

AGENDA
EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
Tuesday, May 11, 2010
8:00 PM

- 1. CALL TO ORDER, PLEDGE OF ALLEGIANCE**
- 2. MOMENT OF SILENCE**

The Chairman will ask if anyone will be recording the meeting.
- 3. APPROVAL OF MINUTES**
 - a. May 4, 2010
- 4. CHAIRMAN'S REPORT**
- 5. PUBLIC HEARINGS**
- 6. STAFF REPORT**
 - a. Treasurer's Report
 - b. Police – Chief John Dumond
- 7. OLD BUSINESS – None**
- 8. NEW BUSINESS**
 - a. Consider adoption of Resolution authorizing the imposition of a weight limit for the bridge on East Boot Road.
 - b. Consider final approval of the national Bank of Malvern Land Development application.
 - c. Consider approval of a refund of overpayment of Earned Income Taxes to Resident Ms Zavod.
- 9. ANY OTHER MATTER**
- 10. CORRESPONDENCE, REPORTS OF INTEREST**
 - A. Acknowledge e-mail regarding the Ridley Creek Treatment plant complimenting the Mark Miller, Director of Public Works.
 - B. Acknowledge the Fire marshal's and the Goshen Fire Company's Reports Sfor April 2010.
- 11. MEETINGS AND DATES OF IMPORTANCE**

May 10, 2010	Municipal Authority	7:00 PM
May 11, 2010	Board of Supervisors	7:00 PM
May 12, 2010	Conservancy Board	7:00 PM
May 13, 2010	Historical Commission	7:00 PM
May 15, 2010	Park & Recreation	8:30 AM – 11 AM
May 17, 2010	Deer Committee	7:00 PM
May 18, 2010	Election Day – Primary	

May 25, 2010	No Board of Supervisor Meeting Board of Supervisors	7:00 PM
June 1, 2010	Board of Supervisors	7:00 PM
June 2, 2010	Planning Commission	7:00 PM
June 3, 2010	Park & Recreation	7:00 PM
June 8, 2010	Board of Supervisors <i>workshop</i>	7:00 PM
June 9, 2010	Conservancy Board	7:00 PM
June 10, 2010	Historical Commission	7:00 PM
June 14, 2010	Municipal Authority	7:00 PM
June 15, 2010	Board of Supervisors	7:00 PM
June 22, 2010	Board of Supervisors	7:00 PM

12. PUBLIC COMMENT PERIOD

13. ADJOURNMENT

BOARD OF SUPERVISORS MEETING

WORKSHOP

Tuesday

May 11, 2010

6:30 PM

EXECUTIVE SESSION – TAG Interviews

7:15 PM

- 1. Review Agenda which includes the minutes and invoices**
- 2. Newsletter**
- 3. Refuse Bids**
- 4. Action Items**
- 5. Any Other Matter**
- 6. Liaison Reports**
- 7. Subdivisions/Land Developments/ZHB Applications**

Reminder –

NEWSLETTER ARTICLE SUBMISSION DUE DATES:

August 11, 2010
November 10, 2010

DELIVERY DATE:

October 1, 2010
January 1, 2011

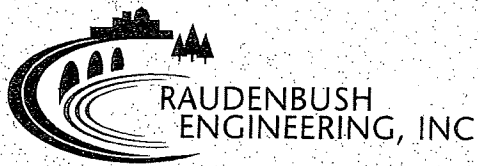
Memo
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380
Voice (610) 692-7171
Fax (610) 425-8950
E-mail rsmith@eastgoshen.org

Date: May 6, 2010
To: Board of Supervisors
From: Rick Smith, Township Manager
Re: Boot Road Bridge

All bridges in Pennsylvania are required to be inspected every two years. Years ago, Penn DOT adopted a program under which they took responsibility for the inspection of all local bridges, and the payment for these inspections is automatically deducted from our liquid fuels money. Penn DOT contracts out for these inspections.

We received a letter from the engineer indicating that we need to impose a weight restriction of 29 tons for the bridge on East Boot Road. I spoke to the engineer who advised that because of recent problem with a bridge of similar construction in Pittsburgh that Penn DOT was re-inspecting all of these types of bridge.

I have drafted a resolution for your consideration. Public Works has ordered the signs. Adoption of the resolution would allow us to install the signs ASAP and formalize their installation on June 1.



1000 CLIFF MINE ROAD, PARK WEST ONE, SUITE 410, PITTSBURGH, PA 15275 PHONE: 412.788.6789 FAX: 412.788.6777 WEBSITE: raudeng.com

May 5, 2010

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

Attn: Mr. Mark S. Miller, Director of Public Works

Reference: Boot Road over Ridley Creek
East Goshen Township, Chester County, Pennsylvania

BMS # 15 7208 0030 0005

Subject: 2009 NBIS Interim Inspection

Dear Mr. Miller,

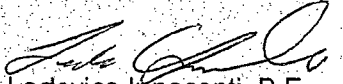
As you are aware, McCormick Taylor, Inc. is currently under contract with PennDOT to perform routine inspections of locally owned bridges located within District 6-0. Raudenbush Engineering, Inc. is supporting McCormick Taylor, Inc. with this contract providing bridge inspection services on selected bridges. Please be advised that we conducted a interim inspection of Boot Road over Ridley Creek in Chester County on August 25, 2009. During the inspection, we found that a new load rating analysis needed performed. The new load rating analysis has since been performed and a load posting of "29 Tons except Combinations 40 Tons" is required for this structure at the near advance, near approach, far approach and far advanced.

The following Critical Priority Items (P-0) are recommended, and in accordance with PennDOT Publication 238 and PennDOT S.O.L. 431-08-13, East Goshen Township should complete the listed maintenance item within seven (7) days of notification.

- Install complete load posting ('Bridge' placard, 'Weight Limit 29 Tons', 'Except Combination 40 Tons' and 'Distance' placard) at the near and far advance intersection.
- Install complete load posting ('Bridge' placard, 'Weight Limit 29 Tons', 'Except Combination 40 Tons') at the near and far approach intersection.

Should you have any questions or require additional information, please do not hesitate to call Vico Innocenti at 412-788-6789.

Sincerely,
RAUDENBUSH ENGINEERING, INC.


Lodovico Innocenti, P.E.
Senior Structural Engineer

**EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

RESOLUTION NO. 10-

**A RESOLUTION AUTHORIZING THE IMPOSITION OF A WEIGHT LIMIT,
THE INSTALLATION OF THE APPROPRIATE SIGNS FOR THE BRIDGE
ON EAST BOOT ROAD, PREPARATION OF THE REQUIRED ORDINANCE.**

WHEREAS, East Goshen Township owns and maintains the bridge that carries East Boot Road over the Ridley Creek; and

WHEREAS, Penn DOT provides inspections services for local bridges own by municipalities; and

WHEREAS, Penn DOT contracts out various engineering firms to provide this inspection service; and

WHEREAS, By letter dated May 5, 2010, Raudenbush Engineering, has advised that the bridge on Boot Road should be posted with signs indicating a weight limit of 29 tons, except for combination vehicles which shall not exceed 80 tons; and,

WHEREAS, The letter indicates that the signs should be posted within seven (7) days; and,

WHEREAS, The Township regulates vehicles and traffic pursuant to Chapter 225 of the East Goshen Township Code.

BE IT RESOLVED THAT the East Goshen Township Board of Supervisors hereby authorizes the imposition of a weight limit of 29 tons, except for combination vehicles which shall not exceed 80 tons for the Bridge on Boot Road, effective immediately: and,

The installation of signs indicating a weight limit of 29 tons, except for combination vehicles which shall not exceed 80 tons; and,

That the Township Solicitor shall be directed to prepare and advertise the required ordinance to amend Chapter 225 for adoption at the Board of Supervisors meeting on June 1, 2010.

(Signatures on next page)

RESOLVED AND ADOPTED, this 11nd day of May, 2010.

ATTEST:

**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS**

Secretary

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: 5/7/2010
To: Board of Supervisors
From: Mark Gordon, Zoning Officer *duff*
Re: National Bank of Malvern, Land Development, DRAFT MOTION

Dear Board Members,

I have drafted a motion for your review and consideration for the Land Development application of The National Bank of Malvern.

DRAFT MOTION:

Mr. Chairman, I move that we approve the Land Development Application, submitted by The National Bank of Malvern, for their property located at 1305 Paoli Pike, TPN 53-3-1.9A. The land development plans depict the construction of a bank branch and associated parking along with additional parking for the abutting YMCA. The land development plans are dated November 2009 and last revised April 19, 2010. Approval shall be conditioned upon satisfactorily addressing the conditions outlined in the Planning Commission recommendation letter dated May 6, 2010, with the following condition:

1. The applicant will submit a cost estimation breakdown for review and approval by the Township for the improvements to be constructed, and post those amounts in an escrow account acceptable to the Township.

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

May 6, 2009

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

Re: National Bank of Malvern
Land Development Application
53-3-1.9A

Dear Board Members:

At our meeting on May 5, 2010 the Planning Commission unanimously passed the following motion:

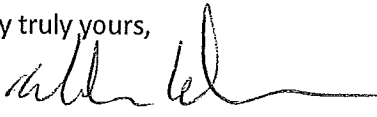
Mr. Chairman, I move that we recommend that the Board of Supervisors approve the Land Development Application to construct a bank branch and associated parking along with additional parking for the abutting YMCA as depicted in the plans dated November 2009 and last revised April 19, 2010, with the following conditions:

1. The applicant will follow all applicable federal, State and Local laws and secure all proper permits prior to construction of the improvements depicted on the plans, including the NPDES Permit and the Chester County Conservation District Approval.
2. In the event that the parking for the YMCA is constructed prior to the bank building the applicant agrees to install all lighting and landscaping associated with the parking and driveway areas prior to the use of the new parking areas or driveway entrance.
3. The applicant shall provide in writing an executed maintenance agreement for the parking areas, landscaping and lighting for the parking and driveway areas to be constructed.
4. Should the Township require, the applicant agrees to construct a pedestrian side walk across their property along Airport Rd.
5. The YMCA has agreed to install a sidewalk if the National Bank of Malvern is required to do so by the Township, in their letter dated April 14, 2010 by Denise L. Day, President / CEO of The YMCA of the Brandywine Valley.
6. The Applicant agrees and offers the Township the opportunity for the placement of a plaque near the riparian buffer area on the East side of the property and on the West side of the Chester Creek measuring no larger than (9"X 12") and containing an inscription honoring Ms. Virginia Strong Newlin for her work on the Township Conservancy Board and her efforts to protect the Riparian Buffer along Chester Creek.
7. The applicant agrees to submit a supplemental traffic report to the Township six months after completion of the Paoli Pike entrance driveway and parking area to be used by the YMCA, for the intersection of Airport Road and Paoli Pike. If upon review of this supplemental traffic report, it is determined by the Township Traffic Engineer that the

signal timing of the signal at the intersection needs to be modified, the applicant shall do so as required by the Township Traffic Engineer and the PA Department of Transportation, at their expense.

8. The Plan shall not be released for recording until all the escrow for the improvements depicted on the plans has been posted.

Very truly yours,



For George Martynick
Chairman



Yerkes Associates, Inc.

Consulting Engineers / Site Planners / Land Surveyors

April 27, 2010

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

Re: National Bank of Malvern - Paoli Pike
Land Development Plan Review

Commission Members:

The following plans and supporting documents prepared by Stantec Consulting Services, Inc. have been received by our office for review:

- Cover Sheet – sheet 1 of 14
- Existing Conditions and Demolition Plan – sheet 2 of 14
- Site Plan – sheet 3 of 14
- Grading and Utility Plan – sheet 4 of 14
- Erosion and Sediment Control Plan – sheet 5 of 14
- Erosion and Sediment Control Details – sheet 6 of 14
- Construction Details – sheets 7 thru 10 of 14
- Lighting Plan – sheet 11 of 14
- Landscape Plan – sheet 12 of 14
- Post Construction Stormwater Management Plan – sheet 13 of 14
- Post Construction Stormwater Management Details – sheet 14 of 14

Stormwater Management, Erosion Control, & Post Construction
Stormwater Management Report, last revised April 19, 2010
April 19, 2010 Plan submission Letter

All plans have a latest revision date of April 19, 2010. The plans depict the construction of a 3,050 square foot bank branch office with a drive-thru window canopy, 32 parking spaces, and an auxiliary 103 space parking area to be leased to the adjoining YMCA parcel. The parcel consists of 4.56 acres with frontage on Paoli Pike and Airport Road. A tributary stream to the East Branch of Chester Creek flows across the east side of the parcel. The site plan notes that the parcel is to be served by public water and public sewer.

The parcel is situated within the BP Business Park Zoning District. The site plan references a variance granted by the Zoning Hearing Board on May 27, 2009 to allow 22 parking spaces to be situated between the bank building and Paoli Pike. Conditional

Professional services since 1874

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

National Bank of Malvern
April 27, 2010
Page 2 of 3

use approval for a branch bank office use was granted by the Board of Supervisors on September 15, 2009. Additionally, an exemption from the requirement for the submission of Sewage Facilities Planning Modules was granted by PADEP on January 29, 2010.

The plan revisions include the identification of the existing well location with a note indicating that the well is to be removed from service, the elimination of subsurface detention bed #2, and the addition of soil amendments to landscape areas in order to promote moisture retention.

All comments from our previous review letter of March 25, 2010 have been satisfactorily addressed except for the following that are numbered as they appeared previously:

September 15, 2009 Conditional Use Decision

- COND. WC ✓
4. Condition 7 – A pedestrian walkway shall be constructed, at Applicant's expense, in the location along Airport Road to be determined by the Board of Supervisors during land development. The timing of the construction of the walkway shall be at the sole discretion of the Board of Supervisors. The site plan indicates a future five foot wide sidewalk to be installed along the parcel's frontage with Paoli Pike when required by the Township. The requirements of this condition should be incorporated into the Developer's Agreement to be established for this project.
- COND. WC ✓
5. Condition 11 – Applicant shall obtain a Highway Occupancy Permit for the right turn in and right turn out only driveway access onto Paoli Pike. A copy of the PennDOT Highway Occupancy Permit will need to be provided to the Township.
- COND. WC
6. Condition 12 – Six months after completion of the improvements to be constructed, the Applicant shall provide a supplemental traffic report for the intersection of Airport Road and Paoli Pike. If, upon review of the supplemental traffic report, it is determined by the Township Traffic Engineer that the signal timing on the signal at the intersection shall be modified, the Applicant shall do so as required by the Township Traffic Engineer. The requirements of this condition should be incorporated into the Developer's Agreement to be established for this project.

General Comments

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

National Bank of Malvern

April 27, 2010

Page 3 of 3

Plan approval is recommended conditioned upon the above comments being satisfactorily addressed prior to plan signature and recording. Please call if you have any questions concerning this review letter.

Sincerely,

YERKES ASSOCIATES, INC.



Thomas H. Kummer, R.L.A.



Michael Conrad, P.E.

cc: Mark Gordon.
Stantec Consulting Services, Inc.



We build strong kids, strong families, strong communities.

708 16
ASSOCIATION OFFICE
50 South First Avenue
Coatesville, PA 19320
610-643-YMCA
610-643-0132 FAX

April 14, 2010

Mark A. Gordon
Director Code Enforcement/Zoning Officer
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

RECEIVED
BY: _____
APR 19 2010

Re: **Airport Road Sidewalk**

Dear Mr. Gordon:

I have discussed with Bob Adams the requirements relating to the construction of a sidewalk along the Airport Road frontage of the property owned by the National Bank of Malvern. I understand, according to the September 15, 2009 conditional use decision, that the Bank is obligated to construct this sidewalk at a time determined by the Board of Supervisors. The YMCA is obligated to construct that improvement for the National Bank of Malvern and will do so consistent with the conditional use requirement and the plan notes which are part of the land development plan for the Bank parking lot which is to be approved in the near future.

This letter will also provide my assurance to East Goshen Township that at the same time as the Bank property is improved with the sidewalk, the YMCA property will be improved to complete the link between its driveway and its southerly property line where the National Bank of Malvern property sidewalk will end. I trust this assurance will be sufficient to permit the Board of Supervisors to complete the land development approval of the National Bank of Malvern parking lot. If you have any questions, please let me know.

The YMCA of the Brandywine Valley appreciates the many courtesies that you have personally extended to our consultants in this land development review process.

Very truly yours,

Denise L. Day

pc: Robert F. Adams, Esquire

www.ymcabwv.org



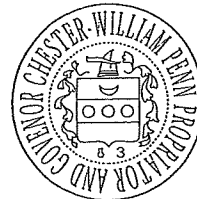
REGIONAL BRANCHES

Brandywine YMCA	Jennersville YMCA	Kennett Area YMCA	Octorara YMCA	Twin Valley YMCA	West Chester Area YMCA	West Chester Youth Program Center
295 Hurley Road Coatesville, PA 19320 610-380-YMCA 610-383-1583 FAX	880 West Baltimore Pike West Grove, PA 19390 610-869-YMCA 610-869-8004 FAX	101 Race Street Kennett Square, PA 19348 610-444-YMCA 610-444-1846 FAX	3095 Limestone Rd., Suite 4 Cochranville, PA 19330 610-593-YMCA 610-593-2920 FAX	51 South Pine Street Elverson, PA 19520 610-913-YMCA 610-913-7203 FAX	605 Airport Road East Goshen, PA 19380 610-431-YMCA 610-692-8712 FAX	One East Chestnut Street West Chester, PA 19380 610-696-YMCA 610-436-0624 FAX

85016



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

December 31, 2009

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

Re: Preliminary Land Development Plan – “National Bank of Malvern”
5797-44 - East Goshen Township

Dear Mr. Smith:

A proposed preliminary land development plan entitled “National Bank of Malvern,” prepared by Stantec Consulting Services, Inc. and dated November 2009, was received by this office on December 4, 2009. The site is situated on the northeast side of Paoli Pike (State Route 2014), to the east of Airport Road (UPI # 53-3-1.9A). The municipal boundary with West Goshen Township is to the south and west of the site.

The Chester County Planning Commission has reviewed the proposed land development pursuant to Section 502(b) of the Pennsylvania Municipalities Planning Code. This report does not review the plan for compliance with all aspects of your zoning ordinance or subdivision and land development ordinance, as this is more appropriately completed by agents of the Township. We offer the following comments to assist in your review of the proposed land development:

DESCRIPTION OF THE PROPOSED LAND DEVELOPMENT:

The applicant proposes to construct a 3,050 square foot bank and 32 parking spaces on a 4.56-acre site. An additional 103 spaces will be constructed on the site for lease by the adjacent YMCA facility to the north, which will be permitted through an access easement. The site is within the BP Business Park zoning district, and is served by public water and sewer facilities. The land development was authorized by a conditional use approval issued by the Township on September 15, 2009.

PRIMARY CONSIDERATIONS:

Landscapes2:

1. The updated Chester County Comprehensive Plan, *Landscapes2*, was adopted in November 9, 2009. *Landscapes2* includes the concept of “livable landscapes,” which provides a framework and vision for resource protection and growth strategies within Chester County. *Landscapes2* contains a *Livable Landscapes* map that represents a guide for accommodating expected growth while maintaining the quality of life in the County, as detailed in Chapter 4.

The *Livable Landscapes* map is divided into two core areas as prescribed by the Pennsylvania Municipalities Planning Code: growth areas and rural resource areas. Growth areas consist of the **Urban Landscape**, the **Suburban Landscape**, and **Suburban Centers**. Rural resource areas consist of the **Agricultural Landscape**, the **Rural Landscape** and **Rural Centers**.

Page: 2

December 31, 2009

Re: Preliminary Land Development Plan – “National Bank of Malvern”

5797-44 - East Goshen Township

Addressed
OK ✓

Landscapes2 also includes overlay features that define the **Natural Landscape**. The **Natural Landscape** exists throughout the county, and reflects the important network of natural resources needing specific protection.

According to the *Livable Landscapes* map, the proposed land development is designated as occurring in the **Suburban Landscape** and within the **Natural Landscape Overlay**. The **Suburban Landscape** is dominated by the built environment and is largely served by public sewer and water systems and an auto-dominated transportation network. This Landscape includes developed areas and nearby areas that are planned for additional future development. It is typically characterized by residential subdivisions containing primarily single-family housing. This landscape also contains concentrations of non-residential land uses and the largest employment centers in the county.

The **Natural Landscape Overlay** encompasses Chester County's network of natural resources. It is identified by stream corridors, steep slopes and forests, which are essential elements of the physical environment. While this designation does not preclude development or agricultural operations, it indicates major areas of natural resources that should be protected and be subject to only limited disturbance.

The location of the land development is consistent with the **Suburban Landscape**. The plan shows a floodplain area on the site, but the plan does not disturb this area in the **Natural Landscape Overlay**.

WATERSHEDS:

2. *Watersheds, An Integrated Water Resources Plan for Chester County and Its Watersheds*, was adopted in 2002 as the water resources component of *Landscapes*, the 1996 Chester County Comprehensive Plan. *Watersheds* indicates that this site is located within the East Branch of the Chester Creek watershed. The highest priority management objectives identified in *Watersheds* for consideration in land development and land use planning within this watershed includes recommendations to:

Addressed
OK ✓

- Reduce stormwater runoff,
- Restore water quality of “impaired” streams, and
- Protect vegetated riparian corridors

It is recommended that these concerns and conditions be taken into consideration in final site design decisions. Specific strategies for implementation to effectively address these items can be found in Part 8 of *Watersheds*. A more detailed listing of water resources management needs and resources to be protected within this watershed can be found in Part 10 of *Watersheds*.

Page: 3

December 31, 2009

Re: Preliminary Land Development Plan – “National Bank of Malvern”
5797-44 - East Goshen Township

Access and Circulation:

- OK ✓
3. The Act 247 Referral form that accompanied the submission did not indicate whether a traffic study was conducted for this proposal. However, we endorse the requirement in the conditional use approval (in condition number 12) that requires the applicant to conduct specified additional studies on the intersection of Airport Road and Paoli Pike after the completion of the land development.
- OK. MKETS
OED.
✓ MR.
4. The 2004 Road Functional Classification technical memorandum by the Chester County Planning Commission classifies Paoli Pike (State Route 2014) as a minor arterial road with a recommended right-of-way width of 80-120 feet. The applicant has identified additional right-of-way areas along the south side of Paoli Pike that would result in an 80-foot right-of-way, and we recommend that this area be offered to PennDOT for dedication.
- OK MKETS
✓ OED.
MR.
5. The Road Functional Classification technical memorandum classifies Airport Road as a major collector road with a recommended right-of-way width of 60-80 feet. We recommend that the applicant contact the Township regarding any right-of-way issues in this area.
- OK ✓
6. The Township's emergency service providers should be requested to review the plan to ensure that the site can provide safe access and egress.
- OK ✓
7. The conditional use required that the applicant construct a sidewalk, if directed by the Township, along Airport Road. We suggest that sidewalks are appropriate amenities in the **Suburban Landscape**.
- OK
8. We acknowledge condition 11 of the conditional use approval requiring that PennDOT permit is required for any new access or modification of an existing access onto Paoli Pike, which is a right-turn only movement. (We note that the approval specifically precluded access directly from Airport Road.) The requirement for a Highway Occupancy Permit should be noted on the final plan as required by Section 508(6) of the Municipalities Planning Code.
- OK
PA DOT
HOP
9. The plan shows 32 parking spaces for the bank. We suggest that the applicant and the Township evaluate the actual anticipated parking demand from this facility, and determine whether 32 spaces will be necessary. If fewer than 32 spaces are needed, we suggest that the extra spaces could be landscaped and held in reserve in the event that they actually become necessary in the future.
- OK
MKETS
✓ OED.
MR.

ADDITIONAL CONSIDERATIONS:

- ✓ OK
10. The Township Engineer should verify the design of the proposed stormwater control measures. Increased runoff should be retained on-site. We note that subsurface stormwater management systems are planned.
- ✓ OK
11. The applicant should indicate whether additional street signage will be proposed, and should demonstrate that any proposed signage conforms to all applicable sign ordinance requirements with respect to height and square footage.

Page: 4

December 31, 2009

Re: Preliminary Land Development Plan – “National Bank of Malvern”

5797-44 - East Goshen Township


- ✓ 12. The Township Engineer should verify that the design and location of the proposed lighting fixtures conforms to ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roads and land uses. The lighting should specifically be designed to limit glare towards adjacent residential areas.
- ✓ 13. The applicant should ensure that the facilities in this proposal conform to the requirements of the Chester County Department of Emergency Services relating to the provision of emergency radio “in-building” amplifying equipment, to ensure the continuity of reliable emergency radio communications using the Chester County radio system. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for more information.

ADMINISTRATIVE NOTE:

14. A minimum of four 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 and the Assessment Office.

RECOMMENDATION: The Commission recommends that the Township approve the plan after the issues raised in this letter have been addressed and after all municipal requirements have been satisfied.

Sincerely,


 Ronald T. Bailey, AICP /000
 Secretary

RTB/WSB

cc: YMCA of the Brandywine Valley
 Stantec Consulting Services, Inc.
 Rich Avicoli, PennDOT
 Francis J. Hanney, PennDOT
 National Bank of Malvern
 Chester County Department of Emergency Services

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

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

November 25, 2009

Dear Property Owner:

The purpose of this letter is to inform you that the National Bank of Malvern has submitted a Land Development application requesting approval to develop their property located at 1305 Paoli Pike, West Chester PA, 19380. The applicant proposes to construct a bank branch and parking on the property. Parking proposed on the North side of this property will be leased to the YMCA.

Pursuant to Township policy, property owners and residents within 1000 feet of the properties seeking zoning relief; are notified of Zoning Variance applications.

The meeting dates and times when this application will be discussed are outlined below.

December 2, 2009 - Planning Commission meeting (workshop at 7 pm, formal meeting @ 7:30 pm) The applicant will make a presentation at this meeting.

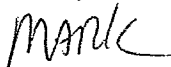
January 6, 2009 - Planning Commission meeting (workshop at 7 pm, formal meeting @ 7:30 pm)

January 19, 2010 - Board of Supervisors meeting (workshop at 7:00 pm, formal meeting @ 8:00 pm)

All meetings are held at the Township Administration Building and are open to the public. The application and plans are available for review during normal business hours.

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

Sincerely,



Mark A. Gordon
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions
Rick Craig, P.E., Township Engineer, West Goshen Township
Charles Olivo, PE

13 02 16

**EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PA**

SUBDIVISION AND / OR LAND DEVELOPMENT APPLICATION

Date Filed: 11-24-2009

Application for (Circle one):

Subdivision Land Development Subdivision & Land Development

- A. Application is hereby made by the undersigned for approval of a Subdivision and or Land Development Plan, more particularly described below.

1. Applicant's name: National Bank of Malvern

Address: 2 W. King Street; Malvern, PA 19355 Phone: 610-647-0100

Fax: _____ Email: _____

2. Name and address of present owner (if other than 1. above)

Name: same as Applicant

Address: _____ Phone: _____

Fax: _____ Email: _____

3. Location of plan: 1305 Paoli Pike

4. Proposed name of plan: National Bank of Malvern

5. County Tax Parcel No.: 53-3-1.9A Zoning District: BP

6. Area of proposed plan (ac.): 4.56 Number of lots: 1

7. Area of open space (ac.): n/a

8. Type of structures to be constructed: Bank

9. What provisions are to be made for water supply and sanitary sewer? public

10. Linear feet of road to be constructed: n/a

11. Name of Engineer: Stantec Consulting Services Inc.

Phone Number: 610-840-2507 Fax: 610-840-2501

Email address: charles.olivo@stantec.com

East Goshen Township Subdivision and / or Land Development Application And Checklist

12. Name of Land Planner: n/a

Phone Number: _____ Fax: _____

Email address: _____

- B. I/We agree to reimburse the Township of East Goshen for such fees and expenses the Township may incur for the services of an Engineer(s) in investigations, tests, and review in relation to the Subdivision Plan.
- C. I/We agree to post financial security for the improvements depicted on the Subdivision and or land Development Plan pursuant to the Subdivision and Land Development Ordinance.
- D. I/We agree to reimburse the Township of East Goshen for all inspection fees at the actual cost to Township.

NOTICE

The Township requires an Occupancy Permit before any building can be occupied; no Occupancy Permit will be issued until final inspection and approved by the Zoning Officer and Building Inspector.

NATIONAL BANK OF MALVERN
BY: [Signature]
Owner Signature its attorney

NATIONAL BANK OF MALVERN
BY: [Signature] its attorney
Applicant Signature

Administrative Use

Fees received from applicant \$ 250 basic fee, plus \$ — per lot
For n/a lots = \$ 250 + \$ 2000 ESCROW FEE.

Application and plan received by: [Signature] Date: 12/2/09
(Signature)

Application accepted as complete on: 11/24/09 By TWP MANAGER.
(Date)

**EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PA**

SUBDIVISION AND / OR LAND DEVELOPMENT CHECKLIST

This checklist outlines the steps and items needed to insure completeness of the application and to insure the application follows the process and conforms to the timeframe outlined by the State of Pennsylvania and East Goshen Township. This checklist is broken into two parts, the Application Process and the Review Process. The application process must be completed in its entirety prior to the advancement into the Review Process.

*** Review the formal Planning Commission review procedure on page five.**

Application for (Circle all appropriate): Subdivision Land Development

Applicant Information:

Name of Applicant: National Bank of Malvern

Address: 2 West King Street; Malvern, PA 19355-2410

Telephone Number: 610-647-0100 Fax: _____

Email Address: _____

Property Address: 1305 Paoli Pike

Property Information:

Owner Name: same as Owner

Address: _____

Tax Parcel Number: 53-3-1.9A Zoning District: BP Acreage: 4.56

Description of proposed subdivision and or land Development:
Applicant intends to construct a 3500 square foot bank and 135 parking spaces
along with other associated improvements on this 4.56 acre tract.

East Goshen Township Subdivision and / or Land Development Application And Checklist

Application Process Checklist (Administrative use only):

<u>Item</u>	<u>Date Complete</u>
1. Completed Township Application Form:	11/24/09
2. Township application and review fees paid:.....	"
3. County Act 247 Form complete:	"
4. Appropriate County Fees included:	"
5. 11 Copies of sealed Sub / LD plans:	"
6. 11 copies of other required plans:	
a. Landscape: (sealed).....	11-24
b. Conservancy: (sealed).....	N/A
c. Stormwater Management: (sealed).....	11-24
7. Three copies of the stormwater report and calculations:	11-24
8. Copies of supplementary studies, if required:	
a. Traffic Impact Study:.....	N/A
b. Water Study:	N/A

Application accepted on 11/24/09 by Rick Smith

Official Signature _____ Title Twp. Manager

Review Process Checklist (Administrative use only)

<u>Item</u>	<u>Date Complete</u>
1. Date of first formal Planning Commission Meeting following complete submission of application, (Day 1):.....	12/2/09
Date Abutting property letter sent:	11/25/09
2. Date presented to Planning Commission:	12/2/09
3. Date submitted to CCPC:	12/3/09
4. Date submitted to Township Engineer:	"
5. Date by which the PC must act, (Day 70):	2-9-10
6. Date by which Board of Supervisors must act, (Day 90):	2-29-10
7. Date sent to CB:	11/25/09
8. Date sent To MA:	"
9. Date sent to HC:	"
10. Date sent to PRB:	"
11. Date sent to TAB:	"