

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, November 4, 2015
7:00 PM**

- A. Call to Order / Pledge of Allegiance and Moment of Silence
- B. Chairman will ask if anyone is going to record the meeting
- C. Review of Tracking Log / Determine need for Workshop Meeting**
- D. Public Comment on Non-Agenda Items
- E. Approval of Minutes**
 - 1. October 7, 2015**
- F. Subdivision and Land Development Applications**
 - 1. 930 N. Chester Rd**
- G. Conditional Uses and Variances
- H. Ordinance Amendments
- I. Old Business**
 - 1. Zoning Ordinance Review**
 - 2. Tree Ordinance
- J. New Business
- K. 2015 Goals**
- L. Any Other Matter
- M. Liaison Reports
- N. Correspondence
- O. Dates of Importance
 - Nov 03, 2015 Board of Supervisors 7:00 pm
 - Cancelled (Election Day)
 - Nov 8, 2015 Municipal Authority 7:00 pm
 - Nov 11, 2015 Twp. Closed (Veterans Day)
 - Nov 12, 2015 Historical Commission 7:00 pm
 - Nov 11, 2015 Conservancy Board 7:00 pm

Newsletter Deadlines for 2015:

Winter: October 30

Bold Items indicate new information to review.

East Goshen Township Planning Commission
Application Tracking Log

Application Name	Application (CU, LD, O, SD, V, SE, CA)	Type (Sk, P, F)	Date Filed	Start Date	Date to Township Engineer	Date to CCPC	Date to Abutting Prop. / ABC's	Extension	PC NLT Action Date	BOS NLT Action Date	Hearing Date	Drop Dead date
930 N. Chester Rd. / Gary and Paula Moore	SD	P/F	10/23/15	11/4/15	10/26/15	10/26/15	10/28/15		1/13/16	2/2/16	NA	2/2/16
Bold = New Application or PC action required												

Completed in 2015

New Kent Final Plan Revision	LD	P/F	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	Approved
942 Cornwallis Drive	SD	Sk	8/26/15	NA	NA	NA	NA	NA	NA	NA	NA	NA	Sketch
GVSC CU APP Beverage Café (Abijibapa / DUNKIN)	CU	Sk	8/6/15	8/6/15	NA	NA	8/12/15		9/2/15	10/5/15	9/15/15	10/9/15	Approved
GVSC ZHB APP Freestanding Signs	ZHB	SK	8/6/15	8/6/15	NA	NA	1/10/00		9/2/15	10/5/15	9/29/15	10/5/15	Approved
19 Hill St. / Smith	V		5/27/15	5/27/15	NA	NA	5/29/15		7/1/15	7/7/15	7/9/15	7/24/15	Approved
1596 Paoli Pike (Swiss Farms)	ZHB	Sk	2/23/15	2/23/15	NA	NA	2/24/2015		4/1/15	4/7/15	4/14/15	4/24/15	Approved
10A Reservoir Rd.	SK		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	Sketch
1131 N. Chester Rd.	SD	P/F	10/15/14	11/5/14	10/16/14	10/16/14	10/16/14		1/7/15	1/20/15	NA	1/24/15	Approved
1331 E. Strasburg Rd.	ZHB	Sk	12/5/14	12/5/14	NA	NA	12/18/14		1/7/15	1/20/15	1/21/15	1/26/15	Denied
612 Meadow Drive (Christenson)	V	Sk	2/23/15	2/23/15	NA	NA	2/24/2015		4/1/15	4/7/15	4/14/15	4/24/15	Approved

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
October 7, 2015

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, October 7, 2015 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Dan Daley, Dan Landis, Monica Close, Lori Kier and Brad Giresi. Also present was Mark Gordon, Zoning Officer and Janet Emanuel, Supervisor.

COMMON ACRONYMS:

BOS – Board of Supervisors

CPTF – Comprehensive Plan Task Force

BC – Brandywine Conservancy

CVS – Community Visioning Session

CB – Conservancy Board

SWM – Storm Water Management

CCPC – Chester Co Planning Commission

A. FORMAL MEETING – 7:00

1. Dan called the meeting to order at 7:00 pm. He led the Pledge of Allegiance and a moment of silence to remember our troops.
2. Dan asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. Dan reviewed the Tracking Log and determined no need for a workshop
4. Dan noted that the minutes of the September 2, 2015 meeting were approved.

B. COMPREHENSIVE PLAN UPDATE

1. Mark introduced Erin Gross from Tom Comitta's office. He reported that the CCPC reviewed the plan and found it to be consistent with the Landscapes2 and the PA MPC. There were no comments from surrounding municipalities or West Chester Area School District. This is draft #6 dated 8/31/15 and the BOS has advertised a hearing date of October 20, 2015 to consider adoption of the Plan. Monica moved that the Planning Commission recommend that the Board of Supervisors adopt the 2015 Comprehensive Plan. Lori seconded the motion. The motion passed unanimously.

C. OLD BUSINESS

1. Parks, Recreation and Open Space Plan Update - Consultant Ann Toole was present. She reviewed what was involved in the collaboration with Township Staff and ABC Members. There were many outreach programs including a public meeting. She is very pleased that some recommendations are being implemented already; i.e. 1) a feasibility study for the Paoli Pike Trail, 2) Master Plan for the Park, and 3) East Goshen Park playground update. She mentioned that responses to an online survey showed that 9 out of 10 people in Chester County feel Parks and Recreation is important. She pointed out that in the East Goshen Township 2014 Budget 6% of the budget went to parks and recreation – \$32.04/capita. PA averaged 3% - \$36/capita. East Goshen is also recovering 49% of those costs thru program fees. This is the final draft and the BOS has advertised a hearing date of October 20, 2015 to consider adoption of the plan. Brad asked about naturalizing vs mowing. Ann commented that education must be done so people understand the process of naturalizing. Mark reported that the CCPC letter had some comments. The public can make comments until 10/20/15. Dan Landis moved that the Planning Commission recommend that the BOS adopt the Parks, Recreation and Open Space Plan with the following condition:

a. The review comments from the CCPC should be incorporated.
Brad seconded the motion. The motion passed unanimously.

2. Zoning Ordinance Review – Mark reported on what has been done so far for the new Commission members. He reviewed his spreadsheet that identifies in Articles I – IV of the Zoning Ordinance, items that either pose some inconsistencies or require some clarifications. Monica mentioned

1 that she found a definition for a temporary structure. Lori proposed discussing the issues in the order that
2 they appear in the Ordinance. Mark will send a summary to the BOS for their guidance.
3

4 **D. ANY OTHER MATTER**

5 1. Tree Ordinance – Mark explained that the BOS would like the PC to review the Tree
6 Ordinance and prepare an amendment for their consideration. One of the concerns of the BOS is that the
7 tree replacement requirement is too restrictive for small lot owners with wooded lots. If over 20% of the
8 trees on a wooded lot are removed, then the replacement requirement kicks in. Dan Daley explained the
9 measurement calculations for replacing trees. Dan will do a comparison with other municipalities for the
10 next meeting.

11 2. Act 14 NPDES – Mark explained that this is permit application notice of the Reservoir Road
12 Pump station which will pump excess from West Goshen to East Goshen treatment plants. Also, Mark
13 reported that AQUA PA is submitting DEP permit from 2 well stations to update disinfection systems.

14 3. Goshen Village Shopping Center – Replacement Landscape Plantings – Mark explained the
15 proposal from GVSC to replace the original buffer plantings with some low landscape beds along Boot
16 Rd and Paoli Pike. The Conservancy Board has approved the plan with 2 conditions. These plantings
17 will not impact their signs or the Paoli Pike Trail. Monica moved that the Planning Commission
18 recommend that the BOS accept the landscape plan to replace the buffer plantings along Boot Rd and
19 Paoli Pike with the following conditions:

20 a. The Boot Road plantings shown be installed prior to June 1, 2016 and that the Paoli Pike
21 plantings be deferred until there is a clear indication of where the proposed Paoli Pike Trail will be
22 situated, so as to minimize any disturbance to the plantings when the trail is constructed.

23 b. GVSC acknowledge and agree to maintain plantings as necessary.
24 Dan Landis seconded the motion. The motion passed unanimously.
25

26 **E. ADJOURNMENT**

27 There being no further business, Dan Daley moved to adjourn the meeting. Monica seconded the
28 motion. The meeting adjourned at 9:30 pm. The next regular meeting will be held on November 4,
29 2015 at 7:00 pm.
30

31
32 Respectfully submitted, _____
33 *Ruth Kiefer, Recording Secretary*

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

FYI

October 27, 2015

Dear Property Owner:

The purpose of this letter is to inform you that the Township has received a Subdivision application for 930 N. Chester Rd., West Chester, PA 19380. The applicants, Gary and Paula Moore, are proposing to subdivide the existing 4 acre parcel into two lots.

Pursuant to Township policy, property owners within 1000 feet of the subject property are notified when subdivision applications are received.

The meeting dates and times scheduled for the review, discussion and possible approval of this application are outlined below. These meeting dates and times are subject to change without further written notice.

November 4, 2015: Planning Commission meeting (7:00 PM)

December 2, 2015: Planning Commission meeting (7:00 PM)

December 15, 2015: Board of Supervisors meeting (7:00 PM)

All meetings are held at the Township Building and are open to the public. The subdivision application and plan are available for review during normal business hours. Please give me a call at 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



EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PA

SUBDIVISION AND / OR LAND DEVELOPMENT APPLICATION

Date Filed: 10/23/2015

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: Gary B. & Paula M. Moore

Address: 930 N. Chester Road, West Chester, PA 19380 Phone: 610-405-7093

Fax: _____ Email: paugar82@comcast.net

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

Name: Same as Applicant above

Address: _____ Phone: _____

Fax: _____ Email: _____

3. Location of plan: 930 N. Chester Road

4. Proposed name of plan: 2 Lot Subdivision

5. County Tax Parcel No.: 53-4-55 Zoning District: R-2

6. Area of proposed plan (ac.): 4.05 Number of lots: 2

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

8. Type of structures to be constructed: Single Family Residential

9. What provisions are to be made for water supply and sanitary sewer? Private Water &

Public Sewer via a grinder pump

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

11. Name of Engineer: Dave Gibbons, PE; DL Howell & Associates, Inc.

Phone Number: 610-918-9002 Fax: 610-918-9003

Email address: dgibbons@dlhowell.com

**EAST GOSHEN TOWNSHIP, CHESTER COUNTY PA
SUBDIVISION AND/OR LAND DEVELOPMENT APPLICATION**

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.

Gary B. Moore Paulam
Owner Signature

Gary B. Moore Paulam
Applicant Signature

Administrative Use

Fees received from applicant \$ 200⁰⁰ basic fee, plus \$ — per lot

For — lots = \$ 200⁰⁰

Application and plan received by: Mark Gordon Date: 10/23/2015
(Signature) Mark Gordon

Application accepted as complete on: 10/26/2015
(Date)

**EAST GOSHEN TOWNSHIP, CHESTER COUNTY PA
SUBDIVISION AND/OR LAND DEVELOPMENT APPLICATION**

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: Gary B. & Paula M. Moore

Address: 930 N. Chester Road, West Chester, PA 19380

Telephone Number: 610-405-7093 Fax: _____

Email Address: paugar82@comcast.net

Property Address: 930 N. Chester Road, West Chester, PA 19380

Property Information:

Owner's Name: Gary B. & Paula M. Moore

Address: 930 N. Chester Road, West Chester, PA 19380

Tax Parcel Number: 53-4-55 Zoning District: R-2 Acreage: 4.05

Description of proposed subdivision and or land Development:

The purpose of this subdivision is to subdivide an existing 4 acre parcel into two (2) ~2 acre parcels for
single family residences. The existing dwelling will remain on one lot, and a new dwelling is proposed for
the second lot.

**EAST GOSHEN TOWNSHIP, CHESTER COUNTY PA
SUBDIVISION AND/OR LAND DEVELOPMENT APPLICATION**

Application Process Checklist (Administrative use only):

<u>Item</u>	<u>Date Complete</u>
1. Completed Township Application Form:	<u>10-23-15</u>
2. Township application and review fees paid:.....	<u>10-23</u>
3. County Act 247 Form complete:	<u>10-23</u>
4. Appropriate County Fees included:	<u>10-23</u>
5. 11 Copies of sealed Sub / LD plans:	<u>10-23</u>
6. 11 copies of other required plans:	
a. Landscape: (sealed).....	<u>—</u>
b. Conservancy: (sealed).....	<u>—</u>
c. Stormwater Management: (sealed).....	<u>10-23</u>
7. Three copies of the stormwater report and calculations:	<u>10-23</u>
8. Copies of supplementary studies, if required:	
a. Traffic Impact Study:.....	<u>—</u>
b. Water Study:	<u>—</u>

Application accepted on 10-26-2015 by MARK GORDON

Official Signature  Title TWP. ZONING OFFICER

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):.....	<u>11-4-15</u>
Date Abutting property letter sent:	<u>10-27-15</u>
2. Date presented to Planning Commission:	<u>11-4-15</u>
3. Date submitted to CCPC:	<u>10-26-15</u>
4. Date submitted to Township Engineer:	<u>10-26-15</u>
5. Date by which the PC must act, (Day 70):	<u>1-13-2016</u>
6. Date by which Board of Supervisors must act, (Day 90):	<u>2-2-2016</u>
7. Date sent to CB:	<u>10-27-16</u>
8. Date sent To MA:	<u>"</u>
9. Date sent to HC:	<u>"</u>
10. Date sent to PRB:	<u>"</u>
11. Date sent to TAB:	<u>"</u>

Plan Available For Review At
Township Office

East Goshen Township

Planning Commission Review of the Zoning Ordinance CH 240

Zoning Ordinance Recommendations

10/30/2015

		Title	Section	Issue	Recommendation	Priority	Status
Article II	2.1	Animal Husbandry	9.B(2)	Animal Husbandry is listed as accessory use however referred to as requiring conditional use approval in the R-2 [240-9.B.(2)]. As I read the ordinance closely I believe that there are substantial inconsistencies and find the code nearly impossible to interpret.	All aspects so of this ordinance be amended to be more readable and enforceable. The PC should develop a clear and simple objective to communicate to the Board that would encompass the use across the Zoning Ordinance. Once a clear objective is established the solicitor could draft an amendment for review.	1	
				There are two definitions of Animal Husbandry in 240-6 that need consistency.	This needs to be included in the review of Animal Husbandry. Look at the applicability of this use in the R-2 and R-4. The use could be permitted for all Residential districts as long as a clear definition and standard is outlined for setbacks, etc.		
					a. Look at the applicability of this use in the R-2 and R-4		
					The use could be permitted for all Residential districts as long as a clear definition and standard is outlined for setbacks, etc.		
	2.2	Temporary Structure	6	There is no Definition in the ordinance for "Temporary Structure"	Recommendation: We could add a definition for temporary structure which includes a finite period of time. We could specify that a permit is required for the temporary structure and a permit shall only be valid for a defined period of time.	2	
					Webster's online Definition of Temporary: lasting for a limited time		

Zoning Ordinance Recommendations
10/30/2015

	Title	Section	Issue	Recommendation	Priority	Status
2.3	Temporary Use	6	"Temporary Use" is identified in the ordinance and it is also not defined.	Recommendation: Define Temporary Use and develop a standard that specifies that a permit is required for the temporary use and a permit shall only be valid for a defined period of time.	3	
2.4	Public and Private Recreation		These terms should be consistent	identify inconsistencies and correct	4	
2.5	Windmill	32.T	This use is permitted in all residential districts except the R-2 and R-5 a standard is outlined in §240-32.T Accessory Uses / Windmill.	Amend the R-2 to permit this use, I believe it was an oversight since it's allowed in Milltown with ~10K s.f. lots (R-3) and not in the R-2 with 25K s.f. lots. The terminology could be looked at too, for consistency: i.e. Windmill and Wind-generated Energy systems but this isn't a huge concern, the meanings are synonymous.	5	
2.6	Single Family Cluster Development	9.G	This section of the ordinance is somewhat hidden	Single Family Cluster should be highlighted in the NOTES of 240-9.G directing readers to 240-28 for specific area and bulk regulations.	6	
2.7	Single Family Openspace Development	9.G	This section of the ordinance is somewhat hidden	Single Family Openspace should be highlighted in the NOTES of 240-9.G refereeing readers to 240-36 for specific area and bulk regulations.	7	

Article III	3.1	C-1 Uses	14.B/C/E	B(6): C-1 Post Office Sale of goods on site?	Sale of goods on site?	8	
				B(13): Outdoor retail sales of Christmas trees	By Right?		
				C(2): Outdoor retail sales of Christmas trees	CU, WHY?		
				E(2): Outdoor Storage	(Define!)		

Zoning Ordinance Recommendations
10/30/2015

	Title	Section	Issue	Recommendation	Priority	Status
			E(6): Temporary Use	Define ?		
3.2	C-2 Uses		Restaurants? Its not very clear.	Restaurant uses should be clear and concise	9	

Article IV	4.1	I / BP Uses	19.C.(23)	Research – This is allowed in I2 but not BP.	Permit in BP	10	
	4.2		19.G.	Max Building Height	Since the height for apartments has been raised should this be raised. Dan pointed out that West Goshen allows up to 40 feet high.	11	
	4.3		20	Review I-2 district.	There appears to be a lot of redundancy in I-1 & I-2. Review purpose of the I districts and determine if there are any uses that can be allowed in both I-1 and I-2.	12	
	4.4		20.D.(6) and (24)	Treatment center is listed twice.	Remove (24)	13	
	4.5		20.F.(2)	Typo:	change 1-2 to I-2.	14	
	4.6		20.F.(2) (b)	Just say Permitted Uses because the uses are shown in (a).	(c) and (d) have references to Article V. This may need some additional thought because permitted uses include conditional uses.	15	
	4.7		20.F.(3) (a)	330/150 feet from what?? Minimum perimeter building setback?	Can the editor's notes be incorporated into the zones for clarification. The notes are attached to the definitions.	16	
	4.8		20.F.(3)(g)	Two buildings on one lot	Do we want to keep this? Yes, I believe this adds some flexibility to property owners.	17	

Zoning Ordinance Recommendations
10/30/2015

	Title	Section	Issue	Recommendation	Priority	Status
4.9		20.F.(4)	National Register of Historic Places	Ask the Historical Commission to review and make any comments on this section? This section was written to preserve the Chamber building and allow it to be subdivided and conveyed separately.	18	

Memo

East Goshen Township

E-mail rsmith@eastgoshen.org

Date: October 28, 2015

To: Commerce Commission, Conservancy Board, Futurist Committee, Historical Commission
Municipal Authority, Park and Rec Commission and **Planning Commission**

From: Rick Smith, Township Manager

Re: ABC Goals

At their meeting on Tuesday, October 27, 2015 the Board approved the following tentative ABC Goals for 2016. The Board intends to finalize the list of goals at the Annual Planning Session which will be held on Saturday January 9, 2016.

In addition the new Comprehensive Plan and the Parks, Recreation and Open Space Plan (Plans), both of which are posted on the Township web site, each have a number of action items with an "On-Going" priority. The Board's expectation is that each ABC will continue to implement these action items going forward.

If you have any comments, questions or concerns about your respective ABC's Goal(s) please provide them to me by December 30, 2015. Additional information about these goals and their method of implementation can be found in the Plans which are posted on the Township web site.

Comprehensive Plan

Board of Supervisors

- Goal 7.3 Allowing for new uses and smaller incubator businesses in the corporate parks and industrial park
- Goal 6.2 Transforming the Paoli Pike Corridor into a walkable, connected artery.

Commerce Commission

- Goal 7.3 Allowing for new uses and smaller incubator businesses in the corporate parks and industrial park.
- Goal 6.1 Transforming the Town Center into a viable, walkable, visitable Place. Senya agreed to act as the liaison from the BOS.

Conservancy Board

- Goal 11.5 Continuing riparian buffer plantings throughout the Township.
- Goal 11.8 Reviewing and updating tree replacement standards as needed.

Futurist Commission

- Goal 6.1 Transforming the Town Center into a viable, walkable, visitable Place. Senya agreed to act as the liaison from the BOS.

Historic Commission

- Goal 13.6 Considering simplified Historic Preservation standards
- Goal 13.5 Considering simplified Historic Preservation requirements

Park and Recreation Commission

- Goal 9.2 Developing the Paoli Pike Trail to create the linkage between West Chester and Malvern, through East Goshen from West Goshen to Willistown. In addition the Board suggested the Commission also consider the potential for “feeder” trails from the various developments to the Paoli Pike trail.

- Goal 8.6 Increasing pedestrian circulation along Paoli Pike, especially in the form of a “Paoli Pike Promenade” with Sidewalks and Crosswalks, as well as increasing pedestrian circulation and pedestrian safety along Greenway, with Trails, Walkways and Crosswalks.

Planning Commission

- Goal 6.2 Transforming the Paoli Pike Corridor into a walkable, connected artery.

Parks, Recreation and Open Space Plan

Board of Supervisors

- Goal 1.1A Adopt the parkland standard of 28.20 acres per 1,000 residents
- Goal 1.1B Adopt a Mandatory Dedication of Parkland Ordinance

Conservancy Board

- Goal 1.5 Develop a public education program to increase public awareness, appreciation and engagement in managing natural resources and park features.

East Goshen Township Comprehensive Plan 2015

16. Implementation Strategies:

Our implementation strategies are consistent with our overarching view of: protecting the health, safety, and welfare of our residents; maintaining East Goshen's overall economic prosperity; enhancing the Township's built environment; protecting natural and historic environments; sustaining successful recreational programs; and protecting and improving the quality of life that we all enjoy.

Priority: Implementation steps include one of three levels of priority, as follows:

- 1 - Higher Priority Initiatives include those that the Task Force feels are the most urgent and achievable;
- 2 - Medium Priority Initiatives do not rise to the level of being a top priority, but are recognized as being important; and
- 3 - Lower Priority Initiatives include actions that are considered to be useful, but are not as critical as #1 and #2.

Completion Time Frame: is meant as an estimate of the time frame in which a specific Initiative can be completed.

Responsibility: identifies which of the East Goshen Township ABC's are most responsible for overseeing the Implementation of each Initiative.

Implementation Method: identifies whether the Initiative will require such actions as an ordinance amendment, physical improvement, special study, meetings, workshops, plan review, or development.

Potential Funding Source: addresses potential funding sources that could be used to supplement Township funds. These include state funding sources - the Department of Conservation and Natural Resources (DCNR), the Department of Community & Economic Development (DCED), the Department of Environmental Protection (DEP), grants from federal Community Development funds , and grants from the Chester County Board of Commissioners.

The Board of Supervisors should use this Implementation Matrix as a guide to monitor progress on the various Initiatives. Therefore, the Board of Supervisors should periodically review and update the Implementation Matrix to reflect current Township priorities.

Notes:

1. The Initiatives listed in this Section are supplemented by expanded lists in the Appendices.
2. Whenever there is an "On-Going" initiative, an asterisk (★) is indicated as these items are constant.

Implementation Matrix

Objective	Priority	Completion Time Frame (1)	Responsibility (2)		Method of Implementation (3)	Potential Funding Sources (2)	
			Primary	Other			
5. Housing Plan							
5.1.	Encouraging the maintenance and improvement of the existing housing stock	*	on-going	PS		Development, Plan Review	PS
5.2.	Continuing to provide opportunities for a variety of housing types.	*	on-going	BOS	PC	ZO	PS
5.3.	Encouraging infill opportunities by providing for additional dwelling units, without adversely impacting the character of existing neighborhoods.	*	on-going	PC	BOS, FC	ZO, SLDO, Plan Review	PS
5.4.	Redeveloping selected properties along West Chester Pike in order to provide for new housing opportunities.	3	2 to 10 years	PS		Development, Plan Review	PS
5.5.	Encouraging mixed uses and mixed housing types where appropriate.	*	on-going	BOS	PC	ZO	PS
5.6.	Encouraging the Redevelopment of vacant and/or underperforming lots to create new housing opportunities.	3	5 to 10 years	PC	PS	Development, Plan Review	PS
5.7.	Fostering opportunities for aging in place.	2	2 to 10 years	BOS	PC	ZO	PS, CCC
6. Land Use Plan							
6.1.	Transforming the Town Center into a viable, walkable, visitable Place.	1	1 to 10 years	PS	BOS, PC	Plan Review, Development	PS, PT
6.2.	Transforming the Paoli Pike Corridor into a walkable, connected, artery.	1	1 to 10 years	BOS	PC, PT, CCC	Special Study	PT, DVRPC
6.3.	Transforming the West Chester Pike Corridor into a more functional and attractive artery.	2	2 to 20 years	PS	BOS, PC, PT	Special Study	PT, PS, DVRPC
6.4.	Continuing to receive guidance from the Authorities, Boards and Commissions (ABC's).	*	on-going	BOS	PC, ABC's	Meetings, Workshops	GF
6.5.	Continuing effective governance by the East Goshen Township Board of Supervisors.	*	on-going	BOS		Meetings, Hearings	GF
6.6.	Continuing to accommodate a diverse mix of residential, commercial, institutional, light industrial, and recreational uses.	*	on-going	BOS	PC, FC	ZO, Plan Review	PS

Notes:

(1) The Township can use this Implementation Matrix as a guide to monitor progress on various Initiatives. Therefore, this Implementation Matrix should be periodically reviewed and updated to reflect current Township priorities.

(2) BOS = Board of Supervisors; PC = Planning Commission; PR = Parks & Recreation Commission; MA = Municipal Authority; CB = Conservancy Board; HC = Historic Commission; CC = Commerce Commission; FC = Futurist Committee; PS = Private Sector; PT = Penn DOT; DCNR = PA Department of Conservation and Natural Resources; DCED = PA Department of Community & Economic Development; DEP = Department of Environmental Protection; CCC = Chester County Commissioners; DVRPC = Delaware Valley Regional Planning Commission.

(3) ZO = Zoning Ordinance; SLDO = Subdivision and Land Development Ordinance; GF = General Fund

East Goshen Township Comprehensive Plan 2015

16. Implementation Strategies:

Objective	Priority	Completion Time Frame (1)	Responsibility (2)		Method of Implementation (3)	Potential Funding Sources (2)	
			Primary	Other			
7. Economic Development Strategy							
7.1.	Promoting the enhancement of business opportunities in the Town Center.	*	on-going	BOS	PC, CC, FC	ZO, SLDO, Plan Review	PS, GF
7.2.	Promoting the enhancement of business opportunities along the West Chester Pike Corridor.	*	on-going	BOS	PC, CC, FC	ZO, SLDO, Plan Review	PS, GF
7.3.	Allowing for new uses and smaller incubator businesses in the corporate parks and the industrial park.	1	1 to 10 years	BOS	PC, CC, FC	ZO, Plan Review, Development	PS
7.4.	Continuing the use of East Goshen Park for the Farmers Market and other context-sensitive enterprises and activities.	*	on-going	BOS	PR	Programs, Development	GF
7.5.	Utilizing the Commerce Commission with the business community, in order to identify and address needs pertaining to business growth and expansion.	*	on-going	CC	BOS	Workshops, Newsletter, Website	PS
7.6.	Providing opportunities for shared parking opportunities for smaller commercial establishments.	2	2 years	BOC	PC	ZO, SLDO	PS
7.7.	Continuing No-Impact Home-Based Businesses, Home Occupations, and Home-Related Businesses.	*	on-going	BOS	PC, PS	ZO, SLDO	PS
8. Transportation & Circulation Systems Plan							
8.1.	Continuing to provide safe, well-maintained roads throughout the Township.	*	on-going	BOS	PT	Maintenance	GF, PT
8.2.	Identifying and implementing regional highway improvement projects that enhance mobility, safety, and reduce congestion.	1	1 to 10 years	BOS	PT, DVRPC	Special Study	PT, DVRPC
8.3.	Minimizing speeding vehicular traffic on the local roadways and minimizing cut-through vehicular traffic within neighborhoods.	*	on-going	BOS	PT	Maintenance, Development	PT, PS
8.4.	Implementing vehicular traffic flow and traffic calming improvements for select roads and intersections.	2	2 to 10 years	BOS	PT	Plan Review, Maintenance	PT, GF
8.5.	Reducing vehicular traffic by supporting public transportation opportunities and travel demand management techniques.	*	on-going	BOS	DVRPC	Special Study	DVRPC, PT

Objective		Priority	Completion Time Frame (1)	Responsibility (2)		Method of Implementation (3)	Potential Funding Sources (2)
				Primary	Other		
8. Transportation & Circulation Systems Plan (continued)							
8.6.	Increasing pedestrian circulation along Paoli Pike, especially in the form of a "Paoli Pike Promenade" with Sidewalks and Crosswalks, as well as increasing pedestrian circulation and pedestrian safety along Greenway, with Trails, Walkways, and Crosswalks.	1	1 to 10 years	BOS	PC, PR	Special Study, ZO, SLDO	GF, CCC, DVRPC, DCNR
8.7.	Implementing the East Goshen Township Act 209 Transportation Plan	*	on-going	BOS	PC	Plan Review	PS
9. Community Facilities and Services Plan							
9.1.	Maintaining and expanding the Open Space, Recreation, and Trails Network.	2	2 to 20 years	BOS	PC, PR, CB	Special Study	GF, CCC, DCNR
9.2.	Developing the Paoli Pike Trail to create the linkage between West Chester and Malvern, through East Goshen, from West Goshen to Willistown.	1	1 to 10 years	BOS	PC, PR, PT, CCC	Special Study	GF, PT, CCC, DCNR
9.3.	Maintaining and upgrading East Goshen Park.	*	on-going	BOS	PR	Maintenance, Rec Fee in Lieu	GF, DCNR
9.4.	Continuing to provide high quality Recreation Services.	*	on-going	BOS	PR	Programs	GF, DCNR
9.5.	Continuing to provide high quality Police, Fire and EMS services.	*	on-going	BOS		Maintenance	GF, DCED
9.6.	Continuing the provisions of effective administrative, public works, and related services.	*	on-going	BOS	MA	Maintenance	GF
9.7.	Continuing to support important and viable Community Facilities.	*	on-going	BOS	PR	Maintenance	GF
10. Utilities Plan							
10.1.	Continuing to provide effective sewage disposal and wastewater treatment with oversight of the Municipal Authority.	*	on-going	BOS	MA	Development	PS
10.2.	Continuing to provide effective solid waste disposal, and recycling services.	*	on-going	BOS	MA	Maintenance	GF
10.3.	Maintaining the role of the East Goshen Township Municipal Authority for evaluating sewer and unsewered areas.	*	on-going	BOS	MA	Special Study, Plan Review	PS

East Goshen Township Comprehensive Plan 2015

16. Implementation Strategies:

Objective		Priority	Completion Time Frame (1)	Responsibility (2)		Method of Implementation (3)	Potential Funding Sources (2)
				Primary	Other		
10. Utilities Plan (continued)							
10.4.	Cooperating with Aqua on Public Water Supply	*	on-going	PS		Development	PS
10.5.	Maintaining effective Stormwater Management	*	on-going	BOS	DEP	Plan Review	PS
10.6.	Regulating pipelines to protect land uses and the environment.	*	on-going	BOS	DEP	Plan Review	CCC, PS
11. Natural Resource Protection Plan							
11.1.	Protecting the Riparian Areas along Ridley and Chester Creeks and their tributaries.	*	on-going	BOS	PC, DEP, DCNR	CB, DCNR, DEP	PS, DCNR, DEP
11.2.	Considering opportunities for a Greenway Network along Chester and Ridley Creeks.	*	on-going	BOS	PC, PR, DCNR	Special Study, Plan Review	DCNR, GF
11.3.	Preserving and enhancing Street Trees.	*	on-going	BOS	PC, CB	Plan Review	PS
11.4.	Continuing the advocacy role of the Conservancy Board.	*	on-going	CB	BOS	Website, Plan Review	GF
11.5.	Continuing riparian buffer plantings throughout the Township.	1	1 to 20 years	CB	DCNR	Planting	GF, DCNR
11.6.	Continuing to control invasive species.	*	on-going	CB	DCNR	DEP, Plan Review	PS
11.7.	Improving woodland protection standards.	2	2 to 5 years	BOS	PC, CB	ZO, SLDO	GF, CCC
11.8.	Reviewing and updating tree replacement standards as needed.	2	2 to 5 years	BOS	PC, CB	ZO, SLDO, Plan Review	GF, CCC
11.9.	Reviewing and updating criteria for non-buildable areas.	2	2 to 5 years	BOS	PC, CB	ZO, SLDO, Plan Review	GF, CCC
11.10.	Improving and enhancing Green Infrastructure	*	on-going	BOS	PC, PS	ZO, SLDO, Plan Review	GF, DCNR
12. Energy Conservation Strategy							
12.1.	Creating more compact, mixed-use, walkable places.	*	on-going	PS	BOS, PC, FC	Plan Review, Development	PS, DCED
12.2.	Advocating energy conservation for residents, businesses, and institutions.	*	on-going	BOS	PC, CB, FC	Website, Newsletter	GF, DEP
12.3.	Advocating green building and site development practices.	*	on-going	BOS	PC, CB, FC	ZO, SLDO, Special Study	GF, DEP, DVRPC
12.4.	Promoting and enhancing the protection of Woodlands.	*	on-going	BOS	PC, CB, DCNR	ZO, SLDO, Plan Review	PS, DCNR

Objective		Priority	Completion Time Frame (1)	Responsibility (2)		Method of Implementation (3)	Potential Funding Sources (2)
				Primary	Other		
12. Energy Conservation Strategy (continued)							
12.5.	Designating areas for compact car parking, in order to reduce the size of off-street parking lots.	2	2 to 5 years	BOS	PC	ZO, SLDO, Plan Review	PS
12.6.	Encouraging park and ride facilities, shared parking, and increased public transportation.	*	on-going	BOS	PT, CCC, DVRPC	BOS, DVRPC, CCC, PT	PT, DVRPC, BOS
12.7.	Providing conservation tips on the Township website.	*	on-going	BOS	CB	Website	GF
13. Historic Resources Protection Plan							
13.1.	Continuing the East Goshen Historical Commission (EGHC) programs at the Blacksmith Shop and Plank House, and refinement of the Township Historic Property Inventory.	*	on-going	HC	BOS	HC Programs, Special Study	GF
13.2.	Continuing to have the EGHC comment on applications for subdivision and land development involving and adjacent to Historic properties.	*	on-going	HC	PC	SLDO	PS
13.3.	Continuing to have the EGHC provide educational information for the Township website and Newsletter.	*	on-going	HC		Website, Newsletter	GF
13.4.	Utilizing the characteristics of Goshenville and Rocky Hill to guide the character of nearby development.	3	5 years	HC	PC, BOS	ZO, SLDO	CCC, GF
13.5.	Reviewing Historic Preservation requirements.	1	1 to 5 years	HC	PC	ZO, SLDO	CCC, GF
13.6.	Considering simplified Historic Preservation Standards.	2	2 to 5 years	HC	PC	ZO, SLDO	CCC, GF

