along the Colonial Lane right-of-way line need to be indicated on sheet 2.*

Response: Concrete Monuments have been added to Sheet 2 of 9.

20. *Section 205-65.8- All lot corners shall be clearly identified by either a monument or an iron pin. Placement locations for lot corner monuments or iron pins need to be identified on sheet 2.*

Response: Concrete Monuments and Iron Pins have been added to Sheet 2 of 9.

21. *Section 205-71.C- The plans should note that the sanitary sewer system is to be constructed in accordance with East Goshen Municipal Authority standards.*

Response: Note 16 has been added to sheet 1 of 9.

Stormwater Management Ordinance 129-M-03

22. *Section 304.8.18- The plans should include a list and schedule of maintenance tasks to be performed for the proposed drainage and stormwater management facilities.*

Response: The proposed drywell detail has been revised to show a list and schedule of maintenance tasks.

23. *Sections 402.8 and 404.A.1 -The stormwater management design will need to address how increased runoff directed toward the Colonial Lane intersection with Cornwallis Drive is to be controlled.*

Response: The revised stormwater calculations address the area by the intersection of Colonial Lane and Cornwallis Drive.

24. *Section 404.A.1 - Infiltration facilities shall be provided in areas that are suitable for infiltration and runoff from impervious surfaces shall be directed into those infiltration facilities. The volume of storage to be provided shall be no less than the net increase in runoff from the 2-year storm event or one inch of runoff from the total area draining to the infiltration facility, whichever is greater. The stormwater management report will need to demonstrate that the proposed drywells provide sufficient storage for one inch of runoff from the drywell drainage area.*

Response: A Drywell Volume Table has been added to the stormwater management report.

General Comments

25. *The stormwater management report should include pipe capacity calculations to demonstrate that the roof downspout discharge pipe system has adequate capacity to convey runoff from the 100 year storm to the drywells. Pipe lengths, slopes, and cleanout invert elevations should be noted on the plans.*

Response: Pipe capacity calculations have been added to the stormwater management report. In addition, pipe lengths, slopes and inverts have been added to Sheet 5 of 9

26. *The stormwater management report should include inlet capacity calculations to demonstrate that the proposed yard drains have adequate capacity to capture runoff from the 100 year storm. The yard drains and proposed grading should be adjusted as necessary to ensure capture of the intended runoff.*

Response: Inlet capacity calculations have been added to the stormwater management report.

27. *Measures to prevent silt, leaves, and yard debris from being conveyed to the dry wells, such as roof gutter leaf guards, sumped inlets, and debris screens within the yard drains, should be incorporated into the design of the drywells.*

Response: Leaf guards and sumped inlets have been added to the plan details.

28. *The outlet structure details on sheet 8 need to address how the control structures are to be installed within the yard drains.*

Response: The yard drain detail has been revised to show a concrete outlet structure.

29. *The drywell outlet controls for lots 2 and 3 should be checked for consistency with the controls noted in the stormwater management report.*

Response: The drywell outlet controls have been revised on the plan set to reflect the stormwater management calculations.

30. *The detail sheet should include a pipe bedding detail for the sanitary sewer pipe. The bedding shall consist of a minimum of six inches of 2B stone above, below, and on each side of the pipe. Above the pipe bedding, the trench shall be backfilled with compacted 2A stone when the pipe is located within a road right-of-way area.*


Response: A trench detail has been added to sheet 8 of 9.

31. *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 an NPDES Permit are required for final plan approval.*

Response: Once preliminary approval has been obtained, we will submit the NPDES application to the Chester County Conservation district.

Please don't hesitate to contact the undersigned if you have any questions or comments.

Sincerely yours,



John Mullin, P.E.
Mullin Engineering

MULLIN ENGINEERING LLC.

Civil Engineering -- Land Development
412 Monteray Lane West Chester PA 19380 (610) 420-5309

August 14, 2013

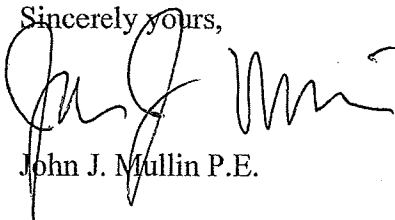
East Goshen Municipal Authority
1580 Paoli Pike
West Chester Pa 19380

Attention: Francis X. Beck, Jr., Chairman

My client, Sunny Ridge Farms LLC has proposed a four lot residential subdivision on the northwest corner of the intersection of Colonial Lane and Cornwallis Drive. (Tax Parcel No. 53-4-41). We propose to extend the sewer line 260 feet down the Colonial Lane in order to connect two of the four proposed lots to the new sewer line and the other two will connect to the existing line. We are requesting to tie a total of four EDU's into your system and would like to know if you have the capacity.

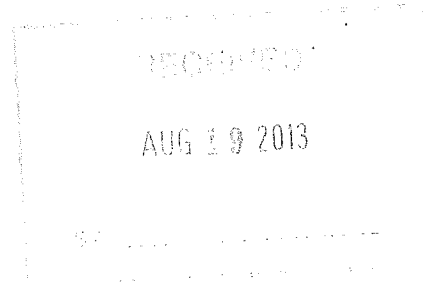
If you have any questions regarding the proposed project, please don't hesitate to contact the undersigned.

Sincerely yours,



John J. Mullin P.E.

cc. Mark A. Gordon, Zoning Officer
Rick Bunn



RECEIVED

AUG 12 2013

2545 Martin Road
Willow Grove, PA 19090
August 9, 2013

East Goshen Township Planning Commission
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380-6199

Re: Zoning Application for 1410 Linden Lane

Dear Members of the Planning Commission:

As a result of your review of August 7, 2013 of my proposed site plan for 1410 Linden Lane, I hereby withdraw my application that was presented at the meeting. The Commission has provided a number of very constructive comments concerning the plan presented which I intend to pursue to eliminate the problems associated with it. I appreciate the Commission's objective review.

I will have my engineer address all the points made, but cannot provide any time period for when such work will be completed. Thus, I cannot state any specific date for a further review by the Township. I understand that the matter is also being withdrawn from a subsequent review by the Board of Supervisors and the Zoning Hearing Board which had scheduled a review of this application.

Very truly yours,



Donald C. Ruddy