

AGENDA
EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
Tuesday, August 4, 2009
8:00 PM

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE

The Chairman will ask if any resident will be recording the meeting.

2. PUBLIC COMMENT (OPTIONAL)

3. APPROVAL OF MINUTES

A. July 28, 2009

4. CHAIRMAN'S REPORT

5. PUBLIC HEARINGS

A. The Board will conduct a public hearing to consider approving the Conditional Use application of the National Bank of Malvern's for the property at 1305 Paoli Pike.

6. STAFF REPORT

A. Treasurer's Report
B. Police –none

7. OLD BUSINESS

8. NEW BUSINESS

- A. Consider approval of the Deer managements Groups to manage listed properties for Bow Tree, Grand Oak & Mill Creek, Supplee Valley East & West and Wentworth per the recommendation of the Deer Committee.
- B. Consider approval of Resolution No. 09-111 authorizing the Township Manager to apply for grants.
- C. Consider recommendation to approve the subdivision application of Vincent Angelini for the three lot subdivision with the conditions outlined by the Planning Commission and Conservancy Board.

9. ANY OTHER MATTER

10. CORRESPONDENCE, REPORTS OF INTEREST

11. MEETINGS AND DATES OF IMPORTANCE

August 3, 2009	Deer Committee ws	7:00 PM
August 4, 2009	Board of Supervisors	7:00 PM
August 5, 2009	Planning Commission	7:00 PM
August 6, 2009	Park & Recreation	7:00 PM

August 10, 2009	Municipal Authority	7:00 PM
August 11, 2009	Board of Supervisors <i>ws</i>	7:00 PM
August 12, 2009	Conservancy Board	7:00 PM
August 13, 2009	Historical Commission	7:00 PM
August 17, 2009	Deer Committee	7:00 PM
August 18, 2009	Board of Supervisors	7:00 PM
August 25, 2009	Board of Supervisors <i>ws</i>	7:00 PM
August 27, 2009	Zoning Hearing – T-Mobile	7:30 PM

12. ADJOURNMENT

BOARD OF SUPERVISORS MEETING

WORKSHOP

Tuesday

August 4, 2009

7:00 PM

1. Review meeting agenda
2. Review invoices
3. Traditions C/U behind substation
4. Deer Committee's recommendation
5. National Bank of Malvern C/U
6. Ordinance Prohibiting Overnight Parking of Commercial Vehicles
7. Diagnostic Tools – request from M. Miller
8. Boot Road Project
9. Any Other Matter
10. Liaison Reports
11. Subdivisions/Land Developments/ZHB Applications
12. Public Comment
13. FYI
 - a. Hershey's Mill Dam presentation
 - b. Westtown Planning Commission Minutes

Reminder –

NEWSLETTER ARTICLE SUBMISSION DUE DATES:

August 12, 2009

November 10, 2009

DELIVERY DATE:

October 1, 2009

January 1, 2010

**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS WORKSHOP
1580 PAOLI PIKE
JULY 28, 2009 9 A.M.**

Present: Chairman Marty Shane, Vice-Chairman Carmen Battavio, Joe McDonough, Don McConathy and Thom Clapper. Also present were Assistant Township Manager Joe Gill, Finance Director Deb Beury and Accounting Associate Brian McCool.

WORKSHOP

Call to Order & Pledge of Allegiance

Chairman Marty Shane called the meeting to order at 9:00 a.m. and led everyone in the Pledge of Allegiance to the Flag.

Moment of Silence

Carmen called for a moment of silence to honor the men and women serving their country in the armed forces, and their families.

Minutes

The draft minutes of July 21 were reviewed and corrected. Don moved to approve the minutes as corrected. Thom seconded the motion. There was no discussion or public comment. The Board voted unanimously to approve the motion.

Bills

The Treasurer's Report and Expenditure Register Report were reviewed.

Treasurer's Report & Expenditure Register Report

The Treasurer's Report for July 23, 2009:

	RECEIPTS	EXPENDITURES
GENERAL FUND		
Real Estate Tax	\$ 0.00	
Earned Income Tax	\$ 26,671.24	Accounts Payable \$ 24,655.48
LST	\$ 11,000.00	Electronic Payments \$ 1,792.42
Transfer Tax	\$ 0.00	Debt Service \$ 0.00
Codes, Park & Rec (2009)	\$ 6,296.86	Payroll \$ 46,000.00
Total Receipts	\$ 43,968.10	Total Expenditures \$ 72,447.90
State Fund	\$ 0.00	\$ 0.00
Capital Reserve	\$ 0.00	\$ 0.00
Transportation Fund	\$ 0.00	\$ 0.00
Sewer Operating	\$ 162,369.67	\$ 140,542.66
Refuse	\$ 36,908.53	\$ 5,456.13
Capital Projects	\$ 0.00	\$ 0.00

Joe moved to accept the Treasurer's Report and Expenditure Register Report dated July 23 as recommended by the Treasurer in her July 23, 2009 memo to the Board, to accept the receipts and to authorize payment of the invoices just reviewed. Carmen seconded the motion. There was no discussion or public comment. The Board voted unanimously to approve the motion.

Greenhill Sewer Association

Carmen motioned to authorize the Chairman to sign the operations and maintenance agreement with Greenhill Sewer Association as amended. Joe seconded the motion.

Goshen substation access right of way

The Supervisors agreed we will notify East Goshen Township residents within 1,000 feet of the substation of the West Goshen Township's Zoning Hearing Board meeting regarding the easement on the property.

2nd Quarter 2009 Financial update

The first part of the financial review was a discussion of follow up items from the June 25 annual planning session meeting. The Board reviewed Deb Beury's memo dated July 25 which listed the status of items previously requested by the Board. (Answers are in bold.)

1. Determine the Township's options with costs for the collection of monies owed for the property at 1419 Center Street. **We will proceed to Sheriff Sale.**
2. A report on the past due sewer bill for 1306 Goshen Parkway. **Bill was paid.**
3. All future newsletters should include a block ad for "Constant Contact". **Yes.**
4. The Township should continue to publicize in the Newsletter the dates that the utility bills and tax bills are mailed and due. **Yes.**
5. Check with the Township Solicitor on whether or not utility billing data, specifically the property owner's name, address, and past due balance are a public record. **Yes, they are.**
6. Complete the report on the Real Estate Taxes that have been turned over the County Tax Claim Bureau for the Board's review on July 28th. **Included with Financial Reports**
7. Reformat the sewer operating and refuse budget reports to show the variance from budget. **Included with Financial Reports.**
8. The reports for all funds should utilize the same format. **Included with Financial Reports.**
9. Develop a master list of all items that have been cut or reduced, for the Board's consideration when the economic situation improves. **Draft presented by Deb; will be consolidated with previous report from Rick.**
10. A recommendation from staff on whether or not to publish the newsletter 3 or 4 times a year. **Pending**
11. A report on the proposed \$22,000 expense for the tennis courts. **Pending.**
12. A report on the cost effectiveness of preparing payroll in house. **No apparent savings.**
13. A report on visiting nurses contribution. **Submitted but more information would be helpful in determining Township contribution.**
14. A recommendation on the contribution to the Malvern Library. **Submitted but more information would be helpful in determining Township contribution.**

- 1 15. Check on the Utility Account for Leake (account # 2544L) - is it a wrong account # or mis-
2 filed in the report? **Issue with account resolved: 'L' indicator will no longer be used.**
- 3 16. A report listing options to improve the billing process for sewer and refuse bills - follow-
4 up phone calls, change the format of the bill, etc. **Resolution will be edited and re-**
5 **presented to the Board**
- 6 17. Revise 2008 Final "Marty" Report in the format as discussed during the meeting. **Done.**
- 7 18. A report on the debt service to see if any loans make sense to be prepaid. **Pending.**
- 8 19. Check with the solicitor on the length liens remain with a property - 7 years or forever or
9 somewhere in-between? **Liens attach to property and do not expire. Do they have to**
10 **be renewed though?**
- 11 20. Check with the solicitor on whether a better collection process is possible for non-
12 escrowed accounts receivable (i.e. engineering recharges). **Pending. New Report format**
13 **in Financial Reports but may be incomplete.**
- 14 21. Revise utility billing reports so that the reports track the quarterly billing cycle. **Pending**
- 15 22. Update District Court report to show 2008 year end data. **Done.**
- 16 23. Add a "bad debt" line item to General Fund, Sewer and Refuse fund budgets. **Bad Debts**
17 **are not booked under cash basis accounting. Net amounts are used for budgeting.**
- 18 24. Joe Gill to provide an assessment of the Capital Reserve Fund. **Pending.**

19
20 Additional items discussed were:

- 21
- 22 25. Rental of Snow Loader. **Rental reduced but can more savings be had?**
- 23 26. Quarterly Summary of Pending Legal Cases. **Draft submitted, will be revised.**
- 24 27. Is Labor Included in Applebrook Path & Line Road Project Estimates? **For Applebrook,**
25 **labor is not included in the budget line item. For the Line Road path, labor is**
26 **included in the budget line item.**
- 27 28. Omega Settlement Summary Report. **Summary of settlement proceeds and expenses to**
28 **date for property submitted.**
- 29 29. Policy on Letters of Credit. **Pending**
- 30 30. DPW Legal Expense Detail. **Legal Expense charged to DPW was for Resolution 09-36**
31 **and HVAC bids.**
- 32 31. Breakout Legal in Permits & Zoning Accounts. **Will appear in future financial reports.**
- 33 32. Revise Variance Summary Report. **Included with Financial Reports**
- 34 33. Memo on Budget Adjustments. **Adjustments accepted by Board.**
- 35 34. Add Lien & Interest Lines to Sewer & Refuse Accounting. **Consider for 2010 Budget.**
- 36 35. Policy for Sewer & Refuse Delinquent Accounts Payment Application. **Pending**
- 37 36. Can We Charge Interest Retroactively If Not Done in Sewer & Refuse? **Lien balances**
38 **accrue statutory interest of 6%. Pre-lien interest must be included in lien.**
- 39 37. Reformat Capital Reserve Fund Report. **Pending.**
- 40 38. Revise Fund Balance Report. **Pending.**

41
42 The second part of the financial review was discussion of the 2nd Quarter Operating Results:

43
44 Currently, an operating deficit of \$322,521 is projected. This is about \$640,000 better than the
45 2009 Budget deficit of \$958,690. Significant impact items are Police General Expense, Hershey's
46 Mill Dam expenses, Capital Reserve contribution, and the Earned Income Tax.

1
2 New items requested by the Board were:

- 3
4 39. Status of Monies owed by Westtown for Barkway and Ashbridge pump stations.
5 40. Estimate of costs and timing for remainder of the Omega issue.
6 41. Status of new trees at Line Rd and Paoli Pike.
7 42. Submit Grant for circle path at Applebrook Park.
8 43. Add appropriate budget column to Summary Operating Report.
9 44. Re-sort Real Estate Tax Receivable Report.
10 45. Generate Memo to ABC's requesting 2010 budget input.
11 46. Prepare Master Calendar of Finance deadlines, important dates and reporting dates.
12 47. Prepare Master Calendar of Administration deadlines and important dates
13
14

15 **Action List**

16 The Board reviewed the action list and made recommendations for changes.
17

18 **Public Comment**

19 *Public Comment: Howard Jones, 1048 Kennett Way* – questioned whether committee meetings
20 are open to the public. Marty advised him they are not.
21

22 **Adjournment**

23 There being no further business, the public meeting adjourned at 2:00 P.M.
24
25

26 Respectfully submitted,
27
28
29

30 Deborah Beury
31 Director of Finance

5. Public Hearing
2 pgs

**Buckley, Brion, McGuire,
Morris & Sommer LLP**
ATTORNEYS AT LAW

118 W. Market Street, Suite 300
West Chester, PA 19382-2928
www.buckleyllp.com

July 23, 2009

Joseph E. Brion
(610) 436-4400 Ext. 101
(610) 436-8305 FAX
jbrion@buckleyllp.com

Robert F. Adams, Esquire
Gawthrop, Greenwood & Halsted, P.C.
119 North High Street
Post Office Box 562
West Chester, Pennsylvania 19381-0562

RE: Conditional Use Application of National Bank of Malvern
before the Board of Supervisors of East Goshen Township


Dear Bob:

As a follow up to our conversation on the record at the conclusion of the hearing on the subject matter on Tuesday evening, July 21, 2009, the Board of Supervisors of East Goshen Township ("board") continued the matter on the record due to the lateness of the hour to Tuesday, August 4, 2009 at 8:00 p.m. at the East Goshen Township building.

As you agreed, please attend the meeting with Applicant's traffic engineer, Louis J. Luglio, P.E., as the Board has additional questions of Mr. Luglio that could not be asked due to time constraints on July 21st. The Board will also be reviewing the plan submitted by you as Exhibit A-2 with the Township's traffic engineer regarding various accesses, parking, internal circulation and other suggestions that were made at the hearing on those matters.

If you have any questions, please contact me. Otherwise, please be ready with your traffic engineer on August 4th.

Respectfully,


Joseph E. Brion

JEB/amf

cc: Board of Supervisors
Louis F. Smith, Jr., Township Manager

July 23, 2009

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

**RE: National Bank of Malvern
Conditional Use Plan Review 2**

Dear Mark:

After discussions with the Township on July 22, 2009 regarding the resent conditional use hearing for the referenced site, I would like to make a recommendation regarding proposed access modifications along Paoli Pike. This recommendation amends our June 30, 2009 review of the Conditional Use Plan.

It was determined that due to the wetlands restrictions on the east side of the property, the eastern most right-in/right-out access needs to be relocated further west along the Paoli Pike frontage. My June 30th review also explained my concern about the secondary right-out only close to the existing Penn Liberty Bank access as well. The combined effect now dictates that only one access point should be maintained due to the limited frontage. This access would still be a right-in/right-out access.

Additionally, the site's secondary access could be made part of the YMCA's access from Airport Road with appropriate signing. As the property is providing new parking spaces for the YMCA, it is only appropriate that access be granted to the bank. This will eliminate the need to access Airport Road with another driveway which would be closely spaced near the Penn Liberty's Airport Road access

I can be reached at (610) 407-9700 or dkaiser@orth-rodgers.com if you have any questions or comments regarding this recommendation.

Sincerely:

ORTH-RODGERS & ASSOCIATES, INC.



DEAN J. KAISER, PE, PTOE
Director of Traffic Signal Operations

DJK:djk

F:\2009_116_EGT_BankRev\Documents\Correspondence\Letters\07-23-09_National Bank Review.doc

cc: Rick Smith – EGT Manager

Smith, Rick

From: EMShane@aol.com
Sent: Tuesday, July 21, 2009 12:09 PM
To: mcree@erols.com
Cc: rsmith@eastgoshen.org; mgordon@eastgoshen.org; clinder@eastgoshen.org
Subject: Re: Deer Committee's recommendation of deer management groups

Rick,

Please put this on the agenda for the 1st meeting in August.

E. Martin (Marty) Shane
14 Line Road
Malvern, PA 19355-2865
Tel: (610) 647-8873
Cell: (610) 405-4305
E-mail: emshane@aol.com
Fax: (610)647-8873 (call before faxing)

In a message dated 7/21/2009 8:10:56 A.M. Eastern Daylight Time, mcree@erols.com writes:

Marty,

Last night, the Deer Committee passed the following motion:

We recommend the Board of Supervisors approve the following deer management groups to manage the listed properties:

Bow Tree – Deer Management Professionals of Southeastern Pennsylvania

Grand Oak & Mill Creek – Chester County Trackers

Supplee Valley East & West – Main Line Whitetail Managers

Wentworth – Tri-County Deer Management Association

with the following conditions to be completed prior to the start of hunting:

7/21/2009

The groups shall complete the required application information, including providing a copy of a current insurance certificate and hunter vehicle data as described in the Program.

The Deer Management Professionals of Southeastern Pennsylvania shall explain to the Township how they can improve their deer hunting efficiency, as measured by hours hunted per deer harvested, and scheduled adherence, as measured by their actual schedule compared to the originally posted schedule.

Please let me know when you think this will be on the Board's agenda. Sooner is better so the groups have certainty that they will be managing these properties.

Does the Board have any issues with the groups setting up their stands ahead of your decision? It is beneficial for the Township and the groups as we get this work done well ahead of the start of the season with the risk being the group will need to take down their stands if the Board does not approve them.

Thanks, Jim.

A Good Credit Score is 700 or Above. See yours in just 2 easy steps!

B. NEW BUSINESS
B.
1 pg.

**EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

RESOLUTION NO. 09-111

**A RESOLUTION AUTHORIZING THE TOWNSHIP MANAGER TO
APPLY FOR GRANTS THROUGH THE PA CONSERVATION WORKS!
RECOVERY GRANT PROGRAM TO INSTALL SOLAR PANELS ON
THE TOWNSHIP BUILDING.**

WHEREAS, the East Goshen Township Board of Supervisors will be operating a project to install solar panels on the Township Building,

AND WHEREAS, the Pennsylvania Department of Environmental Protection makes available grants to such projects through the PA Conservation Works! Recovery Grant program.

BE IT RESOLVED THAT the Supervisors of the Township of East Goshen hereby designates Louis F. Smith, Jr., Township Manager to make application for such a grant on our behalf.

RESOLVED AND ADOPTED, this ____ day of _____, 2009.

ATTEST:

**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS**

Secretary

MEMO
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

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

Date: July 30, 2009
To: Board of Supervisors
From: Mark Gordon, Township Zoning Officer
Re: Angelini Sub-Division Application

mlb

Dear Board Members,

The Planning Commission and the Conservancy Board have recommended approval of the Angelini subdivision plan. The Township solicitor has approved the Driveway and Stormwater Declaration and the applicant has provided two signed copies to the Township.

It is my understanding that the issues surrounding the Sewer Planning Module Exemption have been addressed and the DEP will issue approval for the Planning Exemption.

Draft Motion:

I move that we approve the Subdivision Application of Vincent Angelini for the three lot subdivision of his property located at 957 Cornwallis Drive as depicted in the Preliminary / Final Subdivision Plan dated Jan. 29, 2009 last revised June 24, 2009, with the following conditions:

1. The comments in the Township Engineers' letter dated June 30, 2009 are satisfactorily addressed.
2. Confirmation from the DEP that the Sewer Planning Module Exemption has been approved.

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

July 7, 2009

East Goshen Township
Board of Supervisors
1580 Paoli Pike
West Chester, Pa. 19380

Re: Vincent Angelini, 957 Cornwallis Drive
Subdivision Application
53-4-64

Dear Board Members:

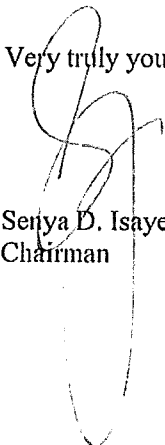
At our meeting on July 1, 2009 the Planning Commission unanimously passed the following motion:

"I move that we recommend that the Board of Supervisors approve the Subdivision Application of Vincent Angelini for the three lot subdivision of his property located at 957 Cornwallis Drive, with the Preliminary / Final Subdivision Plan dated Jan. 29, 2009 last revised June 24, 2009, with the condition that the comments in the Township Engineers' letter dated June 30, 2009 are satisfactorily addressed.

Subdivision Plan approval should also be conditioned upon the following:

- Confirmation from the Township Solicitor on the adequacy of the driveway and stormwater declarations.
- Confirmation from the DEP that the Sewer Planning Module Exemption has been approved.
- The proposed landscaping be reviewed and found to be adequate by the Township Conservancy Board."

Very truly yours,



Seriya D. Isayeff
Chairman



EAST GOSHEN CONSERVANCY

July 15, 2009

To: Board of Supervisors

At the Conservancy Board Meeting of July 8, 2009 the following recommendations were made:

- METRO PCS – We recommended that the evergreen trees they are planting should be of various types. It is a more interesting view and will be less prone to disease wiping out the whole planting.
- Angellini – We looked at the list of trees that were presented as possible trees to use to replace 16 trees. The list was approved.
- Malvern Bank – We feel that we cannot recommend the encroachment into the riparian zone. We feel this would be setting a message that would be contrary to our efforts to recommend what is best from an environmental standpoint.

Jane Fava
Chair, Conservancy Board



Yerkes Associates, Inc.

Consulting Engineers / Landscape Architects / Surveyors

June 30, 2009

East Goshen Township
1580 Paoli Pike
West Chester, Pennsylvania 19380

Attn: Mark Gordon, Zoning Officer

Re: Vincent J. Angelini 3-Lot Subdivision
UPI#'s 54-04-64 & 54-04-64.1 - 957 Cornwallis Drive
Amended Preliminary/Final Subdivision Plan Review

Dear Mark:

Note: This letter amends a typographical error in our last letter of June 26, 2009 correcting the last line in the last paragraph from reading "...Lots #2 and #3..." to "...Lots #1 and #2...".

We have received for review a revised 3-Lot Preliminary/Final Subdivision Plan and correspondence for Vincent J. Angelini, prepared by Herbert E. MacCombie, Jr. P.E., as follows:

Plans dated 01-29-09, last revised 06-05-09 and 06-24-09

- Sheet 1 of 7: Plan of Subdivision
- Sheet 2 of 7: Grading and Erosion Control Plan
- Sheet 3 of 7: Conservation Narrative
- Sheet 4 of 7: Topographic Plan of Property
- Sheet 5 of 7: Detail Sheet
- Sheet 6 of 7: Detail Sheet
- Sheet 6 of 7: Landscape Plan

Correspondence

- Drainage Analysis, dated 01-17-09, last revised 06-05-09 with Pre- & Post-Development Drainage Area Plans
- Supplemental Analysis, dated 06-05-09
- H. E. MacCombie, Jr. letter to East Goshen Twp. dated 06-18-09
- Common Driveway Declaration
- Legal descriptions dated 06-08-09 (received 04-24-09)
- Letter from East Goshen Municipal Authority dated 05-26-09

Professional services since 1874

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

5 of 25

Vincent J. Angelini 3-Lot Subdivision
June 30, 2009
Page 2 of 3

The site is located and is accessed from the east side of Cornwallis Drive north of the intersection with King George Court Drive. The site is in the R-2 Zoning Residential District and consists of two existing parcels being 54-04-64 (Lot #1) and 54-04-64.1 (Lot #2) with a combined total area of 4.0387 acres. Parcel 54-04-64 is 1.69 acres gross and 1.6182 acres net. Parcel 54-04-64 is a conventional shaped lot containing an existing dwelling with detached 2-bay garage and gravel driveway, shed, walkways, lawn, trees and is served by on-site water and public sewer. Parcel 54-04-64.1 is an existing flag lot (2.3487 acres gross and 2.3259 acres net) that had contained an earlier existing dwelling and unpaved driveway and was served by on-site water and sewer. The existing septic system was abandoned and subsequently removed. A new dwelling has been built on the lot along with a detached garage, walkways, paved/stone driveway, and stormwater management facilities. This dwelling has been connected to public sewer and is served by an on-site well.

The plans depict the re-subdivision of the two existing lots into three new lots and improvements for all lots. Lot #1 will remain a conventionally shaped lot with access from Cornwallis Drive, and will be 1.0791 acres gross and 1.0093 acres net. The plan indicates that the existing dwelling and detached garage, driveway, and shed are to be razed. A new dwelling with attached garage, paved driveway, landscaping, and underground seepage bed are proposed and the dwelling will be served by public sewer and on-site well. Lot #2 is a flag lot within the center of the subdivision and will be 1.0985 acres gross and 1.0775 acre net. A new dwelling with attached garage, paved shared driveway access with Lot #3 from Cornwallis Drive, landscaping and underground seepage bed are proposed. Lot #3 will also be a flag lot to the rear of the site and will be 1.8607 acres gross and 1.8374 acres net. The existing dwelling, detached garage, and paved driveway will remain. Landscaping and modifications to the existing stormwater management facilities include an above ground basin and underground seepage beds. All lots are to have public sewer and individual on-site well water.

The current June 2009 plans have been resubmitted for approval for 3-lot Subdivision and proposed improvements to Lot 3 and demolition of the existing dwelling on Lot 1. Project note 3 on sheet 1 states that separate erosion and sedimentation plans and building permit plans shall be submitted for review for lot 1 and lot 2 when the dwelling location and building footprint have been determined. The plans have been revised in accordance with the comments in our previous review letter of April 30 2009 and discussion with the applicant's engineer. All comments have been satisfactorily addressed.

We recommend approval for the 3-Lot Subdivision, the stormwater management improvements on Lot #3 and on the adjacent lands of Vincent Angelini, and demolition of the existing dwelling on Lot #1. Approval of the Driveway and Stormwater Common Declarations from the Township Solicitor should be received prior to Final Subdivision approval. We do not recommend approval at this time for the erosion and sedimentation controls and stormwater management for Lots #1 and #2 since plans are to be resubmitted at a future time per note #3 on sheet 1.

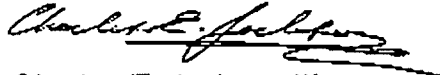
VINCENT J. ANGELINI 3-LOT SUBDIVISION

JUNE 30, 2009

PAGE 3 OF 3

Please contact our office if there are any questions concerning the above.

Sincerely,
Yerkes Associates, Inc.



Charles E. Jackson III

Michael Conrad, P.E.

Cc: Louis (Rick) F. Smith, Township Manager
Herbert E. MacCombie, Jr.

Professional services since 1874

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



EAST GOSHEN CONSERVANCY

July 15, 2009

To: Board of Supervisors

At the Conservancy Board Meeting of July 8, 2009 the following recommendations were made:

- METRO PCS – We recommended that the evergreen trees they are planting should be of various types. It is a more interesting view and will be less prone to disease wiping out the whole planting.
- Angellini – We looked at the list of trees that were presented as possible trees to use to replace 16 trees. The list was approved.
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Jane Fava
Chair, Conservancy Board

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

July 7, 2009

East Goshen Township
Board of Supervisors
1580 Paoli Pike
West Chester, Pa. 19380

Re: Vincent Angelini, 957 Cornwallis Drive
Subdivision Application
53-4-64

Dear Board Members:

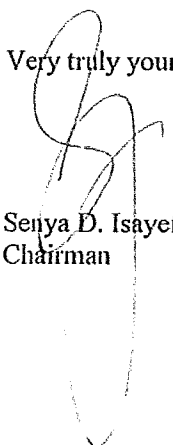
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- Confirmation from the DEP that the Sewer Planning Module Exemption has been approved.
- The proposed landscaping be reviewed and found to be adequate by the Township Conservancy Board."

Very truly yours,



Senya D. Isayeff
Chairman



Yerkes Associates, Inc.

Consulting Engineers / Landscape Architects / Surveyors

June 30, 2009

East Goshen Township
1580 Paoli Pike
West Chester, Pennsylvania 19380

Attn: Mark Gordon, Zoning Officer

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- Sheet 4 of 7: Topographic Plan of Property
- Sheet 5 of 7: Detail Sheet
- Sheet 6 of 7: Detail Sheet
- Sheet 6 of 7: Landscape Plan

Correspondence

- Drainage Analysis, dated 01-17-09, last revised 06-05-09 with Pre- & Post-Development Drainage Area Plans
- Supplemental Analysis, dated 06-05-09
- H. E. MacCombie, Jr. letter to East Goshen Twp. dated 06-18-09
- Common Driveway Declaration
- Legal descriptions dated 06-08-09 (received 04-24-09)
- Letter from East Goshen Municipal Authority dated 05-26-09

Professional services since 1874

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

Vincent J. Angelini 3-Lot Subdivision
June 30, 2009
Page 2 of 3

The site is located and is accessed from the east side of Cornwallis Drive north of the intersection with King George Court Drive. The site is in the R-2 Zoning Residential District and consists of two existing parcels being 54-04-64 (Lot #1) and 54-04-64.1 (Lot #2) with a combined total area of 4.0387 acres. Parcel 54-04-64 is 1.69 acres gross and 1.6182 acres net. Parcel 54-04-64 is a conventional shaped lot containing an existing dwelling with detached 2-bay garage and gravel driveway, shed, walkways, lawn, trees and is served by on-site water and public sewer. Parcel 54-04-64.1 is an existing flag lot (2.3487 acres gross and 2.3259 acres net) that had contained an earlier existing dwelling and unpaved driveway and was served by on-site water and sewer. The existing septic system was abandoned and subsequently removed. A new dwelling has been built on the lot along with a detached garage, walkways, paved/stone driveway, and stormwater management facilities. This dwelling has been connected to public sewer and is served by an on-site well.

The plans depict the re-subdivision of the two existing lots into three new lots and improvements for all lots. Lot #1 will remain a conventionally shaped lot with access from Cornwallis Drive, and will be 1.0791 acres gross and 1.0093 acres net. The plan indicates that the existing dwelling and detached garage, driveway, and shed are to be razed. A new dwelling with attached garage, paved driveway, landscaping, and underground seepage bed are proposed and the dwelling will be served by public sewer and on-site well. Lot #2 is a flag lot within the center of the subdivision and will be 1.0985 acres gross and 1.0775 acre net. A new dwelling with attached garage, paved shared driveway access with Lot #3 from Cornwallis Drive, landscaping and underground seepage bed are proposed. Lot #3 will also be a flag lot to the rear of the site and will be 1.8607 acres gross and 1.8374 acres net. The existing dwelling, detached garage, and paved driveway will remain. Landscaping and modifications to the existing stormwater management facilities include an above ground basin and underground seepage beds. All lots are to have public sewer and individual on-site well water.

The current June 2009 plans have been resubmitted for approval for 3-lot Subdivision and proposed improvements to Lot 3 and demolition of the existing dwelling on Lot 1. Project note 3 on sheet 1 states that separate erosion and sedimentation plans and building permit plans shall be submitted for review for lot 1 and lot 2 when the dwelling location and building footprint have been determined. The plans have been revised in accordance with the comments in our previous review letter of April 30 2009 and discussion with the applicant's engineer. All comments have been satisfactorily addressed.

We recommend approval for the 3-Lot Subdivision, the stormwater management improvements on Lot #3 and on the adjacent lands of Vincent Angelini, and demolition of the existing dwelling on Lot #1. Approval of the Driveway and Stormwater Common Declarations from the Township Solicitor should be received prior to Final Subdivision approval. We do not recommend approval at this time for the erosion and sedimentation controls and stormwater management for Lots #1 and #2 since plans are to be resubmitted at a future time per note #3 on sheet 1.

VINCENT J. ANGELINI 3-LOT SUBDIVISION
JUNE 30, 2009
PAGE 3 OF 3

P. 004/004
11 of 25

Please contact our office if there are any questions concerning the above.

Sincerely,
Yerkes Associates, Inc.


Charles E. Jackson III

Michael Conrad, P.E.

Cc: Louis (Rick) F. Smith, Township Manager
Herbert E. MacCombie, Jr.

Prepared by/ Return to:
 Kristin S. Camp, Esquire
 118 W. Market Street
 Suite 300
 West Chester, PA 19380

UPI # 53-4-64, 53-4-64.1, 53-4-589

DECLARATION OF EASEMENTS

THIS DECLARATION OF EASEMENTS (the "Declaration") is made this ____ day of _____, 20__ by VINCENT J. ANGELINI, SR., also known as VINCENT ANGELINI, and MICHELE ANGELINI, adult individuals with an address of 959A Cornwallis Drive, West Chester, Pennsylvania 19380 (hereinafter called "Declarants").

BACKGROUND:

WHEREAS, Declarants are the owners of a 1.69 acre parcel of property identified as Chester County Tax Parcel No. 53-4-64 ("Parcel 64") which is more particularly described in a deed recorded in the Office of the Recorder of Deeds for Chester County on September 1, 2006 in Book 6942, page 2066, and which is described in the legal description attached hereto as Exhibit "A"; and

WHEREAS, Declarants are the owners of a 2.35 acre parcel of property identified as Chester County Tax Parcel No. 53-4-64.1 ("Parcel 64.1") which is more particularly described in a deed recorded in the Office of the Recorder of Deeds for Chester County on September 1, 2006 in Book 6942, page 2070, and which is described in the legal description attached hereto as Exhibit "B"; and

WHEREAS, Declarants are the owners of a 1.57 acre parcel of property identified as Chester County Tax Parcel No. 53-4-589 ("Parcel 589") which is more particularly described in a deed recorded in the Office of the Recorder of Deeds for Chester County on October 16, 2000 in Book 4835, page 435, and which is described in the legal description attached hereto as Exhibit "C"; and

WHEREAS, Declarants have filed a subdivision plan with East Goshen Township seeking to revise the lot lines between Parcel 64 and Parcel 64.1 and to subdivide the two parcels into three separate lots in accordance with a Plan of Subdivision made for Vincent Angelini, prepared by Herbert E. MacCombie, Jr., Consulting Engineers and Surveyors, Inc, dated January 29, 2009, last revised _____ (the "Plan"); and

WHEREAS, the Plan has been approved by the Board of Supervisors of East Goshen Township and will be recorded contemporaneously herewith in the Office of the Recorder of Deeds of Chester County; and

WHEREAS, access to Lot 2 and Lot 3 as shown on the Plan ("Lot 2" and "Lot 3") and Parcel 589 will be from a common driveway (the "Common Driveway") which has been constructed within a 40 foot wide easement over and across Lot 3 in the location which is depicted on the Plan and more particularly described by metes and bounds in the legal description which is attached hereto as Exhibit "D"; and

WHEREAS, there is an existing drywell (the "Drywell") located on Lot 3 which is intended to serve as an underground seepage bed which will collect stormwater runoff from Lot 3 and Parcel 589; and

WHEREAS, the existing Drywell is located within a 24 foot wide easement over and across Lot 3 in the location depicted on the Plan and more particularly described by metes and bounds in the legal description which is attached hereto as Exhibit "E"; and

WHEREAS, the purpose of this Declaration is to memorialize the Common Driveway and stormwater management easement over and across Lot 3 on the Plan for the use of the Common Driveway and Drywell and to identify the maintenance responsibilities for the same.

NOW, THEREFORE, Declarants, intending to be legally bound, hereby declare and covenant for themselves and their personal representatives, executors, heirs, successors and assigns in title to Lots 2 and 3 and Parcel 589 that Lots 2 and 3 and Parcel 589 shall be held, transferred, sold and conveyed under and subject to the covenants, easements and restrictions set forth herein, all of which shall be covenants and restrictions running with Lots 2 and 3 and Parcel 589 and shall be binding on all parties having or acquiring any interest in Lots 2 and 3 and Parcel 589.

1. Incorporation of Recitals. The preceding recitals are incorporated herein by reference as if fully set forth at length herein.
2. Driveway Easement.
 - A. Lot 3 shall be subject to a 40 foot wide easement in the location which is depicted on the Plan and described by metes and bounds in the legal description which is attached hereto as Exhibit "D" (the "Driveway Easement"). The Common Driveway located within the Driveway Easement may be used in common by the owners of Lot 2, Lot 3 and Parcel 589 for a distance of 454 feet± along the western boundary of Lot 3 as shown on the Plan for pedestrian and vehicular ingress, egress and regress to and from Cornwallis Drive and for the installation of utilities to service Lot 2, Lot 3 and Parcel 589.

- B. The owners of Lots 2 and 3 and Parcel 589 shall equally share the cost to maintain the Common Driveway which shall include the first 454 feet in depth from Cornwallis Drive northward to the northerly property line of Lot 3. The owners of Lots 2 and 3 and Parcel 589 shall be individually responsible for that portion of their individual driveways not jointly used but which serve as separate access to the dwellings and accessory buildings located on their respective lots.
- C. Each of the lot owners shall be solely responsible for any injury or damage suffered by any invitee or other person using the Common Driveway for the purposes of reaching their respective lots. For example, the owner of Lot 2 shall be solely responsible for invitees and others using the Common Driveway to access Lot 2, the owner of Lot 3 shall be solely responsible for invitees and others using the Common Driveway to access Lot 3 and the owner of Parcel 589 shall be solely responsible for invitees and others using the Common Driveway to access Parcel 589.
- D. Before any maintenance or improvements are made or done to the Common Driveway, the owners of Lots 2 and 3 and Parcel 589 shall mutually agree on the kind, quality, and type of maintenance or improvements that are to be made as well as the timing of when such work shall be accomplished.
- E. The Common Driveway and Driveway Easement as shown on the Plan and in its as-built location shall not be offered for dedication to public use and shall remain a private common driveway.
- F. If the owners of Lots 2 and 3 and Parcel 589 are unable to mutually agree upon the need, type, and nature of maintenance of the Common Driveway, the lot owners may seek arbitration of the dispute with the American Arbitration Association or any other arbitration forum mutually agreed to by all lot owners. The arbitration decision shall be binding upon each of the lot owners.
- G. The lot owners shall not obstruct the Common Driveway nor plant within the Driveway Easement any trees, bushes, hedges or other plantings in such a manner as would, upon their full growth, obstruct or otherwise interfere with the free and unimpeded ingress or egress thereover, and, to the extent such plantings are located within or near the Driveway Easement, the lot owners agree to keep trees, bushes, hedges and other plantings trimmed away from the Common Driveway. The lot owners shall not park or store any items in the Common Driveway, it being the intention of this

Agreement that the same shall be and remain open at all times for unimpeded access to Lots 2 and 3 and Parcel 589.

3. Stormwater Drainage Easement.

- A. Lot 3 shall be subject to a 24 foot wide easement in the location which is depicted on the Plan and described by metes and bounds in the legal description which is attached hereto as Exhibit "E" (the "Stormwater Easement"). The Drywell located within the Stormwater Easement may be used in common by the owners of Lot 3 and Parcel 589 for a distance of 62 feet± along the western boundary of Lot 3 as shown on the Plan as an underground seepage bed which will collect stormwater runoff from Lot 3 and Parcel 589.
- B. The owners of Lot 3 and Parcel 589 shall equally share the cost to maintain the Drywell so that it functions in accordance with its intended design, any notes on the Plan and the Township's Stormwater Management Ordinance.
- C. Before any maintenance or improvements are made or done to the Drywell, the owners of Lot 3 and Parcel 589 shall mutually agree on the kind, quality, and type of maintenance or improvements that are to be made as well as the timing of when such work shall be accomplished.
- D. If the owners of Lot 3 and Parcel 589 are unable to mutually agree upon the need, type, and nature of maintenance of the Drywell, the lot owners may seek arbitration of the dispute with the American Arbitration Association or other arbitration forum mutually agreed to by both lot owners. The arbitration decision shall be binding upon each of the lot owners.

4. Covenant Running with the Land. This Declaration is intended to and shall create a covenant running with the land and Lots 2 and 3 and Parcel 589 and shall be binding upon the owners of Lots 2 and 3 and Parcel 589 and their respective personal representatives, executors, heirs, successors and assigns.

5. Miscellaneous.

- A. If any provision of this Declaration is determined by a court to be invalid or unenforceable, such provision shall be deemed stricken therefrom and shall not affect the validity or enforceability of the remaining provisions of this Declaration. If any provision of this Declaration is unenforceable or invalid as written, but may be reasonably reformed to make the same valid and enforceable and

carry out the reasonable intent of the Declarant as specified herein, it is the intent of the Declarant that any court interpreting such provision shall, to the extent permitted by law, reform the same so as to make the same valid and enforceable in order to most closely effectuate the reasonable intent of the Declarant expressed therein.

- B. This Declaration and all substantive rights, obligations and liabilities of the Declarant shall be governed by Pennsylvania law.
- C. No amendment to this Declaration may be made except by an instrument approved in writing by the governing body of East Goshen Township and the owners of Lots 2 and 3 and Parcel 589.
- D. This Declaration shall be recorded in the Office of the Recorder of Deeds for Chester County by Declarants.

IN WITNESS WHEREOF, Declarants have hereunto set their hands and seals the day and year first above written.

Witness

Vincent J. Angelini, Sr.

Witness

Michele Angelini

COMMONWEALTH OF PENNSYLVANIA :
 : ss
COUNTY OF CHESTER :

On this _____ day of _____, 20____, before me, the undersigned notary public, personally, appeared Vincent J. Angelini, Sr. and Michele Angelini, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

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

18 of 25
FILE COPY

July 9, 2009

Courtney Vanous, Sewage Planning Specialist
Department of Environmental Protection
2 East Main Street
Norristown, PA 19401

Re: Vincent Angelini Subdivision
957 Cornwallis Drive
West Chester, PA
TPN 53-4-66 & 64.1

Dear Courtney:

I am receipt of your letter of June 12, 2009 concerning the Vincent Angelini Subdivision.

I would note that the projected hydraulic overload of 1,000 gpd is based on the assumption that the Hershey Mill and Reserve Pump Station Diversion is approved, the Department gives us permission to abandon the Lochwood Sewer Treatment Plant, the Chester Creek Diversion is approved, the Thorncroft Property on Line Road is developed and the 30 miscellaneous connections that are projected between now and the end of 2013 actually are made.

At the present time the first three projects have not been approved by the Department and no development plans have been submitted for the Thorncroft Property. In addition so far this year we have only received the Angelini request for one EDU of sewer capacity and 5 were projected.

I would also note that there appears to be a typo in Table 5. It appears that Pennoni double counted the Hershey Mill/Reserve Pump Station Diversion and abandonment of the Lochwood Sewer Treatment Plant.

Accordingly, I would request that the Department reconsider it denial of the planning module exemption.

Please give me a call at 610-692-7171 or e-mail me at rsmith@eastgoshen.org if you have any questions or need additional information.

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

Sincerely,

A handwritten signature in black ink, appearing to read "Rick", written over the printed name.

Louis F. Smith, Jr.
Township Manager

Enclosure

cc: David Biloon, P.E.
Evan Andrews, P.E.

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20 of 25

Table 5: Ridley Creek STP Projected EDUs and Hydraulic Load

Connections	2008		2009		2010		2011		2012		2013	
	EDU	Flow (MGD)	EDU	Flow (MGD)	EDU	Flow (MGD)	EDU	Flow (MGD)	EDU	Flow (MGD)	EDU	Flow (MGD)
Miscellaneous Additions (5 EDU/Year)			5	0.001	5	0.001	5	0.001	5	0.001	5	0.001
Applebrook (Hibberd Lane)			5	0.001	5	0.001		0.000		0.000		0.000
Forest Lane Development (Sorrell Hill)			2	0.000	2	0.000		0.000		0.000		0.000
Cornwalls Drive (5 SFU)				0.000	1	0.000	2	0.000	2	0.000		0.000
Thorncroft; Line Road (15 SFU)				0.000	5	0.001	5	0.001	5	0.001		0.000
Hershey Mill & Reserve PS Diversion*				0.065	289	0.065		0.000		0.000		0.000
Lochwood Chase STP Abandonment				0.020	107	0.024		0.000		0.000		0.000
Chester Creek Diversion*				0.000		0.000	1333	0.300		0.000		0.000
Added Flow			12	0.088	414	0.093	1345	0.303	12	0.003	5	0.001
Ridley Creek STP Flow	1,598	0.263	1,610	0.351	2,024	0.444	3,369	0.747	3,381	0.749	3,386	0.751

1 EDU = 225 gpd

* EDU count based on Flow/Flow per EDU



Pennsylvania Department of Environmental Protection

**2 East Main Street
Norristown, PA 19401
June 12, 2009**

Southeast Regional Office

Phone: 484-250-5970
Fax: 484-250-5971

Mr. Davis J. Biloon, P.E.
P.O. Box 118
Broomall, PA 19008-0118

RECEIVED
BY

JUN 18 2009

Re: Application for Planning Modules
Vincent Angelini Subdivision
DEP Code 1-15919-225-3J
East Goshen Township
Chester County

Dear Mr. Biloon:

On May 28, 2009, we received your application for Sewage Facilities Planning Modules for the conversion of 2 existing lots into 3 lots. The existing dwelling on Lot 1 is proposed to be demolished and replaced with a new dwelling, a new dwelling with a new sewer connection is proposed for Lot 2, and the existing dwelling on Lot 3 will remain. This project is located at 957 Cornwallis Drive in East Goshen Township, Chester County.

Your request for an exemption from planning under the Pennsylvania Sewage Facilities Act cannot be granted at this time for the following reasons:

Preliminary review of East Goshen Township Municipal Authority's Chapter 94 Report for the Ridley Creek Treatment Plant indicates a projected 5-year hydraulic and organic overload. Section 71.51(2) of the Pennsylvania Code prohibits the Department of Environmental Protection (Department) from issuing exemptions for facilities with a projected overload, and until the Department determines that an overload does not exist, it is requiring the submission of planning modules.

Sewage Facilities Planning Module forms are now available from our eLibrary as MS Word Form Fields files directly from the Department's website at www.dep.state.pa.us. Under the Water heading, select Water Topics. Scroll to Wastewater Information and select it. In the left hand column, select Act 537 Sewage Facilities Electronic Forms. Under Act 537 Sewage Facilities – Administration Forms, select Act 537, Sewage Facilities Planning Packages. Under Planning Forms, select the appropriate forms. The link will take you to the eLibrary location for the form.



Mr. Davis J. Biloon, P.E.

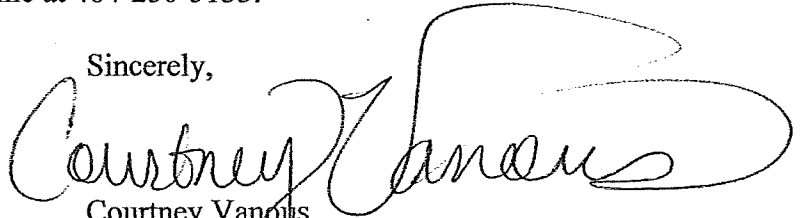
- 3 -

June 12, 2009

Please note that up-front planning module review fees are required to be included with your planning module submission.

If you have any questions, please call me at 484-250-5133.

Sincerely,

A large, stylized handwritten signature in black ink, reading "Courtney Vanous". The signature is written over the typed name and title.

Courtney Vanous
Sewage Planning Specialist 1
Water Management

cc: Chester County Health Department
Chester County Planning Commission
Mr. Goshen - East Goshen Township
East Goshen Township Municipal Authority
Mr. Angelini
Planning Section
Re 30 (GJE09WQ)163-1

610-692-7171

www.eastgoshen.org

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

July 9, 2009

Courtney Vanous, Sewage Planning Specialist
Department of Environmental Protection
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Accordingly, I would request that the Department reconsider it denial of the planning module exemption.

Please give me a call at 610-692-7171 or e-mail me at rsmith@eastgoshen.org if you have any questions or need additional information.

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

Sincerely,

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Louis F. Smith, Jr.
Township Manager

Enclosure

cc: David Biloon, P.E.
Evan Andrews, P.E.

F:\Data\Shared Data\Property Management\53-4\53-4-64 (957 Cornwallis Dr.)\SD 2009\Letter to DEP 070909.doc

258/25

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Thorncroft, Line Road (15 SFU)				0.000	5	0.001	5	0.001	5	0.001		0.000
Hershey Mill & Reserve PS Diversion *				0.065	289	0.065		0.000		0.000		0.000
Lochwood Chase STP Abandonment				0.020	107	0.024		0.000		0.000		0.000
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Added Flow			12	0.088	414	0.093	1345	0.303	12	0.003	5	0.001
Ridley Creek STP Flow	1,598	0.263	1,610	0.351	2,024	0.444	3,369	0.747	3,381	0.749	3,386	0.751

1 EDU = 225 gpd

* EDU count based on flow/flow per EDU

MEMO

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

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

Date: July 30, 2009

To: Board of Supervisors

CC: Planning Commission

Rick Smith, Township Manager

Joe Gill, Assistant Township Manager

Joseph Brion, Township Solicitor

From: Mark Gordon, Township Zoning Officer

Re: Traditions Independent Living Facility CU / West Goshen Township



Dear Board Members,

I attended a site visit with Marty and Carmen this morning to discuss the pending Conditional Use Application that West Goshen Township has on their agenda for August 19th. The WGT Planning Commission will discuss this application on August 17th. As you can see by the plan this is a significant development which raises several concerns for the abutting East Goshen Twp. Residents and also about the downstream impacts of increased stormwater volume. Here are the WGT zoning regulations that apply to this use as I understand them.

Zoning District:	R-3	
Conditional Use:	128 Unit Independent Living Facility (ordinance amendment, Oct 2008)	
	<u>Required</u>	<u>Subject Property (Current Plan)</u>
Lot Area:	5 AC	6.65 AC
Lot Coverage:	40% Imp. Max.	38.5% Proposed
Parking:	.8 spaces / unit	103 spaces proposed
Building Height:	45 ft.	45 ft. (Average Building Height)
Stories:	3	3 Living floors + exposed basement on rear of building

Items raised at site visit:

1. Traffic Flow and safety with regard to emergency vehicle entrance and exit from and to the Goshen Fire Company Greenhill Road Substation
2. Discussed the possibility of installing gates at the entrances to the facility.

3. Discussed the possibility of emergency vehicle warning flashers on Boot and Greenhill.
4. Discussed the possibility of emergency vehicle warning flashers near the facility to warn pedestrians and drivers circulating around the facility.

Other Concerns

1. Has a traffic Study been conducted? Will there be entry and exit restrictions on Boot and Greenhill Rd.?
2. Has signage and lighting been discussed?
3. What restrictions if any does the WGT code outline for commercial deliveries, refuse removal, ect.?
4. How will parking spaces be allocated to residents?
5. How will employee parking be accommodated?

Just some thoughts to help with your discussion.

-Mark

TOWNSHIP OF WEST GOSHEN
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 10-2008

AN ORDINANCE OF THE TOWNSHIP OF WEST GOSHEN, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES OF WEST GOSHEN TOWNSHIP, CHAPTER 84 (ENTITLED "ZONING") KNOWN AS THE WEST GOSHEN TOWNSHIP REVISED ZONING ORDINANCE OF 1990, AS AMENDED, TO AMEND THE DEFINITION OF "FAMILY" IN SECTION 84-8; TO ADD A DEFINITION FOR "INDEPENDENT LIVING FACILITY" IN SECTION 84-8; TO AMEND THE USE REGULATIONS FOR THE R-3 DISTRICT TO ALLOW AN INDEPENDENT LIVING FACILITY BY CONDITIONAL USE IN THE R-3 DISTRICT AND TO ADD AREA AND BULK REQUIREMENTS, DESIGN STANDARDS, PARKING REQUIREMENTS AND SPECIFIC CRITERIA FOR SUCH USE; TO AMEND CERTAIN REGULATIONS FOR GROUP HOMES IN SECTION 84-57.7; TO DELETE SECTION 84-72.A(2) AND 84-74.D(1); TO DELETE SECTION 84-57.03.B(5)(e) AND 84-57.03.B(24); TO AMEND SECTIONS 84-21.D, 84-28.J AND 84-32.D TO ALLOW A USE SIMILAR TO A RESTAURANT WHERE FOOD IS PREPARED AND SERVED IN THE C-2, C-4 AND C-5 DISTRICTS AND TO AMEND SCREENING AND LANDSCAPING REQUIREMENTS IN SECTION 84-55.A AND 84-55.C.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the Board of Supervisors of West Goshen Township, that the West Goshen Township Revised Zoning Ordinance of 1990, as amended, which is codified in Chapter 84 of the West Goshen Township Code is further amended as follows:

SECTION 1. The definition of "FAMILY" in Section 84-8 shall be deleted and replaced with the following:

"FAMILY- One or more persons living in a single-dwelling unit and functioning as a common household. A family shall not include more than five persons who are not related to each other by blood, official foster relationship, marriage or adoption. The term "family" may specifically include a greater number of unrelated persons living within a permitted group home subject to the regulations established in Section 84-57.7 of this chapter. This definition

excludes occupants of a club, dormitory, fraternity, sorority house, boarding house or rooming house, and student housing."

SECTION 2. The following definition shall be added to Section 84-8 in alphabetical order:

"INDEPENDENT LIVING FACILITY- A building containing multiple residential dwelling units for persons who are age 55 years of age and older which qualifies for the exemption to the prohibition against discrimination based on familial status found in Section 3607(b)(1) of the United States Fair Housing Act, 42 U.S.C. § 3607(b)(1), and the Housing for Older Persons Act of 1995 and the regulations promulgated thereunder. The facility may include accessory uses such as common kitchen facilities and dining rooms, activity and meeting rooms, storage areas, recreation and exercise facilities, sundries store, administrative offices and a beauty/barber shop.

SECTION 3. Section 84-12, entitled "Use Regulations" for the R-3 District, is hereby amended by adding a new subparagraph 84-12.G(3) which shall read as follows:

- "(3) Independent Living Facility subject to the following:
 - (i) Area and bulk requirements of Section 84-13.C;
 - (ii) Design standards of Section 84-14.C; and
 - (iii) Requirements of Section 84-57.15."

SECTION 4. Section 84-13, entitled "Area and bulk regulations" for the R-3 District, is hereby amended by adding a new subparagraph 84-13.C which shall read as follows:

"C. Independent Living Facility.

- (a) Lot Size: 5 acres minimum.
- (b) Lot Width at Building Setback Line: 300 feet minimum.
- (c) Lot Width at Street Right-of-Way Line: 50 feet minimum.
- (d) Lot coverage: 40% maximum.
- (e) Green Area (landscaped): 55% minimum.
- (f) Building Setback Line: 50 feet minimum.
- (g) Front Yard Parking setback: 30 feet minimum.
- (h) Side Yard: 30 feet minimum.
- (i) Rear yard: 70 feet minimum.

(j) Building Height of principal building: 45 feet.”

SECTION 5. Section 84-14, entitled "Design standards" for the R-3 District, is hereby amended by adding a new subparagraph 84-14.C which shall read as follows:

“C. Independent Living Facility by conditional use.

(1) Storage: as required by §84-55.B of this chapter.

(2) Landscaping requirements: All portions of the property which are not utilized for buildings, structures or paved areas shall be landscaped in accordance with an approved landscape plan which utilizes combinations of landscaping, fencing, shrubbery, lawn areas, ground cover, rock formations, existing foliage and planting of conifers and deciduous trees native to the area in order to lessen the visual impact of the buildings, structures and paved areas. Landscaping berms a minimum of three feet in height shall be constructed between the street line and any parking areas and between the rear lot line and any parking areas so as to minimize the visibility of parking areas from the street line and adjacent properties in the rear.

(3) Side and Rear Yard Buffers. The screening requirements in Section 84-55.A shall apply to the side yard areas. The rear yard shall be screened with a vegetative buffer which has a minimum width of 40 feet measured from the rear property line. The vegetative buffer shall be primarily composed of evergreen shrubs and evergreen trees which are placed in alternating rows to produce a more effective barrier and to provide space for future growth. The landowner shall maintain the screen planting and replace any plant material which does not live and which is necessary to form a complete visual screen.

(4) Parking- as required by §84-55.I of this chapter.”

SECTION 6. The parking table in Section 84-55.I(2) shall be amended to add the following use:

<u>Use</u>	<u>Number of Parking Spaces</u>
Independent Living Facility	.8 spaces per dwelling unit

SECTION 7. A new Section 84-57.15 shall be added which shall provide as follows:

“§84-57.15. Regulations for Independent Living Facility.

In addition to the general conditional use standards in §84-75 of this chapter, the following additional standards must be met in order for the Board of Supervisors to grant conditional use approval for an independent living facility:

- A. The dwelling units shall be leased or sold as independent dwelling units where the occupants of the dwelling units are independent with respect to their daily living activities such as bathing, dressing and grooming.
- B. The dwelling units shall be limited to studio, one and two bedroom apartment units; provided that no more than 40% of the total number of dwelling units shall contain two bedrooms.
- C. The Independent Living Facility must be age restricted for persons 55 years of age and older and must qualify for the exemption to the prohibition against discrimination based on familial status found in Section 3607(b)(1) of the United States Fair Housing Act, 42 U.S.C. § 3601 et seq., and the Housing for Older Persons Act of 1995 and the regulations promulgated thereunder.
- D. The accessory uses which are provided within an Independent Living Facility shall not occupy more than 25% of the gross floor area of the building and shall be for the exclusive use of the residents and their invitees.
- E. If a sundries shop is provided within the Independent Living Facility as an accessory use, the purpose of the shop is to afford an opportunity for the residents of the facility and their guests to purchase necessary toiletries and other miscellaneous dry goods and snack food items. The maximum size of the shop shall not exceed 500 square feet and there shall not be any advertising for the store outside of the facility.
- F. The building and all units therein shall be connected to public water and public sewer.
- G. There shall be no accessory buildings on the lot.
- H. If the dwelling units are sold in fee simple or condominium ownership, the common areas in the Independent Living Facility must be owned and/or managed by a professional management company.

SECTION 8. Section 84-57.7.H. is deleted and shall be replaced with the following:

"H. The restriction on the number of residents in a group home shall include any employee(s) who reside in the group home on a permanent basis. A group home shall be regulated by the maximum number of unrelated persons permitted to live in a dwelling unit under the definition of "family." However, that number of unrelated persons may be increased to a maximum of eight persons if the group home is operated in a single-family detached dwelling that is over 2,500 square feet in floor area and in compliance with all area and bulk regulations for the district in which the property is located."

SECTION 9. Section 84-57.7.M. is hereby deleted and replaced with the following:

"M. Reasonable accommodation. In any case where an applicant seeks a reasonable accommodation pursuant to provisions of the federal Fair Housing Act, a written application shall be filed with the Zoning Hearing Board which is hereby empowered to grant such an accommodation subject to the provisions of the federal Fair Housing Act."

SECTION 10. Section 84-72.A.(2) shall be deleted and marked "intentionally omitted."

SECTION 11. Section 84-74D.(1) shall be deleted and replaced with the following:

"Notice of the hearing shall be provided by the Township in accordance with the requirements of the Pennsylvania Municipalities Planning Code. The Board shall schedule the first hearing within 60 days from the date of the Township's receipt of the applicant's application, unless the applicant has agreed in writing to an extension of time. Each subsequent hearing shall be held within 45 days of the prior hearing, unless otherwise agreed to by the applicant in writing or on the record. An applicant should complete the presentation of his case-in-chief within 100 days of the first hearing. Upon the request of the applicant, the Board or Hearing Officer shall assure that the applicant receives at least seven hours of hearing within the 100 days, including the first hearing. Persons opposed to the application shall complete the presentation of their opposition to the application within 100 days of the first hearing held after the completion of the applicant's case-in-chief. An applicant may, upon request, be granted additional hearings to complete his case-in-chief, provided the persons opposed to the application are granted an equal number of additional hearings. Persons opposed to the application, may, upon the written consent or consent on the record by the applicant and municipality, be granted additional hearings to complete their opposition to the application, provided the applicant is granted an equal number of additional hearings for rebuttal."

SECTION 12. Section 84-57.03.B(5)(e) shall be deleted.

SECTION 13. Section 84-57.03.B(24) shall be deleted and marked "intentionally deleted."

SECTION 14. Section 84-21.D shall be amended to state as follows:

"Restaurant and use similar to a restaurant where food is prepared and served (including a catering business) provided that there shall be no drive-up or walk-up windows permitted for this sale of dispensing of food or food products."

SECTION 15. Section 84-28.J shall be amended to state as follows:

"Restaurant and use similar to a restaurant where food is prepared and served (including a catering business) provided that there shall be no drive-up or walk-up windows permitted for this sale of dispensing of food or food products."

SECTION 16. Section 84-32.D shall be amended to state as follows:

"Restaurant and use similar to a restaurant where food is prepared and served (including a catering business) provided that there shall be no drive-up or walk-up windows permitted for this sale of dispensing of food or food products."

SECTION 17. Section 84-55.A shall be revised as follows:

- A. Screening. A completely planted visual barrier, consisting of a double row of evergreen plantings having a minimum height of eight feet (after planting) and placed no more than 16 feet apart on center, shall be provided and continually maintained within a planting area reserved for that purpose, having a minimum width of 16 feet, between any industrial, commercial or multi-use district and a contiguous residential district or residential use, and, in a residential district, between an apartment use and a contiguous single or multifamily residential use. The required plantings shall be staggered so as to provide as complete a visual barrier as is possible. A stockade-type fence having a minimum height of six feet and constructed without gaps or breaks shall be substituted for one of the two required rows of plantings when determined necessary by the Zoning Officer to adequately shield the residential district or use from artificial light, glare, noise, odors, intrusion or any other cause detrimental to the health, safety and general welfare of such residential district or use. All uses permitted by special exception shall be screened as required by this section from other uses, regardless of the zoning district in which those uses are located, when so directed by the Zoning Hearing Board as a condition of special exception approval.

SECTION 18. Section 84-55.C.(6) shall be revised to state as follows:

- (6) Permitted landscaping materials. Landscaping materials intended to form a screen shall create a reasonably dense, although not necessarily opaque, screen, adequate to obstruct casual observations to a height of eight feet within three years of planting, except as required in §84-55C(1)(b). All landscaping elements within the parking lot area and all perimeter landscaping shall be in place upon occupancy of the facility served by the parking area.

SECTION 19. Section 84-55.C(6)(c)[3] shall be amended to state as follows:

- [3] Trees. Specimens used in parking areas shall provide moderately dense shade in summer. Species with large leaves which could clog drains shall be avoided. Species that are brittle, disease-prone, have low, spreading brachiation or shallow root

systems, which drop large fruit or much sap or which are otherwise messy shall also be avoided. Except for trees native to the site being retained, all trees shall be healthy nursery stock with a minimum caliper of 1 1/2 inches, two feet from the ground. Existing healthy trees shall be retained in accord with § 69-9.N of the West Goshen Township Code, known as the "Soil Erosion and Sediment Control Ordinance."

[a] The following trees are recommended for use in parking lots:

- Willow Oak (*Quercus Phellas*)
- Ginkgo (male) (*Ginkgo biloba*)
- Locust (*Gleditsia triacanthos*)
- Amur Maple (*Acer Ginnala*)
- Hedge Maple (*Acer Campestre*)
- Red cedar (*Juniperus virginiana*)
- Black cherry (*Prunus serotina*)
- Flowering cherry (*Prunus serotina*)
- Linden (*Tilia cordata*, *Tilia europaea*)
- Japanese zelkova (*Zelkova serrata*)
- Serviceberry (*Amelanchier*)

[b] The Following trees are unsuitable for use in parking lots and are discouraged from such use:

- Maple (most varieties) (genus *Acer*) – see suggested list
- Birch (most varieties) (genus *Betula*) – see suggested list
- Chestnut (all varieties) (genus *Castaenea*)
- Euonymus (all varieties) (genus *Euonymus*)
- Walnut (all varieties) (genus *Juglans*)
- Poplar (all varieties) (genus *Populus*)
- Oak (most varieties) (genus *Quercus*) – see suggested list
- Willow (all varieties) (genus *Salix*)
- Hemlock (all varieties) (genus *Tsuga*)
- Speckled alder (*Alnus incana*)
- Hawthorn (*Crataegus coccinea*)
- Ginkgo (female) (*Ginkgo biloba*)
- Tulip tree (*Liriodendron tulipifera*)
- White pine (*Pinus strobus*)
- Sycamore, London plane (*Platanus acerifolia*)
- Mountain ash (*Pyrus aucuparia*)
- American elm (*Ulmus americana*)

[c] The evergreen trees below are most suitable for buffering and perimeter landscaping, but may not be appropriate for other parking lot landscaping:

- Fir trees (*Abies*)
- Douglass Fir (*Pseudotsuga Menziesii*)

- Norway Spruce (*Picea abies*)
- Oriental arborvitae (*Thuja orientalis*)
- Canadian hemlock (*Tsuga canadensis*)
- Carolina hemlock (*Tsuga caroliniana*)
- Leyland Cypress (*Cupressocyparis leylandii*)
- Cryptomeria

[d] Problematic trees which should not be used:

- Box Elder
- Norway Maple
- Ginkgo (female)
- Black Walnut
- Osage Orange
- Mulberry
- Austrian Pine
- Bradford Pear (flowering)
- Red Oaks
- Pin Oaks
- Ash
- Black Locust

[e] The trees and shrubs which are listed on the Recommended Planning Guide, which is attached hereto, and adopted by reference as part of this chapter may be used for the screening and landscaping required by this §84-55. This list is not exclusive and an applicant may choose different species provided such different species are approved by the Board as part of an overall landscaping plan. When multiple trees are required, an applicant is encouraged to choose a variety of species unless necessary for a specific design objective.

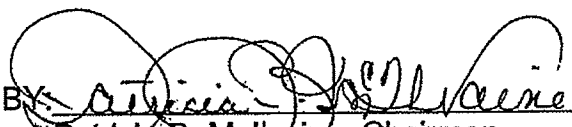
SECTION 20. APPLICABILITY. The provisions hereof shall supersede any ordinances or parts of ordinances which are inconsistent herewith.

SECTION 21. SEVERABILITY. If any provision, sentence, clause, section or part of this ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid provision, sentence, clause, section or part thereof not been included herein.

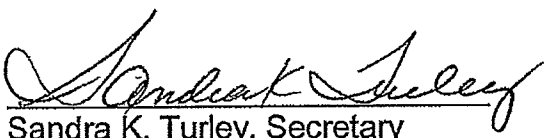
SECTION 22. EFFECTIVE DATE. This Ordinance shall become effective five (5) days after enactment as by law provided.

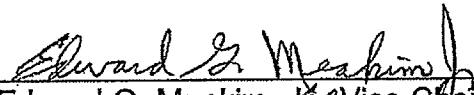
ENACTED AND ORDAINED this 10th day of December,
2008 by the Board of Supervisors of West Goshen Township.

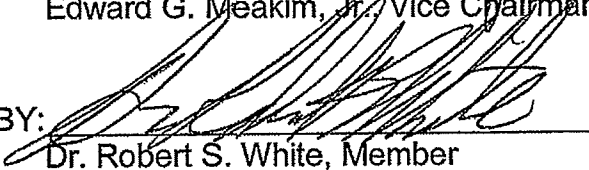
**BOARD OF SUPERVISORS
WEST GOSHEN TOWNSHIP**

BY: 
Patricia B. McIlvaine, Chairman

ATTEST:


Sandra K. Turley, Secretary

BY: 
Edward G. Meakim, Jr., Vice Chairman

BY: 
Dr. Robert S. White, Member

WEST GOSHEN TOWNSHIP RECOMMENDED PLANTING GUIDE

ORNAMENTAL TREES (MIN 8' HIGH, 2" CALIPER)			
COMMON NAME		SCIENTIFIC NAME	NOTES
Note: "N" denotes Native Species			
Hedge Maple		Acer campestre	tolerates moist
Amur Maple		Acer ginnala	
Japanes Maple		Acer palmatum	
Paperbark Maple		Acer griseum	specimen - peeling bark
Striped Maple	N	Acer pennsylvanicum	tolerates shade-green bark
Cockspur Hawthorne	N	Crataegus crus-galli	not aroud children
Winter King Hawthorne		Crataegus monogyna	thornless
Washington Hawthorne	N	Crataegus phaenopyrum	not around children
Red Buckeye	N	Aesculus pavia	specimen - tolerates moist
Serviceberry	N	Amelanchier arborea	tolerates shade & moist
American Hornbeam	N	Carpinus aroliniana	tolerates shade & moist
European Hornbeam		Carpinus betulus	use in allee' or pairs
Eastern Redbud	N	Ceris canadensis	tolerates shade & moist
White Fringe Tree	N	Chinonanthus virginicus	tolerates moist
Pagoda Dogwood	N	Cornus alternifolia	tolerates shade & moist
Kousa Dogwood		Cornus kousa	modeled bark
Cornelian Cherry Dogwood		Cornus mas	yellow flower
American Dogwood	N	Cornus florida	tolerates shade
Franklin Tree	N	Franklinia	Historic - moist
Harry Lauder's Walkingstick		Corylus avellana	twisted winter interest
Ruby Horsechestnut		Aesculus carnea	deep red flower
Carolina Silverbell	N	Haleisa carolina	tolerates shade & moist
Sweet Bay Magnolia	N	Magnolia virginiana	tolerates moist
Saucer Magnolia		Magnolia soulangeana	
Crabapple Tree	N	Malus	many varieties
Hop Hornbeam-Ironwood	N	Ostrya virginiana	tolerates shde & moist
Sourwood	N	Oxdendrum aroreum	tolerates moist
Stewartia	N	Stewartia malacodendron	toelrates shade & moist
Japanese Snowbell		Styrax grandifolius (japonica)	tolerates shade & moist
River Birch	N	Beltula nigra	wet area - peeling bark
White Birch/Paper Birch	N	Betula Papyrifera	white peeling bark
Gray Birch	N	Betula populifolia	white bark
American Smoketree	N	Citonus obovatus	
Witch Hazel	N	Hamamelis virginiana	tolerates shade & moist
Paw Paw	N	Asimina triloba	unusual fruit
Golden Chain Tree		Laburnum	should face south
Kwanzan Cherry		Prunus serrulata	flowering
Higan Cherry		Prunus subhirtella	flowering
Sargent Cherry		Prunus sargentii	flowering
Pin Cherry	N	Prunus pensylvanica	
Chanticleer Pear	N	Pyrus calleryana	flowering

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WEST GOSHEN TOWNSHIP RECOMMENDED PLANTING GUIDE

ORNAMENTAL EVERGREEN (MIN 6' HEIGHT)			
COMMON NAME		SCIENTIFIC NAME	NOTES
<i>Note: "N" denotes Native Species</i>			
American Holly	N	Ilex opaca	tolerates shade & moist
Carolina Holly	N	Ilex ambigua	
Burford holly		Ilex cornuta	
Swiss Stone Pine		Pinus cemgra	
Mugo Pine		Pinus mugo	
Lacebark Pine		Pinus bungeana	showy bark
Limber Pine		Pinus flexilis	
Umbrella pine		Sciadopitys verticillata	specimen
American Arborvitae	N	Thuja occidentalis	
Leyland Cypress		Cupressocyparis leylandii	tolerates shade & moist
hinoki Falsecypress		Chamaecyparis obtusa	specimen
Southern Magnolia	N	Magnolia grandiflora	specimen
Blue Atlas Cedar		Cedrus atlantica "Glaucua"	specimen
LARGE TREES (MIN 2 1/2" CALIPER)			
Sugar Maple	N	Acer saccharum	
Red Maple	N	Acer rubrum	tolerates moist
Sycamore	N	Platanus occidentalis	tolerates moist-showy bark
Hackberry	N	Celtis occidentalis	tolerates moist
Ginko		Ginko biloba	male only
Honey Locust	N	Gleditsia	thornless variety
Golden Rain Tree		Koelreuteria	
Bald Cypress	N	Taxidium distichum	specimen - tolerates moist
Dawn Redwood		Metasequoia glyptostroboides	specimen - tolerates moist
Chinese Elm		Ulmus parvifolia	
American Elm	N	Ulmus americana	
Zelkova		Zelkova serrata	tolerates moist
Katsura		Cercidiphyllum	
White Oak	N	Quercus alba	tolerates dry
Swamp White Oak	N	Quercus bicolor	tolerates moist
Willow Oak		Quercus phellos	tolerates moist
Sawtooth Oak		Quercus acutissima	
Bur Oak	N	Quercus macrocarpa	tolerates moist
American Linden	N	Tilia americana	tolerates moist
Silver Linden		Tilia tomentosa	tolerates moist
Hickory	N	Carya	
American Yellowwood	N	Cladrastis	tolerates moist
American Beech	N	Fagus granifolia	
European Beech		Fagus sylvatica	
Cucumber Magnolia		Marnolia acuminata	
Blackgum	N	Nyssa sylvatica	tolerates moist
Persimmon	N	Diospyros virginiana	
Buckeye	N	Aeculus octandra	
Weeping Willow		Salix babylonica	tolerates moist

WEST GOSHEN TOWNSHIP RECOMMENDED PLANTING GUIDE

LARGE EVERGREENS (MIN 6' HEIGHT)			
COMMON NAME <i>Note: "N" denotes Native Species</i>		SCIENTIFIC NAME	NOTES
White Fir	N	Abies concolor	
Nordmann Fir		Abies nordmanniana	
Douglas Fir	N	Pseudotsuga menziesii	
Norway Spruce	N	Picea abies	
Colorado Blue Spruce	N	Picea pungens	
Oriental Spruce	N	Picea orientalis	tolerates moist
Serbian Spruce		Picea omirika	
White Spruce	N	Picea glauca	
Cryptomeria		Cryptomeria japonica	tolerates moist
Hemlock	N	Tsuga canadensis	tolerates shade
Blue Atlas Cedar		Cedrus atlantica "Glaucous"	specimen
China Fir		Cunninghamia lanceolata	specimen
English Holly		Ilex aquifolium	tolerates shade & moist
RIPARIAN TREES (MIN 2" CALIPER)			
Red Maple		Acer rubrum	tolerates moist
Alder		Alnus glutinosa	tolerates moist
Shagbark Hickory		Carya	tolerates moist
Bur Oak		Quercus macrocarpa	tolerates moist
Swamp White Oak		Quercus bicolor	tolerates moist
Willow Oak		Quercus phellos	tolerates moist
Blackgum		Nyssa sylvatica	tolerates moist
Weeping Willow		Salix babylonica	tolerates moist
Bald Cypress		Taxodium distichum	tolerates moist
Slippery Elm		Ulmus rubra	tolerates moist
Serviceberry		Amelanchier arnorea	tolerates moist
River Birch		Betula nigra	tolerates moist
Sweetbay Magnolia		Magnolia virginiana	tolerates moist
Eastern Red Bud		Ceris canadensis	tolerates moist
Paw Paw		Asimina triloba	tolerates moist
SCREENING SHRUBS (MIN 3' HEIGHT)			
Japanese Holly		Ilex crenata	tolerates shade
Inkberry Holly		Ilex glabra	tolerates shade
Longstock Holly	N	Ilex pedunculosa	
Leatherleaf Viburnum	N	Viburnum rhytidophyllum	
Arrowwood Viburnum	N	Viburnum dentatum	
Skip Laurel	N	Prunus laurocerasus	tolerates shade
Rhododendrum	N	Rhododendron	tolerates shade
Yew		Taxus	
Burnign Bush	N	Euonymus alatus compactus	
Mugo Pine		Pinus mugo	

WEST GOSHEN TOWNSHIP RECOMMENDED PLANTING GUIDE

SCREENING TREES (MIN 8' HEIGHT)			
COMMON NAME		SCIENTIFIC NAME	NOTES
Note: "N" denotes Native Species			
Leland Cypress	N	Cupressocyparis leylandi	tolerates shade & moist
Cryptomeria		Cryptomeria japonica	
Norway Spruce	N	Picea abies	
White Spruce	N	Picea glauca	
White Fir	N	Abies concolor	
Arborvitae	N	Thuja occidentalis	
Douglas Fir	N	Pseudotsuga menziesii	
American Holly	N	Ilex opaca	tolerates shade & moist
Colorado Blue Spruce	N	Picea pungens	
Limber Pine		Picea flexilis	
Swiss Stone Pine		Picea cembra	

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

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

July 29, 2009

Dear Property Owner:

The purpose of this letter is to inform you that East Goshen Township has been notified that West Goshen Township has received a Conditional Use application for a 128 unit senior apartment building which is proposed to be developed on the parcel next to the Goshen Fire Station on Boot road and Greenhill Road.

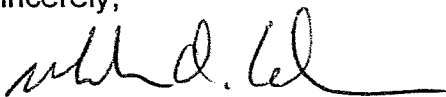
The West Goshen Township meetings for this application are:

Aug 17, 2009 (7 pm) - Planning Commission (Make a Recommendation to the Board of Supervisors)

August 19, 2009 (4 pm) - Board of Supervisors (Conditional Use Hearing)

Pursuant to East Goshen Township policy, property owners and residents within 1000 feet of the subject property are informed of these applications. I have provided the public advertisement on the back of this letter for your information. For more information contact West Goshen Township 610-696-5266.

Sincerely,



Mark A. Gordon
Township Zoning Officer

Cc: All East Goshen Township Authorities, Boards and Commissions
Casey LaLonde, Township Manager, West Goshen Township

EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 225 OF THE EAST GOSHEN TOWNSHIP CODE, TITLED "VEHICLES AND TRAFFIC", SPECIFICALLY SECTIONS 225-1 AND 225-22 TO PROHIBIT PARKING OF COMMERCIAL VEHICLES ON ALL STREETS WITHIN THE TOWNSHIP BETWEEN THE HOURS OF 6:00 P.M. TO 6:00 A.M.

WHEREAS, the Board of Supervisors of East Goshen Township (the "Board") has authority pursuant to the Pennsylvania Motor Vehicle Code, 75 Pa. C.S.A. §3353(d), to prohibit, limit or restrict parking of vehicles on any highway within the Township's boundaries where engineering and traffic studies indicate that parking would constitute a safety hazard or where the parking of vehicles would unduly interfere with the free movement of traffic; and

WHEREAS, pursuant to the Pennsylvania Code, Title 67, Chapter 212 §212.114, the Board may restrict parking of vehicles along the curb or edge of a roadway within the Township's boundaries if the distance between the center or the center line pavement markings and the curb or edge of roadway is less than 18 feet; and

WHEREAS, pursuant to the Pennsylvania Code, Title 67, Chapter 212 §212.114, the Board may prohibit certain kinds and classes of vehicles from parking on roadways within the Township's boundaries for safety, capacity or environmental reasons; and

WHEREAS, the Board retained Orth-Rodgers & Associates, Inc. ("Orth-Rodgers") to perform an engineering and traffic study to determine whether or not parking of commercial vehicles on the roadways within the Township constitutes a safety hazard; and

WHEREAS, Orth-Rodgers prepared a traffic study dated July 17, 2009, which indicated that parking of commercial vehicles on all Township roads where the width of the road is 36 feet or less causes site distance restrictions and limits free movement of traffic in both directions and thus causes a safety hazard; and

WHEREAS, based on the results of its traffic study, Orth-Rodgers has recommended that the Board restrict commercial vehicles from parking on all roads in the Township between the hours of 6:00 p.m. and 6:00 a.m.; and

WHEREAS, based on the authority specified in the Motor Vehicle Code and the in the Pennsylvania Code, the Board desires to impose such parking restrictions in order to further the health, safety and welfare of the community.

NOW, THEREFORE, the Board of Supervisors of East Goshen Township, Chester County, Pennsylvania, does hereby enact and ordain as follows:

SECTION I. Section 225-1 of the East Goshen Township Code, titled "Definitions and Interpretations", shall be amended by adding a new subparagraph (d) which shall state as follows:

"(d) Commercial vehicles as used in this chapter shall be defined as any vehicle which has a gross vehicle weight rating (GVWR) either solely or in combination, which exceeds 8,000 pounds or which is in excess of 18 feet in length, regardless of how the vehicle is used."

SECTION II. Section 225-22 of the East Goshen Township Code, titled "Parking Prohibited At All Times", shall be revised by renumbering the existing paragraph to be Section 225-22.A.

SECTION III. A new Section 225-22.B shall be added which shall state as follows:

"B. No commercial vehicle or part thereof having a gross vehicle weight rating (GVWR) either solely or in combination, which exceeds 8,000 pounds or which is in excess of 18 feet in length shall be parked, stored or maintained on any street, road or right of way within the Township between the hours of 6:00 p.m. and 6:00 a.m."

SECTION IV. Severability. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION V. Repealer. All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION VI. Effective Date. This Ordinance shall become effective five days from the date of adoption.

ENACTED AND ORDAINED this _____ day of _____, 2009.

ATTEST:

EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS

Secretary

E. Martin Shane, Chairman

Carmen R. Battavio, Vice-Chairman

Joseph M. McDonough, Member

Donald R. McConathy, Member

Thom Clapper, Ph.D., Member

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

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

MEMO

TO: Board of Supervisors

FROM: Mark Miller, Director of Public Works

RE: Diagnostic Tool

DATE: July 27, 2009

By way of this memo, I am requesting approval to purchase a diagnostic tool for reading the computer codes on the Township vehicles.

The dealer used to provide this service as a courtesy. However, due to the frequency, the dealership now charges us for each reading. The smaller vehicles are taken to the Ford Dealer at a cost of \$125.00 per visit. The large trucks cost \$200 to \$250.00 depending on the code, plus labor and fuel as the dealer is located in New Castle Delaware. So far this year, we have spent \$600 on code readings.

The cost of the tool is \$7,200.00. Thank you for your consideration of this request.

msm

WORKSHOP
8.
4pgs

Tarsi, Joyce

From: Gill, Joe
Sent: Wednesday, July 29, 2009 9:13 AM
To: Tarsi, Joyce
Subject: FW: FW: Transportation funding opportunity

Joe Gill

Assistant Township Manager
East Goshen Township
1580 Paoli Pike
West Chester PA 19380
610.692.7171 ext: 3029

From: EMShane@aol.com [mailto:EMShane@aol.com]
Sent: Tuesday, July 28, 2009 4:47 PM
To: carmenrbattavio@aol.com; dmconathy@verizon.net; psuthom@verizon.net; jmcdonough@eastgoshen.org; mshane@eastgoshen.org
Cc: jgill@eastgoshen.org
Subject: Re: FW: Transportatin funding opportunity

Joe,

Perhaps we may want to reconsider the Boot Rd. project if we got funding. Please put this on the agenda for discussion next Tuesday night.

E. Martin (Marty) Shane
14 Line Road
Malvern, PA 19355-2865
Tel: (610) 647-8873
Cell: (610) 405-4305
E-mail: emshane@aol.com
Fax: (610)647-8873 (call before faxing)

In a message dated 7/28/2009 9:21:51 A.M. Eastern Daylight Time, egtadmin@eastgoshen.org writes:

From: Congressman Joe Sestak [mailto:pa07reply@mail.house.gov]
Sent: Monday, July 27, 2009 9:57 AM
To: egtadmin@eastgoshen.org
Subject: Transportatin funding opportunity

Reminder of Transportation Grant Opportunity for Counties and Municipalities

September 15, 2009 deadline

\$1.5 BILLION NATIONAL SURFACE TRANSPORTATION SYSTEM - DISCRETIONARY GRANTS (TIGER DISCRETIONARY GRANTS PROGRAM)

Implementation:

Discretionary grants to be awarded to state and local governments or transit agencies on a competitive basis for projects that will have a significant impact on the nation, a metropolitan area, or a region. Eligible projects include highway and bridge projects, public transportation projects, passenger and freight rail projects, and port infrastructure investments.

Primary selection criteria include contribution to the mid- to long- term economic competitiveness, improving the condition of existing transportation facilities and systems, improving the quality of living and working environments through livable communities, improving energy efficiency and reducing greenhouse gas emissions and improving the safety of U.S. transportation facilities.

Deadline for submitting applications is September 15, 2009.

Eligible Applicants: Funds under this program will be awarded to State and local governments, including U.S. territories, tribal governments, transit agencies, port authorities, other political subdivisions of State or local governments, and multi-State or multi-jurisdictional applicants.

Eligible Projects: Projects that are eligible for TIGER Discretionary Grants include, but are not limited to, capital investments in: (1) highway or bridge projects; (2) public transportation projects; (3) passenger and freight rail transportation projects; and (4) port infrastructure investments, including projects that connect ports to other modes of transportation and improve the efficiency of freight movement.

Selection Criteria: TIGER Discretionary Grants will be awarded based on the following selection criteria, which incorporate the criteria specified in the Recovery Act:

(a) Long-Term Outcomes: The Department will give priority to projects that have a significant impact on desirable long-term outcomes for the Nation, a metropolitan area, or a region. The following types of long-term outcomes will be given priority:

(i) State of Good Repair: Improving the condition of existing transportation facilities and systems, with particular emphasis on projects that minimize life-cycle costs.

(ii) Economic Competitiveness: Contributing to the economic competitiveness of the United States over the medium- to long-term.

(iii)Livability: Improving the quality of living and working environments and the experience for people in communities across the United States.

(iv)Sustainability: Improving energy efficiency, reducing dependence on oil, reducing greenhouse gas emissions and benefitting the environment.

(v)Safety: Improving the safety of U.S. transportation facilities and systems.

(b)Job Creation & Economic Stimulus: Consistent with the purposes of the Recovery Act, the Department will give priority to projects that are expected to quickly create and preserve jobs and stimulate rapid increases in economic activity, particularly jobs and activity that benefit economically distressed areas.

(c)Innovation: The Department will give priority to projects that use innovative strategies to pursue the long-term outcomes outlined above.

(d)Partnership: The Department will give priority to projects that demonstrate strong collaboration among a broad range of participants and/or integration of transportation with other public service efforts.

The solicitation provides additional guidance on the selection criteria. The Department will give more weight to the Long-Term Outcomes and Jobs Creation & Economic Stimulus criteria than to the Innovation and Partnership criteria. Projects that are unable to demonstrate a likelihood of significant long-term benefits in any of the five long-term outcomes will not proceed in the evaluation process. For the Jobs Creation & Economic Stimulus criterion, a project that is not ready to proceed quickly is less likely to be successful.

Distribution of Funds: The Recovery Act prohibits the award of more than 20 percent of the funds made available under this program to projects in any one State. The Recovery Act also requires that the Department take measures to ensure an equitable geographic distribution of funds and an appropriate balance in addressing the needs of urban and rural communities.

Waiver of Minimum Grant Size Requirement: The Recovery Act specifies that TIGER Discretionary Grants may be no less than \$20 million and no greater than \$300 million. However, the Department has discretion under the Recovery Act to waive the \$20 million minimum grant size requirement for significant projects in smaller cities, regions or States. Applicants for TIGER Discretionary Grants of less than \$20 million are encouraged to apply.

TIFIA: Up to \$200 million of the \$1.5 billion available for TIGER Discretionary Grants may be used to pay the subsidy and administrative costs of the TIFIA program if it would further the purposes of the TIGER Discretionary Grants program. Given the average subsidy cost of the existing TIFIA portfolio, \$200 million in TIGER TIFIA Payments could support approximately \$2 billion in Federal credit assistance. Applicants seeking TIGER TIFIA Payments should apply in accordance with all of the criteria and guidance specified for TIGER Discretionary Grant applicants and will be evaluated concurrently with all other applications.

Grant Administration: The Department expects that each TIGER Discretionary Grant will be administered by the modal administration in the Department with the most experience and/or expertise in the relevant project area. Applicable Federal laws, rules and regulations will apply to projects that receive TIGER Discretionary Grants, including all of the reporting and other requirements included in the Recovery Act.

Contact: Question about this program can be addressed to: TIGERGrants@dot.gov

Website: <http://www.dot.gov/recovery/ost/>
<http://edocket.access.gpo.gov/2009/E9-14262.htm>

Please do not respond to this email.

To send an email to Congressman Sestak, please
visit http://www.sestak.house.gov/IMA/issue_subscribe.shtml.

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING
Stokes Assembly Hall
1039 Wilmington Pike, Westtown Township
June 17, 2009 - 7:30PM

Call to Order

Chairman Purcell led those present in the Pledge of Allegiance to the Flag and called the meeting to order.

Present

Commissioners – Whitig, Adler, Purcell, Lees, Pomerantz, and Rohrbach. Commissioner Walter arrived at 7:50pm. Also present were Township Manager Robert Layman, one guest and those mentioned below.

Adoption of Agenda

The Agenda was adopted as submitted (MP/JL).

Approval of Minutes

The minutes of the Planning Commission meeting of June 3, 2009 were approved as submitted. (MP/BW) Unanimously approved.

Reports.

Dick Pomerantz attended the Board of Supervisors meeting of June 1st. He reported there was an extended discussion of use of Oakbourne Park by groups such as the running clubs, rugby team, and the fees to be charged for such use.

Bob Layman gave a summary of the Board meeting on June 15th. The Board voted to recommend granting the variance requested by Steve Lady. The Supervisors also approved two resolutions, one supporting the bill in the Pennsylvania suspending the "prevailing wage" requirement, and the second supporting the proposed change in advertising requirements for "Public Notice." The Board also discussed the Oakbourne fees issue. There was also a presentation by the Bluer Committee, a local group working on environmental issues. The Board decided not to participate at this time citing the lack of a well developed business plan.

Dick Pomerantz attended the CCPC Landscapes II session which he said was well attended. CCPC is looking for citizen participation via the interactive website as there will be very limited printed material. There was considerable discussion of locations for future development and the role of PennDOT and local municipalities in determining priorities for road improvements.

Announcements

Elaine Adler announced Brandywine Conservancy's June 25th session on Community Sustainability.

Mark Purcell announced that due to time constraints, he was submitting his resignation from the Planning Commission effective at the end of August.

Non-agenda Public Comment. None at this time.

Tract 2008-4, Rossiter Sketch plan for 3 lot subdivision, East Pleasant Grove Road.

Present were Mr. and Mrs. Rossiter and their engineer, Andy Eberwein of E. B. Walsh. PC received email from Township Engineer Rob Pingar dated 6/15/2009. Copies were given to the applicant and his engineer.

Mr. Eberwein stated that it was possible to obtain the required sight distance for a 35 mph road at the driveway location shown on the plan by clearing some trees and brush. In response to Mr. Pingar's comments, he indicated that he did not believe it would require removed of the fence and decorative landscaping in front of the existing house. PC members questioned if this was adequate as the actual speed of vehicles traveling on East Pleasant Grove Road is higher.

Mr. Eberwein responded to Mr. Pingar's concerns relating to storm water management saying that the engineers believed that they could design storm water control on the property with the three lots. Commission members asked additional questions relating to storm water. Mr. Eberwein said that if there was a problem, the plan would be reduced to two lots. PC also suggested considering pervious paving for the common driveway as a means of complying with impervious cover requirements and designing storm water management.

Mr. Eberwein indicated that sewer laterals would be provided for each lot. If the Township requires, a 20 foot sewer easement for the connections to lots 2 and 3 will be shown along the south boundary.

The PC reminded the applicant of the landscaping requirements of the Subdivision Ordinance.

Public Comment. Mr. Layman relayed a comment from Walter Pavelchek, S. New St., who could not stay for the Public Comment period. Mr. Pavelchek does not believe that "lawn" qualifies a riparian buffer.

The PC suggested the Rossiter's and their engineer check further into this issue.

Adjournment (MP/DW) - 8:29pm.

Elaine L. Adler
Planning Commission Secretary