

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
October 2, 2013

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, October 2, 2013 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Susan Carty, Vice Chairman Dan Daley, Jim McRee, and Nathan Cline. Also present were Mark Gordon, Township Zoning Officer; Ginnie Newlin, Conservancy Board; and Janet Emanuel, Township Supervisor.

COMMON ACRONYMS:

BOS – Board of Supervisors

SWM – Storm Water Management

BC – Brandywine Conservancy

CPTF – Comprehensive Plan Task Force

CVS – Community Visioning Session

A. WORKSHOP 7:00 PM – There was not a quorum at 7:00. Dan and Nate arrived later.

B. PUBLIC COMMENT ON NON-AGENDA ITEMS

Ginnie Newlin commented about the subject of more commercial in the township. She read that development doesn't always benefit a township because of the cost of services that have to be provided for more residents.

Jim commented that in Upper Merion the King of Prussia Mall is a large source of revenue.

C. APPROVAL OF MINUTES

1. Susan noted that the minutes for the September 4, 2013 meeting were approved as corrected.

D. SUBDIVISION AND LAND DEVELOPMENT PLAN

1. **1551 Colonial Lane** – The Yerkes letter mentioned the man-made slope. Mark explained that this was done to install a pool. The pool will be demolished and the trees around it removed. The applicant needs to have an answer to Yerkes by the 14th so Yerkes can respond by the November Planning Commission meeting.

Jim asked if the Township can require the Applicant to have a study done by an aquatic engineer. Mark replied that the Township cannot impose this on the Applicant. Mark added that storm water beds are in the rear of the property and level spreaders are almost on the property line. His suggestion is to move the water away and toward the corner. Dan suggested putting the level spreader at the bottom of the property instead of the top. He feels the DEP will be involved.

Public Comment:

Ron Woodworth, 1550 Colonial Dr. – Ron commented that the Applicant still has not introduced himself. Ron is trying to maintain the character of the neighborhood. Maybe the developer can be persuaded to develop along Cornwallis as well as Colonial. Ron would like to know how much experience the developer has. He gets the impression that they are relatively new. Ron would still like to have 3 houses instead of 4 on this site. He is concerned about driveways coming down the slope toward his property. Ron suggested turning the 4th house toward Cornwallis. He knows the wells for these houses will be deeper than his and he will probably have to drill a new well in the next 10 years.

Carmen Dannunzio, 1548 Colonial Lane - Carmen is concerned about the tree line that gave him privacy. He feels the developer should be responsible for providing the trees for this. He voiced concern about driveways, traffic, storm water, and utilities. Mark explained that the power from the utility pole will go underground to the new homes. It shouldn't change anything for the current homes.

Mark mentioned that from here the developer has to take his plan to the County Conservation District for review and approval. He will have to provide a letter of credit to pay for community improvements in case he doesn't finish the project.

H. OPEN SPACE AND RECREATION PLAN - Mark explained that the Plan will be rewritten. The consultant, Ann Toole of Toole Recreation, believes this will prepare the Township for grant opportunities next year. Grants will be needed for the Paoli Pike Pedestrian and Bike Trail from East High School to East Goshen Park. The Commission will meet the 3rd Thursday each month for 8 months. It will be comprised of 1 member and 1 alternate from each ABC plus Frank Vattilano and the new Director of Recreation. The first meeting will be Thursday October 17. Dan will represent the Planning Commission and Nate will be the alternate.

I. STORM WATER MANAGEMENT PLAN – Mark explained that the Act 167 Plan mandates that every municipality in Pennsylvania must adopt a Storm Water Management Ordinance. Jan Bower and her team have drawn up a sample document. The Township Solicitor is working on this document with East Goshen and several other local townships. Mark asked the Commission members to read the document and give him feedback before the November meeting. A recommendation from the Planning Commission has to be presented to the BOS for their Nov. 19th meeting. There is a simplified method the Township wants to adopt and DEP has approved. There will be new administrative requirements for recording the storm water management plan with the deed for the property.

Review: Jim – Appendix A, page 2 – Why does the plan need to be notarized? Mark answered that it is a DEP requirement.

Page 4 – Infiltration Trench – Jim pointed out that there is a mix of “shall” and “should”. Dan commented that this is only for small projects to give some flexibility. Janet feels it should be “Shall” with a caveat.

Dan – the impervious definition on page 20 includes decks and pools. He and Nate recommend removing decks and pools.

Dan mentioned the spreadsheet showing a summary/comparison of current and new requirements. How will parent track procedures be handled. Mark explained that when someone has done a project that is 1,999 sf. and comes back with an additional 500 sf. project, the project will be based on the total 2499 sf.

J. SOLAR ENERGY – Dan reported on the research he has done so far. He will have a report for the November meeting.

ADJOURNMENT

The next meeting will be held on Wednesday, November 6, 2013 at 7:00 pm. The meeting adjourned at 8:45 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary