

AGENDA
EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
Tuesday, February 16, 2010
8:00 PM

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE

2. MOMENT OF SILENCE

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

3. APPROVAL OF MINUTES

- A. January 25, 2010
- B. February 2, 2010
- C. February 9, 2010

4. CHAIRMAN'S REPORT

- A. Announce that Corporal Leo Kennedy is being recognized at tonight's Westtown Board of Supervisors meeting for 25 years of service in the Westtown East Goshen Regional Police Department.
- B. The Board met in Executive Session on Feb 9 to discuss a personnel matter.

5. PUBLIC HEARINGS - None

6. STAFF REPORT

- A. Treasurer's Report
- B. Police – Chief John Dumond

7. OLD BUSINESS - None

8. NEW BUSINESS

- A. Consider Planning Commission recommendation with respect to the Liberty Tower variance request for a commercial communications facility at 1594 Paoli Pike
- B. Consider Planning Commission's recommendation for the Mullen Land Development.

9. ANY OTHER MATTER

10. CORRESPONDENCE, REPORTS OF INTEREST

- A. Acknowledge February 3, 2010 letter from the Chester County Health Department concerning isopropyl alcohol in groundwater.
- B. Acknowledge receipt of the February 4, 2010 hydrologic study from Advanced GeoServices for the Hershey Mill Dam
- C. Acknowledge receipt of the Site Characterization Report for the Sunoco Station at 1425 Paoli Pike.

11. MEETINGS AND DATES OF IMPORTANCE

February 16, 2010	Board of Supervisors	7:00 PM
February 17, 2010	Conservancy Board	7:00 PM
February 17, 2010	Deer Committee	7:00 PM
February 23, 2010	Board of Supervisors	7:00 PM
February 24, 2010	Zoning Hearing Board– Liberty Towers	7:30 PM

12. PUBLIC COMMENT PERIOD
13. ADJOURNMENT

BOARD OF SUPERVISORS MEETING

WORKSHOP

Tuesday

February 16, 2010

1. Review meeting agenda (invoices and minutes are part of agenda)
2. Hershey Mill Dam
 - Test Holes *
 - Insurance Deductable *
 - Next Step *
 - Select date for presentation of Hydrologic Study *
 - Reclassification
3. Vehicles and Traffic Ordinance Amendment
4. Citizens Budget Advisory Group *
5. Landscaping at Township Building *
6. Metered Billing
7. RCSTP Extras *
8. CCATO Spring Convention *
9. TMAcc Breakfast *
10. PSATS Resolutions & Voting delegates * (I think we did this on Tuesday)
11. Pending Legal Costs Update *
12. Images of America Books *
13. Snacks & Coffee Expenses *
14. Grant Writing *
15. Traditions Update
16. Boot Road Signal Synchronization update
17. Parking issue at Cyber School in Goshen Corp park
18. Electric purchases after deregulation.
19. Pending Actions List
20. Any Other Matter
21. Liaison Reports
22. Subdivisions/Land Developments/ZHB Applications

* indicates that the information was in 2/2/10 or 2/9/10 packet

Reminder –

NEWSLETTER ARTICLE SUBMISSION DUE DATES:

May 12, 2010
August 11, 2010
November 10, 2010

DELIVERY DATE:

July 1, 2010
October 1, 2010
January 1, 2011

8. NEW BUSINESS
B.
7 pgs

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

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

Date: 1/28/2010
To: Planning Commission
From: Mark Gordon, Zoning Officer *mlg*
Re: Mullen Land Development, 1661 East Strasburg Rd.

Dear Commissioners,

The Township Engineer recommends approval of the Land Development Plan understanding that there are minor items that need to be forwarded to the Township. We have received the CCHD approval for the proposed on lot sewer system.

I have drafted the following motion for your consideration:

Mr. Chairman, I move that we recommend that the Board of supervisors approve the Land Development application of Matthew and Christine Mullen to construct a single family home and associated improvements as depicted on the plan dated 13 August 13, 2009 last revised December 10, 2009 with the following conditions:

1. All references to the address of this property throughout this plan be corrected to: 1661 East Strasburg Road, West Chester PA 19380
2. The applicant provides the Township a copy of the PennDOT Highway Occupancy Permit for the driveway access and the water service connection within Strasburg Road, prior to final approval by the Board of Supervisors.
3. The applicant provides the Township with letter of adequacy from Aqua PA regarding the public water service proposed for this property.
4. The applicant provides the Township with a copy of the NPDES Permit and the Chester County Conservation District letter of adequacy prior to final Approval by the Board of Supervisors.
5. The Township Conservancy Board issues a letter of adequacy for the plan.

APPROVED BY PC
2/13/10



Yerkes Associates, Inc.

Consulting Engineers / Site Planners / Land Surveyors

January 22, 2010

East Goshen Township
1580 Paoli Pike
West Chester, Pennsylvania 19380

RECEIVED
BY: _____

JAN 25 2010

Attn: Mark Gordon, Township Zoning Officer

Re: Matthew J. and Christine Mullen – East Strasburg Road
Land development Plan Review

Dear Mark:

The following plans, correspondence and report submitted by Site Engineering Concepts, LLC have been received by our office for review:

Site Development Plans, last revised December 10, 2009, prepared by Site Engineering Concepts, LLC & Landscaping Plans & Details, last revised December 8, 2009, prepared by DePallo Design & Planning :

- Proposed PCSM Plan / Site Plan, sheet 1 of 6
- Erosion & Sediment Control Plan, sheet 2 of 6
- Landscape Plan, sheet 3 of 6
- Rain Garden Landscape Plan, sheet 4 of 6
- Landscape Details, sheet 5 of 6
- Existing Conditions Plan, sheet 6 of 6

Correspondence

- January 12, 2010 Plan Submission Letter
- January 12, 2010 Chester County Conservation District Plan Submission Letter

The site is located and is accessed from the north side of East Strasburg Road (S.R. 2010) via an overgrown gravel driveway situated between Christine Lane and Wyllpen Circle and opposite the intersection with Springhouse Lane. The site is situated within the R-2 Low Density Suburban Residential Zoning District. The parcel is also known as Lot #2 of the Ashbridge Farm Subdivision being 19.74 acres gross. The site is currently undeveloped with meadow, woodland, and individual trees. The proposed construction includes a new dwelling with attached garage, driveway, courtyard, patio area, walkways and parking area. Stormwater management is to be provided by a series of five rain gardens and an underground infiltration bed. The new dwelling is to be served by public water and on-site sanitary sewer.

All comments from our previous review letter of October 13, 2009 have been satisfactorily addressed except for the following that are numbered as they appeared previously:

Subdivision and Land Development Ordinance

ATTACHED

8. Sections 205-33.B (22) (a), 205-68.D & E - A copy of the Chester County Health Department approval or permit for the on-lot sanitary sewer disposal system will need to be provided to the Township for final plan approval.
9. Section 205-30.C.1.g – General note 8 on sheet 1 notes that a PennDOT minimum use driveway is required for the driveway access. A copy of the PennDOT Highway Occupancy Permit for the driveway access will need to be provided to the Township.
13. Section 205-66.E – The plans have been revised to indicate public water service for the new dwelling. The project narrative and general notes on sheet 1 should be updated accordingly. A copy of the Aqua, Pennsylvania “will serve” letter along with a copy of the PennDOT Highway Occupancy Permit for the water service connection within Strasburg Road will need to be provided to the Township.

Conservation Plan, Erosion and Sedimentation Control, Chapter 195, Ord. No. 129-M-03, SLDO 205-35 & 37, Chapter 131

16. Sections 304.C.2 & 407.A: In accordance with Chapter 102, a NPDES permit is required if the area of disturbance is more than 1 acre. The plan proposes an area of disturbance of 3.1 acres and, therefore, an NPDES Permit is required. An application has been submitted to the Chester County Conservation District for an NPDES Individual Permit. A copy of the NPDES Permit and the Chester County Conservation District letter of adequacy will need to be provided to the Township for final plan approval.

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

Sincerely,
YERKES ASSOCIATES, INC.



Michael Conrad, P.E.

Cc: Site Engineering Concepts, LLC



JAN 19 2010

2011972

 APPLICATION FOR AN ONLOT SEWAGE DISPOSAL SYSTEM PERMIT *TP# 53-4-134.2*

PART I APPLICANT AND SITE INFORMATION																									
1. Applicant Name <u>MULLEN</u> Address <u>600 THORNCREFT DRIVE</u> <u>WEST CHESTER, PA 19380</u> Telephone No. Day <u>(610) 722-5925</u> Evening <u>()</u>		2. Site Address <u>1685 EAST STRASBURG RD.</u> <u>WPST Chester</u> Street, RR, Box No. <u>PA</u> <u>19380</u> <u>N/A</u> Post Office <u>53-4-042</u> State <u>PA</u> Zip <u>19380</u> <u>EAST GOSHEN TWP</u> Subdivision Name <u>Chester</u> Lot No. <u></u> Municipality County																							
Directions to the Site: <u>NORTH SIDE OF STRASBURG ROAD - DIRECTLY ACROSS FROM INTERSECTION WITH SPRINGHOUSE LANE</u>																									
3. Lot Size <u>17.7</u> sq. ft./acres		4. Type of Facility to be Served by this System <input checked="" type="checkbox"/> Single Family Residential No. of Bedrooms <u>6</u> <input type="checkbox"/> Multifamily Residential <input type="checkbox"/> Commercial/Nonresidential gal/day <u></u>																							
5. Type of Onlot System Activity <input checked="" type="checkbox"/> New <input type="checkbox"/> Modification <input type="checkbox"/> Repair <input type="checkbox"/> BTG (Use Only With Repair)		6. Facility Water Supply: Public <input type="checkbox"/> Well <input checked="" type="checkbox"/> Spring <input type="checkbox"/> Cistern <input type="checkbox"/> Surface <input type="checkbox"/> 7. Distance to the nearest existing or proposed Private Water Supply (on or off the property) <u>100+</u> ft.																							
PART II LOCAL AGENCY USE ONLY																									
SEWAGE PLANNING		SITE SUITABILITY																							
<input checked="" type="checkbox"/> Approved Planning Mod. <u>1-18973</u> DEP Code No. <u>510</u> (date) <input type="checkbox"/> Area Not Planned (lot created before May 15, 1972) <input type="checkbox"/> Limitations In Effect		Soil Series <u>GcC2</u> Slope <u>9 1/2</u> % Type of Limiting Zone <u>PK</u> Depth of Limiting Zone <u>48</u> inches Type of Cover <u>Ag. Grass, Forest</u>																							
FEES PAID Application \$ <u>100</u> Testing \$ <u>50</u> Inspection(s) \$ <u>50</u> Other \$ <u>50</u> Total \$ <u>250</u>		Percolation Rate <u>53.6</u> min/in. Not conducted Site is: <input type="checkbox"/> Suitable for inground system. <input checked="" type="checkbox"/> Suitable for elevated system. <input type="checkbox"/> Suitable for IRSIS <input type="checkbox"/> Unsuitable																							
		APPLICATION STATUS <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>ACTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Complete Application</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Received</td> <td><u>12/21/09</u></td> </tr> <tr> <td><input checked="" type="checkbox"/> Permit Issued</td> <td><u>12/10/09</u></td> </tr> <tr> <td><input type="checkbox"/> Permit Denied</td> <td><u>1/2/10</u></td> </tr> <tr> <td><input type="checkbox"/> Interim Inspection</td> <td><u>1/1/10</u></td> </tr> <tr> <td><input type="checkbox"/> Interim Inspection</td> <td><u>1/1/10</u></td> </tr> <tr> <td><input type="checkbox"/> Final Inspection</td> <td><u>1/1/10</u></td> </tr> <tr> <td><input checked="" type="checkbox"/> Approved</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Disapproved</td> <td>SEO Initials <u>1/1/10</u></td> </tr> <tr> <td><input type="checkbox"/> Revoked Permit</td> <td></td> </tr> </tbody> </table>		ACTION	DATE	<input type="checkbox"/> Complete Application		<input type="checkbox"/> Received	<u>12/21/09</u>	<input checked="" type="checkbox"/> Permit Issued	<u>12/10/09</u>	<input type="checkbox"/> Permit Denied	<u>1/2/10</u>	<input type="checkbox"/> Interim Inspection	<u>1/1/10</u>	<input type="checkbox"/> Interim Inspection	<u>1/1/10</u>	<input type="checkbox"/> Final Inspection	<u>1/1/10</u>	<input checked="" type="checkbox"/> Approved		<input type="checkbox"/> Disapproved	SEO Initials <u>1/1/10</u>	<input type="checkbox"/> Revoked Permit	
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PART III PLOT PLAN AND SYSTEM DESIGN																									
1. System Classification <input checked="" type="checkbox"/> Conventional <u>ESM</u> <input type="checkbox"/> Alternate <input type="checkbox"/> Experimental		2. Treatment/Tankage Total Tank Capacity <u>2000</u> gal. <input checked="" type="checkbox"/> Septic Tank <input type="checkbox"/> Aerobic Tank <input type="checkbox"/> Holding Tank <input type="checkbox"/> Vault Privy <input type="checkbox"/> Denitrification <input type="checkbox"/> Other <u></u>																							
3. Type of Filter <input type="checkbox"/> Buried Sand <input type="checkbox"/> Free Access Sand <input type="checkbox"/> Other Media <u>NA</u> <input type="checkbox"/> Effluent		4. Type of Disinfection <input type="checkbox"/> CL Erosion <input type="checkbox"/> CL Hypo <input type="checkbox"/> UV <u>NA</u>																							
5. Distribution <input checked="" type="checkbox"/> Pressure <input type="checkbox"/> Gravity <input checked="" type="checkbox"/> Pump (Electric) <input type="checkbox"/> Pump (Pneumatic) <input type="checkbox"/> Siphon		6. Absorption Total Absorption Area <u>1470</u> <u>1463</u> sq. ft. <input type="checkbox"/> Std. Trench <input type="checkbox"/> Std. Bed <input checked="" type="checkbox"/> Elev. Sand Mound <input type="checkbox"/> Elev. Sand Trench <input type="checkbox"/> IRSIS <input type="checkbox"/> Drip Dispersal <input type="checkbox"/> At-Grade <input type="checkbox"/> Other <u></u>																							
7. Other <input type="checkbox"/> Chemical Toilet <u>NA</u> <input type="checkbox"/> Incinerating Toilet <input type="checkbox"/> Composting Toilet <u>NA</u> <input type="checkbox"/> Recycling Toilet		8. Attach the Following Documentation a. A copy of the Form 3800-FM-WSFR0290A (and B when required) or a morphological evaluation report (See Part II). b. A detailed plot plan and sewage system design (including cross sections plan reviews and comments). See instructions on reverse side for required details. Indicate the number of attached sheets.																							
PART IV SIGNATURES																									
I am the owner of record (or the authorized agent of the owner) of the lot described in Part I of this application. I intend to install an onlot sewage system on this property. The information provided as part of this application is true and correct to the best of my knowledge. I understand that providing false information on this application is subject to the penalties of 18 PA C.S.A. §4904, relating to unsworn falsification to authorities. Submission of this form grants authorized representatives from the local agency and/or DEP access to the lot to inspect and conduct tests of 1) the site; 2) the system and structures under construction; 3) the completed sewage system; and, 4) the operational status of the system.																									
Property Owner's Signature <u>M. MULLEN</u>		Date <u>11-14-09</u>																							
The information in this application is true and correct to the best of my knowledge.																									
SEO Signature <u>Heidi Chappell</u>		Date <u>12-10-09</u> Certification No. <u>1689</u>																							



THE COUNTY OF CHESTER

COMMISSIONERS

Terence Farrell
Carol Aichele
Kathi Cozzone

RONALD T. BAILEY, AICP
Executive Director

PLANNING COMMISSION

Government Services Center, Suite 270
601 Westtown Road
P.O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax: (610) 344-6515



October 26, 2009

Louis F. Smith Jr., Manager
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Re: Preliminary/Final Land Development – Matthew J. & Christine Mullen
11063-5 – East Goshen Township

Dear Mr. Smith:

A preliminary/final land development plan entitled "Matthew J. & Christine Mullen," prepared by Site Engineering Concepts, LLC, and dated August 13, 2009, was received by this office on September 28, 2009. The land development is situated on the north side of Strasburg Road (State Route 2010) at its intersection with Springhouse Lane and involves the construction of a single-family residence on a 19.74 acre site (UPI #53-4-134.2). Vehicular access will be provided from an existing driveway entrance on Strasburg Road. The project site, which will be served by on-site water and sewer, is located in the R-2 Residential zoning district.

This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code (MPC). This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of the Township. We offer the following comments on the proposed land development for your consideration:

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision and a land development proposal involving this site. CCPC# 11063-2 ("Ashbridge Farm"), dated February 6, 2002, addressed the creation of 10 lots from a 187 acre site, was approved by the Township on March 19, 2002. This proposal involves the construction of a single-family residence on Lot 2 of the previously approved subdivision plan.

The County Planning Commission previously reviewed an earlier version of this land development submission on January 4, 2008 (CCPC# 11063-4). According to our records, this previous land development submission has not been approved by the Township.

LANDSCAPES:

2. The 1996 Chester County Comprehensive Plan, *Landscapes*, designates the area of the proposed land development as a **Suburban Landscape**. **Suburban Landscapes** include areas where infrastructure and public services have been, or should be, extended to accommodate residential

Page: 2

October 26, 2009

Re: Preliminary/Final Land Development – Matthew J. & Christine Mullen

11063-5 – East Goshen Township

development and shopping and employment centers. *Landscapes* encourages design flexibility and a mix of density and uses, either through revitalization or infill, within the **Suburban Landscape**. The location of this land development proposal is consistent with the **Suburban Landscape** as shown on the *Livable Landscapes Map*, as last amended October 14, 2003.

PRIMARY ISSUES:

3. The plan and 2005 aerial photography indicate that a portion of the site is wooded. If development is to occur within the woodlands, the removal of trees should be limited to the minimum area needed for the dwelling and support facilities and the limit of tree removal should be shown on the plan. Any grading within the area of the dripline (the perimeter of the tree's branches) of the trees to be preserved increases the possibility of tree damage.
4. The site is located in an area designated by the Pennsylvania Department of Environmental Protection (DEP) as a Special Protection Watershed. Special Protection Watersheds are important because Chester County's High Quality and Exceptional Value Watersheds may be especially sensitive to degradation and pollution that could result from development. The DEP may impose stricter limitations on proposed wastewater discharges in these watersheds, and DEP also encourages that special care be exercised in the design and construction of stormwater control facilities in these areas.

The DEP suggests that "Best Management Practices" (BMPs) be used for stormwater control, as recommended in *The Pennsylvania Stormwater Best Management Practices Manual*. This document is available from the Chester County Conservation District or directly from DEP via the web at: <http://www.depweb.state.pa.us/watershedmgmt/cwp/view.asp?a=1437&q=518682>, then select Best Management Practices (BMP) Manual. Toolbox # 32-1, in the *Landscapes Community Planning Handbook Volume I*, (CCPC, 1997) also contains an explanation of BMPs as well as a sample BMP ordinance. BMPs can be used to recreate pre-development conditions on all construction projects through the use of natural and manmade features such as retention and infiltration basins, pervious pavement, biofilters, grass swales, curbless streets, and other environmentally-sensitive design techniques. Project engineers are encouraged to examine these, as well as other BMPs. Addressing these issues in the initial plan submission should assist in expediting plan approval.

Additionally, the following map note should appear on all erosion and sediment pollution control plans:

"The site is located in an area designated by the Pennsylvania Department of Environmental Protection as a Special Protection Watershed, and extreme care should be exercised in all disturbance activities to prevent degradation of the waters of the Commonwealth. All disturbed areas on which work has been, or will be stopped, must be promptly stabilized with appropriate temporary or permanent stabilization measures."

Page: 3

October 26, 2009

Re: Preliminary/Final Land Development – Matthew J. & Christine Mullen

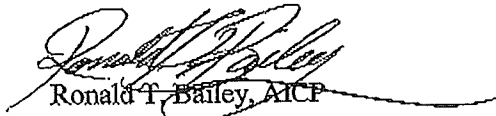
11063-5 – East Goshen Township

ADMINISTRATIVE NOTES:

5. The item on the attached checklist should be addressed and reflected in the proposed land development.
6. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, The Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

RECOMMENDATION: The Commission recommends that the issues raised in this letter be addressed and all Township requirements be satisfied before action is taken on this plan.

Sincerely,


Ronald T. Bailey, AICP
Secretary

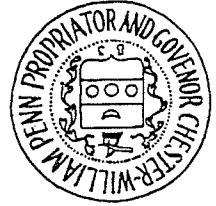
RTB/PF

Attachment

cc: Matthew J. and Christine A. Mullen
Site Engineering Concepts, LLC
Albert J. Giannantonio, P.E., Township Engineer
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS

Carol Aichele
Terence Farrell
Kathi Cozzone

MARGARET C. RIVELLO, M.B.A.
County Health Director

CHESTER COUNTY HEALTH DEPARTMENT
Chester County Government Services Center
601 Westtown Road, Suite 290
West Chester, PA 19380-0990
610-344-6225 FAX: 610-344-6727
www.chesco.org/health

February 3, 2010

Mr. Rick Smith, Township Manager
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

RECEIVED
FEB - 5 2010

Re: IPA Groundwater Concerns

The Chester County Health Department (CCHD) received your letter concerning the above- referenced issue and has, thus far, taken the following steps:

- Review of the packet of materials and lab reports by our Public Health Physician and by our Environmental Supervisor for water and sewage.
- Web-searched information on IPA at the CDC, EPA, ATSDR, and OSHA websites.
- Reviewed the information with PA-DEP in several phone conversations.
- Reviewed the information with PA Department of Health Environmental Epidemiology staff.
- Plotted the addresses of the houses tested on an aerial GIS map.
- Checked the historical background re the 2006 Sunoco gas station leak, and the known flow- directions of the area groundwaters.
- Held an information session with the EG Township Manager, two Supervisors, Christina Sappey of Rep. McIlvaine-Smith's office and CCHD.
- Reviewed PA DEP's January 20, 2010 response to Mr. Schorn.

As of this writing, we have the following conclusions and recommendations:

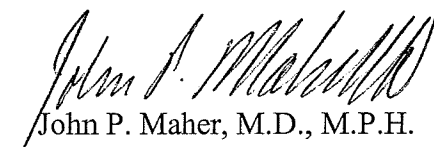
1. There is no evidence of gasoline products contaminating the referenced wells, nor that the local Sunoco gas station could be the source of any contamination there.
2. Of the nearly 60 compounds tested for by the labs, only the IPA was suggested and that in extremely small amounts, well below the reportable levels. It appears that no MCLs were exceeded.
3. As stated in PA DEP's January 20, 2010, letter, and confirmed to us in our discussions with the PA Department of Health, "There is uncertainty about both the identification

and quantifications of IPA" in these results, meaning that, even if present in those miniscule amounts "the calculations are (would be) far below any levels of concern." The State Health Department experts similarly tell us that in these trace amounts the IPA would be rapidly metabolized and excreted from the body and should not result in any health problem.

4. Given the ever-increasing technological capabilities of today's scientific lab equipment, it is quite possible that compounds never before identified in such tests may now be found in parts per billion (ppb) or even parts per trillion (ppt). Technology continues to far outpace society's ability or knowledge as to what (if anything) this means or what (if anything) to do about it.
5. The one set of tests showing four different halogenated organic compounds is clearly unrelated (an "outlier") and, as an individual case, represents a personal not a public health, issue. Check samples may be necessary for follow up but meanwhile this can be handled accordingly with an activated charcoal filtration system.
6. Should there be any new or significant levels of IPA findings it might be useful to seek an alternative source explanation such as those we discussed (sampling techniques, individual flushing IPA into septic system, leaking propane tanks, local streams, or even the local corporate park nearby).
7. CCHD has also discussed this further with PA DEP officials to clarify responsibilities for any required sampling and testing should there still be concerns about any further need for check samples, monitoring, etc.

Thank you for keeping us informed. Should you have any further questions please feel free to contact us.

Yours very truly,


John P. Maher, M.D., M.P.H.
Public Health Physician

JPM/mt

Cc: Margaret Rivello
R. DeFazio
Christina Sappey
W. Payne, DEP
J. Feola, DEP
J. Logue, PDOH

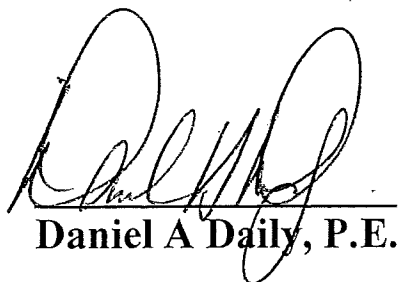
DETAILED HYDROLOGIC MODEL HERSHEY MILL DAM

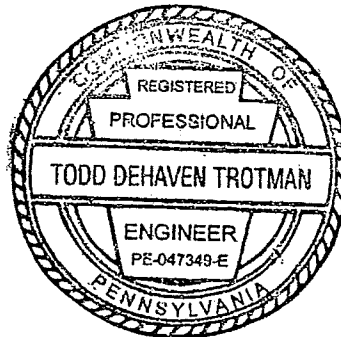
Prepared For:

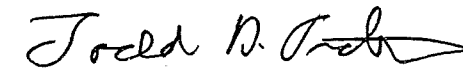
East Goshen Township
1580 Paoli Pike
West Chester, PA

Prepared By:

Advanced GeoServices
Project No. 2009-2484-00
February 4, 2010


Daniel A Daily, P.E.




Todd D. Trotman, P.E.



EXECUTIVE SUMMARY

During the preparation of our proposals for this project, Advanced GeoServices reviewed the results of the existing hydrologic modeling of the watershed of Hershey Mill Dam that was performed by others. Based on this review, and our experience and knowledge of the area, we believed that the calculated 100-year discharge rate of the existing modeling is higher than what has actually been observed and experienced. We compared the 100-year discharge rate of the existing hydrologic modeling to that calculated by USGS Peak Flow Regression Equations; the 100-year discharge rate calculated by the USGS Peak Flow Regression Equations is about 24 percent lower. As a result, we recommended the performance of detailed hydrologic modeling to determine the nature of the design flows of the watershed.

The existing hydrologic modeling (performed by others) considered the watershed as a whole ("single-basin") and did not include specific conditions such as stormwater management basins, roadway culverts, and ponds along the drainage courses as well as subbasin areas. The consideration of such conditions/features in hydrologic analyses has generally shown lower peak discharge rates versus the results that are typically calculated by "single-basin" type analyses.

The Detailed Hydrologic Model developed by Advanced GeoServices divides the watershed of Hershey Mill Dam into 20 subbasin areas and includes the following hydraulic features:

- Stormwater management basins at/within Immaculata University, the Weston Corporate Campus, and the residential communities of Mill Valley and Malvern Golf Club.
- Culvert crossings of Hershey Mill Road, Tanglewood Drive, Mill Stream Road, Anthony Way, Morstein Road, and King Road.
- Ponds within the Hershey's Mill subdivision and those south of Morstein Road.

The preparation of the Detailed Hydrologic Model included obtaining a digital GIS map of the watershed from Chester County DCIS/GIS as well as plans of the residential/institutional developments within the watershed that were available from East Goshen and East Whiteland Townships. In addition, we performed a detailed reconnaissance of the watershed to collect information in the field associated with the drainage features/conditions of the watershed.

The topographical, hydrologic, and hydraulic information obtained from the GIS map, available development plans, and from the reconnaissance of the watershed was correlated to develop input data for entry into HEC-HMS 3.4 software to calculate the 100-year, 24-hour storm discharge of the watershed. The peak inflow of the 100-year, 24-hour storm to the reservoir of Hershey Mill Dam calculated by the Detailed

3083



Hydrologic Model is 1,089 cubic feet per second (cfs). This peak inflow is about 1,000 cfs less than that calculated by others.

The results of the Detailed Hydrologic Model were calibrated and correlate to accepted hydrologic/hydraulic conditions as well as to observations reported by East Goshen Township officials and local residents. It is our engineering opinion that the Detailed Hydrologic Model was developed in accordance with accepted hydrologic practices and credible investigations and is suitable for the design of improvements to the Hershey Mill Dam.

 ENVIRONMENTAL
ALLIANCE

February 1, 2010

Ms. Lauren Mapleton
PA Department of Environmental Protection
Southeast Regional Office
2 East Main Street
Norristown, PA 19401

- Engineering
- Remediation
- Consulting

**RE: Site Characterization Report
Sunoco Service Station #0004-7969
1425 Paoli Pike
West Chester, Pennsylvania
Facility I.D. # 15-20353**

Dear Ms. Mapleton,

Enclosed please find the Site Characterization Report for the above referenced Sunoco site. This report has been prepared to comply with the applicable requirements for Site Characterization Reports as specified in 25 PA Code 245.310.

If you should have any questions or require additional information, please do not hesitate to contact me at (302) 234-4400.

Sincerely,
ENVIRONMENTAL ALLIANCE, INC.



Joseph Rossi
Program Manager

Enclosure

2 copies

C: T. Aubel, ICF (Claim #06-186)
Rick Smith, East Goshen Township
Fiona Livingston, Sunoco, Inc. (R&M)
Yvonne Monti, Sunoco, Inc. (R&M)

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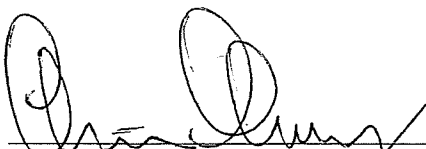
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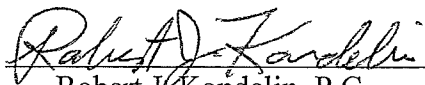
Site Characterization Report
Sunoco Station #0004-7969
1425 Paoli Pike
West Chester, Pennsylvania
UST Facility ID: 15-20353

February 1, 2010

Prepared for:
Sunoco, Inc. (R&M)
350 Eagleview Blvd., Suite 300
Exton, PA 19341

Prepared by:
Environmental Alliance, Inc.
660 Yorklyn Road
Hockessin, DE 19707


Christopher Thoeny
Staff Geologist (PA #PG004864)


Robert J. Kondelin, P.G.
Project Geologist (PA #PG003265)


Joseph Rossi
Project Manager

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1.0 INTRODUCTION

Environmental Alliance, Inc. (Alliance) of Hockessin, Delaware was retained by Sunoco, Inc. to conduct a Site Characterization for Sunoco Service Station #0004-7969 located at 1425 Paoli Pike, West Chester, Pennsylvania (Site), based on the results of Alliance's Underground Storage Tank System Closure Report (Alliance, November 2006). The site characterization is being performed in accordance with the Pennsylvania Department of Environmental Protection (PADEP) Corrective Action Regulations, Chapters 245, Sections 309 and 310.

The purpose of this report is to summarize site characterization activities performed to date and include results of the investigation activities that were initially conducted to evaluate the nature and extent of the impacted soil discovered during piping and dispenser upgrades. Investigation activities were originally reported in a Site Characterization Report (SCR) submitted to PADEP by Alliance on behalf of Sunoco in August 2007. The SCR identified and proposed additional characterization activities. This report contains the data submitted in the August 2007 SCR and the results of additional investigation activities.

Section 2.0 Background of this report presents a description of the existing site property and brief summary of the site history. Section 3.0 Site Evaluation Methods describes the methods employed at the site during this investigation. Section 4.0 Physical Characterization describes the geology and hydrogeology beneath the site. Section 5.0 Chemical Characterization presents the analytical data collected at the site, including a comparison of the analytical results to applicable standards. Section 6.0 Risk Assessment provides a discussion of the potential exposure pathways associated with site contamination and fate and transport modeling. Section 7.0 presents the Conceptual Site Model. Section 8.0 Conclusions and Recommendations summarizes the site characterization and presents recommendations for continued site work. Section 9.0 References presents references used while compiling this report.

8.0 CONCLUSION AND RECOMMENDATIONS

The soil and groundwater characterization activities completed by Alliance at the Site indicate unleaded gasoline contaminants are present within the soil and groundwater.

The soil results from this investigation indicate minor petroleum impact and all COC concentrations subsequent to the dispenser sampling event were detected below PADEP Act 2 SHS for direct contact, soil-to-groundwater pathway, and generic values for used aquifers at non-residential sites. Based on the COC concentrations reported in the soil sample from beneath dispenser No. 2, the vapor intrusion pathway cannot be eliminated until the soil vapor investigation is complete.

The groundwater results from this investigation indicate MtBE concentrations over PADEP Act 2 SHS for used aquifers. The MtBE impacts have been delineated through installation and sampling of monitoring wells.

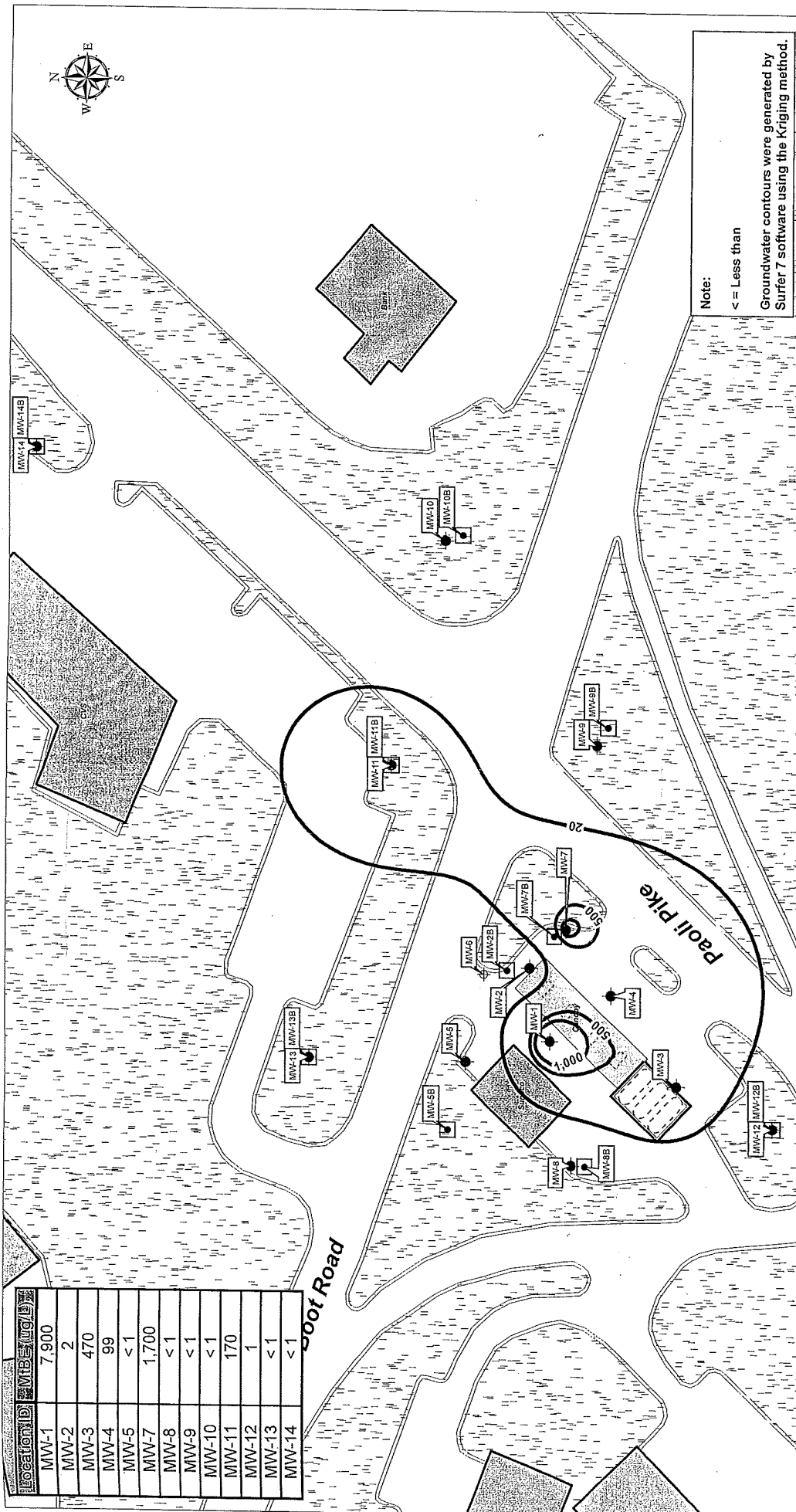
Although the supply well search surveys performed have not identified any water supplies with "the potential to be affected", Alliance, on behalf of Sunoco, sampled all private supply wells within a 1/4-mile radius of the Site in accordance with the requests from PADEP and East Goshen Township. Sunoco has paid for the sampling and laboratory analysis, and the results have been forwarded to the residents, East Goshen Township, and the PADEP upon receipt. Furthermore, Sunoco is providing bottled water to residents whose potable water samples reported detections of MtBE, these include 1405 and 1407 Pine Rock and 1453 and 1455 Boot Rd. This is in accordance with Chapter 245.307. Based on the results of the site characterization activities performed and presented in this report, it is our conclusion that the MtBE impacts seen at select residential wells are not related to the groundwater contamination at the Site, and Alliance on behalf of Sunoco respectfully requests Sunoco no longer be required to provide water to these residents. Accordingly, no additional residential wells will need to be sampled for laboratory analysis.

As indicated previously in this report, Alliance completed a feasibility study and interim remedial action in July 2009. Activities identified a sustainable groundwater extraction rate at the most impacted well MW-7B, defined an area of influence for pumping at that well, and demonstrated that pumping from the well MW-7B lowered MtBE concentrations at that well over the three days of pumping. The activities successfully documented the removal of 10,676 gallons of impacted water from the aquifer (treated offsite).

Based on the success of the feasibility study, Alliance will propose installing a permanent groundwater extraction and treatment system at the Site in a Remedial Action Plan. As an interim remedial action pumping of groundwater from MW-7B was performed for short durations (approximately 6 hours) once in November and twice in December 2009. The extracted groundwater was transported offsite and treated by Monarch Environmental Services, Inc.

The remediation system will consist of at least one submersible pump that will extract groundwater at a constant rate from well MW-7B. Extracted water will be treated onsite through an air stripper tower and carbon polish, and subsequently discharged upgradient of the plume into an injection gallery or through the storm sewer under a NPDES permit. An influent and effluent sampling plan will be implemented to assure successful treatment of contaminants by the air stripper tower. Quarterly monitoring of the groundwater will be continued to verify that offsite groundwater does not reach the stream location at a concentration of 3,017 ug/L or higher. Necessary work and injection permits will be secured prior to implementing this work scope.

687



Note:
< = Less than
Groundwater contours were generated by
Surfer 7 software using the Kriging method.

Environmental Alliance, Inc.
2500 Goshen Road, Suite 200
P.O. Box 1000, Chester, PA 19380
Phone: (610) 331-4400 Fax: (610) 331-4355

Sunoco Facility #15-20353
1425 Paoli Pike, West Chester, PA 19380
East Goshen Township, Chester County
Overburden MBE Isoconcentration Map
October/November 2009

Drawn by: [Signature]
Checked by: [Signature]
Project No.: 2189
Date: 11/2/2009
Figure No.: 4-21

Source: Chester County, PA aerial photography

Legend

Isoconcentration Contour

- 20
- 500
- 1,000

Shallow Bedrock Monitoring Well

Overburden Monitoring Well

Dry Well

Building

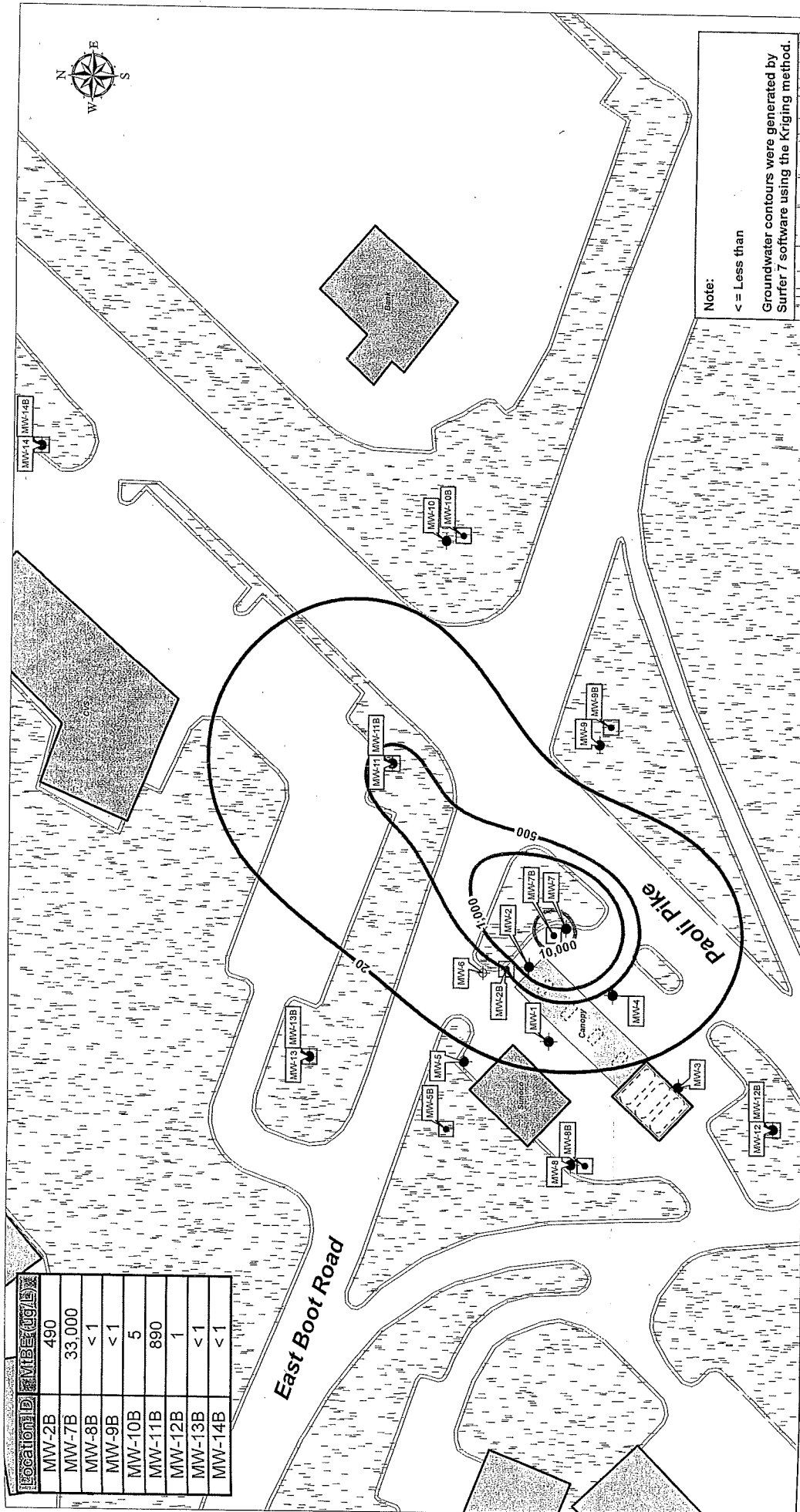
Canopy

Tank Field

UST

Dispenser

Vegetation



Location ID	MTBE (UG/L)
MW-2B	490
MW-7B	33,000
MW-8B	< 1
MW-9B	< 1
MW-10B	5
MW-11B	890
MW-12B	1
MW-13B	< 1
MW-14B	< 1

Note:
 <= Less than
 Groundwater contours were generated by
 Surfer 7 software using the Kriging method.

Environmental Alliance, Inc.
 660 Yorklyn Road, Bockessin, DE 19707
 Phone: (302) 341-4400 • Fax: (302) 341-1531

Sunoco Facility #15-20353
 1425 Paoli Pike, West Chester, PA 19380
 East Goshen Township, Chester County
 Shallow Bedrock MBE Isoconcentrations
 October/November 2009

PROJECT NO: 2198
 DATE: 1/25/2009
 FIGURE NO: 4-22

Source: Chester County, PA aerial photography

0 65 130 Feet

Legend

- Shallow Bedrock Monitoring Well
- Overburden Monitoring Well
- Dry Well
- Building
- Canopy
- Dispenser
- Tank Field
- UST
- Vegetation

Isoconcentration Contour

- 20
- 500
- 1,000
- 10,000

BOARD OF SUPERVISORS MEETING**WORKSHOP****Tuesday****February 16, 2010**

1. Review meeting agenda (invoices and minutes are part of agenda)
2. Hershey Mill Dam
 - Test Holes *
 - Insurance Deductable *
 - Next Step *
 - Select date for presentation of Hydrologic Study *
 - Reclassification
3. Vehicles and Traffic Ordinance Amendment
4. Citizens Budget Advisory Group *
5. Landscaping at Township Building *
6. Metered Billing
7. RCSTP Extras *
8. CCATO Spring Convention *
9. TMAcc Breakfast *
10. PSATS Resolutions & Voting delegates * (I think we did this on Tuesday)
11. Pending Legal Costs Update *
12. Images of America Books *
13. Snacks & Coffee Expenses *
14. Grant Writing *
15. Traditions Update
16. Boot Road Signal Synchronization update
17. Parking issue at Cyber School in Goshen Corp park
18. Electric purchases after deregulation.
19. Pending Actions List
20. Any Other Matter
21. Liaison Reports
22. Subdivisions/Land Developments/ZHB Applications

* indicates that the information was in 2/2/10 or 2/9/10 packet

Reminder—

NEWSLETTER ARTICLE SUBMISSION DUE DATES:

May 12, 2010
 August 11, 2010
 November 10, 2010

DELIVERY DATE:

July 1, 2010
 October 1, 2010
 January 1, 2011

WORKSHOP
2.
pg
NEXT STEP

DRAFT

February 18, 2010

Mr. Richard A. Reisinger, P.E.
Chief
Monitoring and Compliance Section
Division of Dam Safety
Department of Environmental Protection
P.O. Box 8554
Harrisburg PA 17105-8554

Re: Hershey's Mill Dam
DEP Number D15-125

Dear Mr. Reisinger:

Following up on my letter of December 21, 2009 enclosed is the February 4, 2010 hydrologic study of the drainage area for the Hershey's Mill Dam.

Please advise if we can utilize the peak inflow of 1,089 CFS in our design of the rehabilitation of the dam.

If you have any specific questions on the study or the methodology please contact Todd Trotman, of Advanced Geo Services.

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.

Sincerely,

Louis F. Smith, Jr.
Township Manager

Enclosure

Cc: Todd Trotman

WORKSHOP
3
5pgp

 **DRAFT**

2/9/10

EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO.

AN ORDINANCE OF EAST GOSHEN TOWNSHIP,
CHESTER COUNTY, PENNSYLVANIA, AMENDING
CHAPTER 225 OF THE EAST GOSHEN TOWNSHIP
CODE, TITLED, "VEHICLES AND TRAFFIC"
SPECIFICALLY SECTIONS 225-25, 225-27, 225-57,
225-58, 225-59, 225-60, 225-61, 225-62 AND 225-63.

BE IT ENACTED AND ORDAINED, by the Board of Supervisors of East
Goshen Township, that Chapter 225 of the Code of the Township of East
Goshen, titled, "Vehicles and Traffic", shall be amended as follows:

SECTION I. Section 225-25 shall be amended as follows:

§ 225-25. Handicapped Parking.

It shall be unlawful for any person to park any vehicle or allow the same to remain parked in a parking space designated for handicapped persons or in any space designated in Schedule XVII (§ 225-60), attached to and made a part of this chapter, if the vehicle that is parked does not have visibly displayed an official handicapped placard or handicapped license plate.

SECTION II. Section 225-27.A shall be amended as follows:

- A. Any person parked in violation of any of the provisions of this article, except § 225-25, shall be issued a notice of violation and be ordered to pay a fine of \$35.00, payable to East Goshen Township within seven days of the issuance of such notice. Any person parked in violation of the provisions of § 225-25 shall be issued a notice of violation and be ordered to pay a fine of \$70.00, payable to East Goshen Township within seven days of the issuance of such notice.
- B. Any person failing to respond to the notice of violation by payment of the fine, as aforesaid, shall be issued a citation pursuant to the Pennsylvania Rules of Criminal Procedure. Upon conviction of the offense stated in the citation, such person shall be sentenced to pay a fine not exceeding \$35.00, or not exceeding \$70.00 for a violation of § 225-25, together with the costs of prosecution, and in default of payment of such fine and costs,

shall be sentenced to a term of imprisonment in the county prison for a period not to exceed 30 days.

SECTION III. Section 225-57 shall be amended by amending the first sentence to read as follows:

“In accordance with the provisions of § 225-22, no person shall park a vehicle at any time upon any of the following described streets or parts thereof.”

SECTION IV. Section 225-57 shall be amended by deleting the following:

Name of Street	Side	Location
Line Road	Both	From 600 feet north and south of Greater Chester Valley Soccer Field

SECTION V. Section 225-57 shall be amended by adding the following:

Name of Street	Side	Location
Line Road	Both	From its intersection with Paoli Pike to its intersection with East Boot Road

SECTION VI. Section 225-58 shall be amended by amending the first sentence to read as follows:

“In accordance with the provisions of § 225-23, no person shall park a vehicle between the hours specified below of any day, except Saturdays, Sundays and holidays, upon any of the streets or parts thereof described below.”

SECTION VII. Section 225-59 shall be amended by amending the first sentence to read as follows:

“In accordance with the provisions of § 225-24, no person shall park a vehicle or allow the same to remain parked upon any of the streets or parts thereof described below, between the hours specified, for longer than the time indicated below.”

SECTION VIII. Section 225-60 shall be amended as follows:

§ 225-60. Schedule XVII: Handicapped Parking Spaces.

In accordance with the provisions of § 225-25, the following are hereby established as handicapped parking zones:

Any handicapped parking space located in East Goshen Township.

SECTION IX. Section 225-61 shall be amended by amending the first sentence to read as follows:

“In accordance with the provisions of § 225-26, the following are hereby established as restricted parking zones:”

SECTION X. Section 225-62 shall be amended by amending the first sentence to read as follows:

“In accordance with the provisions of § 225-37, the following streets or parts thereof are hereby designated as snow emergency routes:”

SECTION XI. Section 225-63, Schedule XIV, shall be amended by adding the following traffic calming devices:

Name of Street	Device	Location
Waterview Road	Speed hump	Between West Chester Pike and Lockwood Lane
Waterview Road	Speed hump	Between Glenbrook Lane and Lockwood Lane
Lockwood Lane	Speed humps (2)	Between East Strasburg Road and Waterview Road
Lockwood Lane	Speed hump	Between Waterview Road and Waterview Road
Taylor Avenue	Speed humps (2)	Between North Chester Road and Taylor Avenue

SECTION XII. 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 XIII. **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 XIV. **Effective Date.** This Ordinance shall become effective five days after its enactment as law provides.

ENACTED AND ORDAINED this _____ day of _____, 2010.

ATTEST:

**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS**

Joseph M. Gill, Secretary

Donald R. McConathy, Chairman

Thom Clapper, Ph.D., Vice-Chairman

Carmen R. Battavio, Member

E. Martin Shane, Member

Senya D. Isayeff, Member

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**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION**
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

January 11, 2010

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

Re: Liberty Towers
Variance Request
53-4-80.1

Dear Board Members:

At our meeting on January 6, 2010 the Planning Commission voted unanimously in favor of the following motion:

I move that we, the Planning Commission, recommend that the Board of Supervisors oppose these variance requests based on the fact that the Applicant has not provided evidence of a hardship as required by law and its presence in the center of community activity, proximity to the two elementary schools and the historic district would have a negative impact on the quality of life in East Goshen Township.

Very truly yours,



For / George Martynick
Chairman