

**EAST GOSHEN TOWNSHIP
HISTORICAL COMMISSION MEETING
Thursday, November 12th, 2015 – 7:00 P.M.**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE**
- 3. MINUTES – Oct. 8th, 2015**

- 4. TREASURER’S REPORT**

- 5. CHAIRPERSON’S REPORT**

- 6. OLD BUSINESS**
 - A. Update Historical Resources (Ed)**
 - B. 2015 HC Objectives update**
 - Historic Event - Complete
 - Update on Historic Properties Project (Judy)
 - C. Date Stone and painting of meeting room**
 - D. Other Old Business (All)**

- NEW BUSINESS**
 - A. Report on HC portion of Township Plan (Chris)**
 - B. Newspaper articles for 2016 (Dolores)**
 - C. ABC Goals**
 - D. Other New Business**

- 8. SUB-DIVISION / LAND DEVELOPMENT**
 - A. 930 North Chester Road**

- 9. LIAISON REPORTS**

- 10. CORRESPONDENCE and PUBLIC COMMENT**

- 11. ADJOURNMENT**

Draft
EAST GOSHEN TOWNSHIP
HISTORICAL COMMISSION MEETING MINUTES
October 8, 2015

The East Goshen Township Historical Commission held a regularly scheduled meeting on Thursday October 8, 2015 at 7:00 p.m. at the Township Building. In attendance were: Chairman Chris Reardon, Dolores Higgins, Ellen Carmody, Montajeane Gay, and non-voting member Ed Lendrat.

COMMON ACRONYMS:

BSS - Blacksmith Shop	NHD - National History Day
BOS - Board of Supervisors	LHD - Living History Day
CCHS - Chester County Historical Society	NR - National Register of Historic Places
CCHPN - Chester Co Historical Preservation Network	PHMC-PA Historical Museum Commission
DAR - Daughters of the American Revolution	SAR - Sons of the American Revolution
HRIS - Historical Resource Impact Study	TTVW - Town Tours & Village Walks

Call to Order

Chris called the meeting to order at 7:00 p.m.

Pledge of Allegiance & Moment of Silence

Chris R. led those present in the Pledge of Allegiance, then asked all present for a moment of silence to remember those who serve in our military.

Minutes - September 10, 2015

Chris noted that the September 10, 2015 minutes were approved.

Treasurer's Report

Dolores had nothing new to report.

Chairperson's Report

Chris reported: The lock has been changed on the outside display case by the Plank House. The new key is in the meeting room by the bathroom.

Old Business

1. 2015 HC Goals update:

Historic Event - Artisan's Fair **Complete**

Historic Properties Project continues. Chris and Judy met with Mark Gordon to determine what should be saved and stored. Mark's suggestion was that we copy everything.

2. Misc Research Update - Ed presented another update of the 1817 township map. Further projects include additional family research and road placement changes.

3. Dolores reported on status of Spring House in Applebrook Park, near the Chamber of Commerce. We heard from Jane Dorchester, after checking with others on the domed roof. Jane reported that it could have been used as a root cellar, and it may have been buried.

She suggested that we look at when the property was sold/transferred. There should be a list in the newspaper listings of the out building and what they were used for. There are still a lot of invasive plants around the building, they include poison ivy and multiflora rose. These need to be removed.

New Business

Chris, Ellen and Dolores participated in the Paoli Battlefield event. Some suggestions about future placement

Questers are due to hold their meeting at the BS Meeting Room on Oct 22.

Sub-Division / Land Development

none

Liaison Reports

none

Correspondence and Public Comment

None

Adjournment

There being no further business, Dolores moved to adjourn the meeting. Ellen seconded the motion. The meeting was adjourned at 7:30 p.m.

Respectfully submitted

Dolores Higgins

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.

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: 11/4/2015

To: Conservancy Board

From: Mark Gordon, Township Zoning Officer 

Re: 930 N. Chester Rd.

Board Members,

The Township has received a SD Plan for 930 N. Chester Rd. This 4 acre parcel is proposed to be subdivided into two lots. The applicant is seeking your recommendation for approval for the plan. The applicant is seeking a waiver from the requirement to submit a Landscape Plan. The concern is that while the location of the house is depicted on the plan, the actual footprint may change based on the desires of the builder or new owner. In the past applicant who have been granted a waiver from the LS Plan have listed the species to be planted on the final plan and submitted a LS plan at a later date

It is the opinion of the Staff that the configuration of the landscape plantings around the home is not as critical as the varieties and number of plants proposed.

I recommend that the Board consider the following motion:

Mr. Chairman, I move that we recommend that the Planning Commission recommend approval of the SD Plan for 930 N. Chester Rd. with the following condition:

1. The applicant shall list the proposed varieties and number of plants proposed for landscaping on the final plan and a LS plan shall be provided to the Township along with the building permit application. The Township staff will confirm that the proposed plants are not invasive species and that they are installed prior to issuance of a use and occupancy certificate.

FYI

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

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)

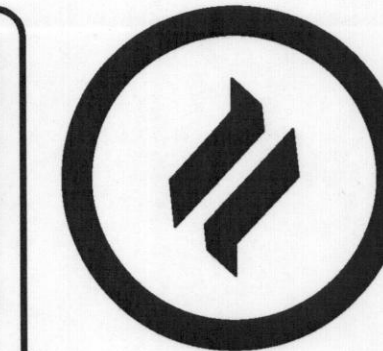
December 15, 2015: Board of Supervisors meeting (7:00 PM)

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,

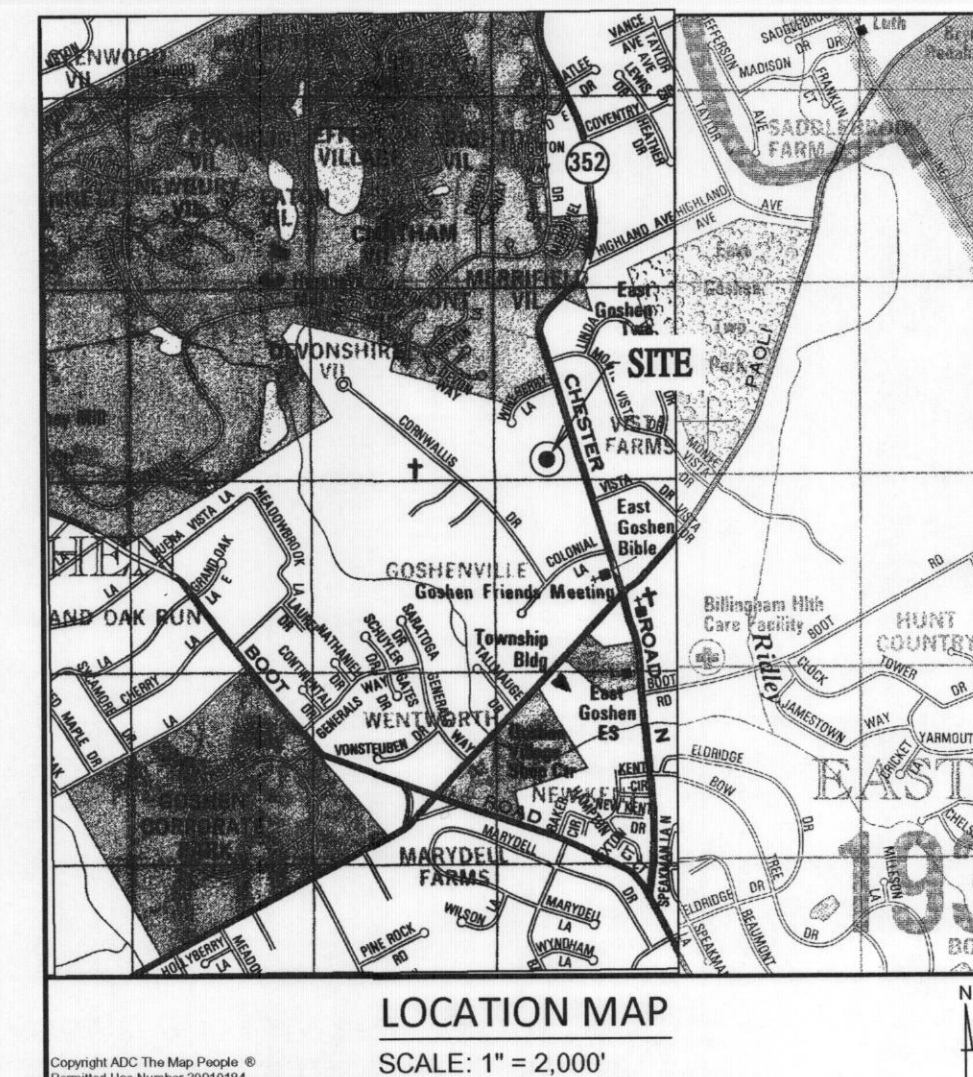
Mark A. Gordon
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions



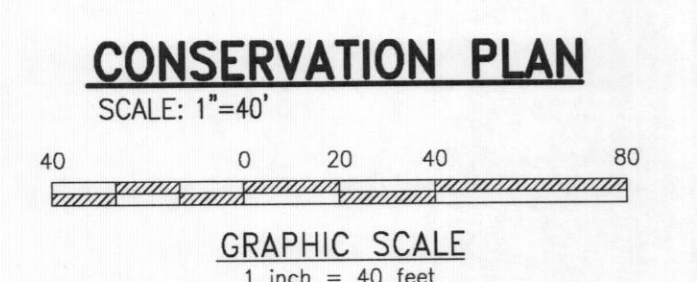
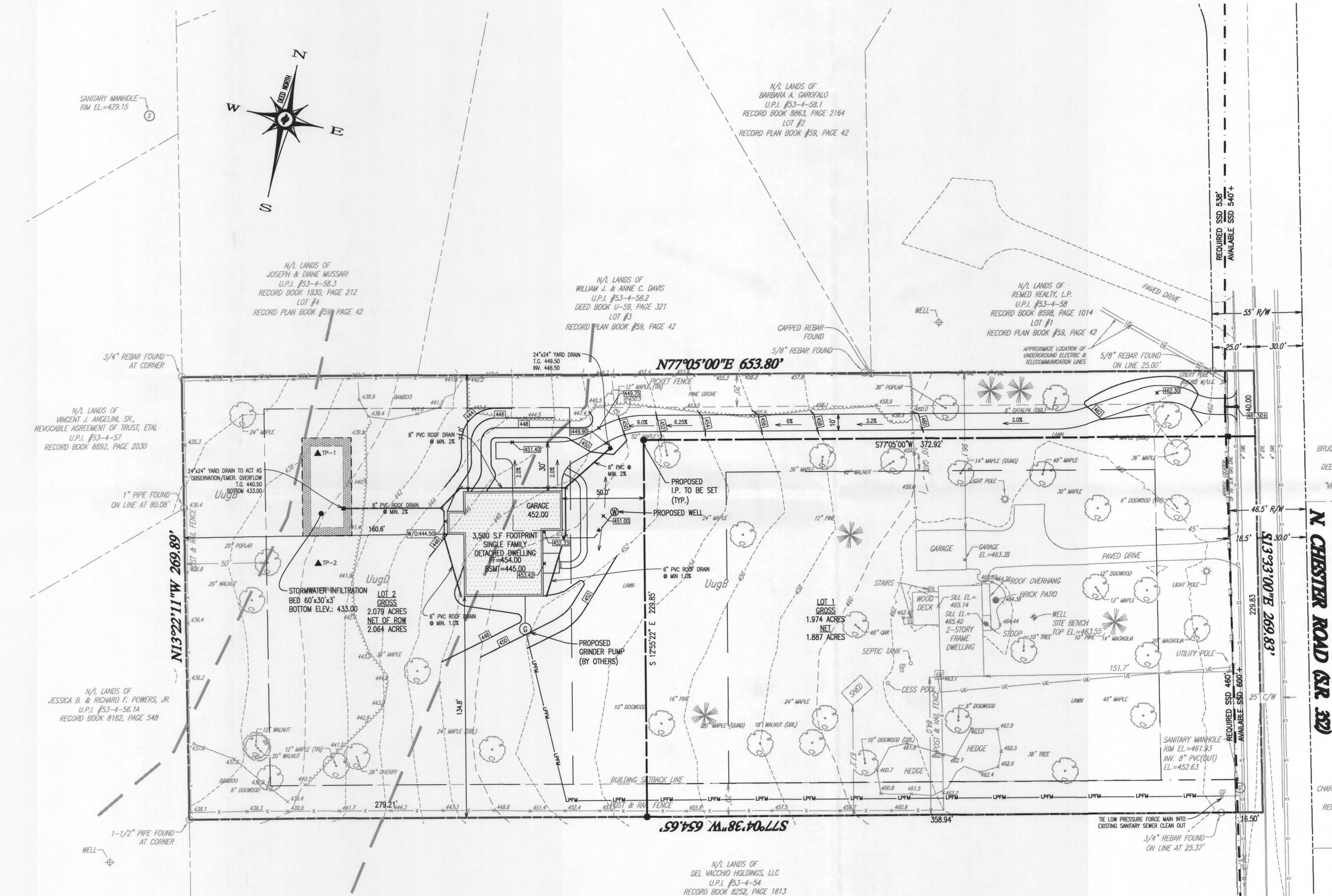
DLHowell
Civil Engineering &
Land Planning
www.DLHowell.com

D.L. Howell & Assoc., Inc.
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



GENERAL NOTES:

- RECORD OWNER: GARY B. & PAULA M. MOORE, 930 NORTH CHESTER ROAD, WEST CHESTER, PA 19380
- SOURCE OF TITLE: DEED BOOK C-65, PAGE 196
- TAX PARCEL #53-4-55
- LOT AREA: 4.053 ACRES (GROSS), 3.951 ACRES (NET OF R/W)
- BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN IS FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, L.L.C., PERFORMED ON AUGUST 18, 2015.
- CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY HOWELL KLINE SURVEYING, L.L.C., DATUM: APPROXIMATE NAVD 88, SITE BENCH = TOP OF WELL CASING LOCATED 31 FEET EAST FROM FRONT DOOR OF 2-STORY FRAME DWELLING, ELEVATION = 463.55', CONTOUR INTERVAL: 2 FEET.
- UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC., OF RECORD.
- THE EXISTING VARIABLE RIGHT-OF-WAY OF NORTH CHESTER ROAD (S.R. 6352) WAS TAKEN FROM DEEDS OF RECORD AND REFERENCE PLAN #1. THE EXISTING LEGAL RIGHT-OF-WAY AS SHOWN ON PENNDOT RIGHT OF WAY RECORD FORM #989 (R-9-9-57), DATED 5/21/1959 IS 33 FEET.
- THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOOD PLAN AS PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR CHESTER COUNTY, PA. MAP NO. 420290215F, PANEL 215 OF 380, DATED SEPTEMBER 29, 2006.
- SOILS INFORMATION PROVIDED WITH SUPPORT FROM THE NATURAL RESOURCES CONSERVATION SERVICE. SOILS ATTRIBUTE DATA IS SERVED FROM THE NRCS SOIL DATA MART.
- ALL OBSERVABLE EVIDENCE OF WELLS AND SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY ARE SHOWN HEREON.
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE 3.951 ACRE PROPERTY INTO TWO RESIDENTIAL BUILDING LOTS. PROPOSED CONSTRUCTION WILL INCLUDE THE CONSTRUCTION OF A SINGLE FAMILY RESIDENTIAL DWELLING AND THE ASSOCIATED FEATURES ON THE PROPOSED LOT. THE EXISTING RESIDENTIAL DWELLING ON THE EXISTING LOT WILL REMAIN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.
- DIMENSIONS ARE TO EDGE OF PAVING OR FACE OF BUILDING UNLESS NOTED OTHERWISE. SCALED DIMENSIONS SHALL NOT BE USED WITHOUT FIRST CONTACTING D.L. HOWELL & ASSOCIATES.
- THIS PLAN PROPOSES PRIVATE WATER SUPPLY AND PUBLIC SEWER.
- LOTS CONTAINING ON-LOT STORMWATER STRUCTURES SHALL BE DEED RESTRICTED FROM CLEARING, REMOVING OR ALTERING ANY OF THESE STRUCTURES. THE PROPERTY OWNER SHALL PROVIDE FOR THE MAINTENANCE AND PROTECTION OF THESE STRUCTURES.
- INDIVIDUAL ON-LOT STORMWATER DEVICES SHALL NOT BE REMOVED, ALTERED OR RELOCATED BY THE LANDOWNER. IN THE EVENT OF THE FAILURE OF THE LANDOWNER TO COMPLY WITH THESE CONDITIONS AND RESTRICTIONS, THE TOWNSHIP SHALL HAVE THE AUTHORITY TO RESTORE SAID STORMWATER MANAGEMENT FACILITIES TO THEIR ORIGINAL STATE AND THE COSTS THEREOF SHALL BE ASSESSED TO THE LANDOWNER. THE TOWNSHIP, BEFORE IT MAY EXERCISE THIS RIGHT, SHALL NOTIFY THE LANDOWNER BY CERTIFIED MAIL OF ITS INTENTION TO DO SO. THE NOTICE SHALL SET FORTH IN WHAT MANNER THE OWNER HAS ALTERED THE STORMWATER MANAGEMENT FACILITIES, AND IF THE OWNER FAILS TO CORRECT THE ALTERATION LISTED IN THE NOTICE FROM THE TOWNSHIP, THEN AND ONLY THEN THE TOWNSHIP MAY EXERCISE THIS RIGHT.
- AN INDIVIDUAL GRADING AND EROSION AND SEDIMENT CONTROL PLAN FOR EACH LOT SHALL BE SUBMITTED WITH THE BUILDING PERMIT FOR THE TOWNSHIP'S REVIEW AND APPROVAL.
- PROPOSED UTILITIES MUST BE PLACED UNDERGROUND.
- D.L. HOWELL & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS OF THE EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS. NOR DOES D.L. HOWELL & ASSOCIATES, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF THE WORK.
- THE FINAL ARCHITECTURE AND LOT PLACEMENT FOR EACH HOME IS YET TO BE DETERMINED. FOOTPRINTS ARE FOR CONCEPTUAL PURPOSES ONLY.
- REPRESENTATIVES OF EAST GOSHEN TOWNSHIP AND/OR OTHER GOVERNMENTAL AUTHORITIES SHALL HAVE PERMISSION TO GAIN ACCESS TO THE STORMWATER FACILITIES THROUGH A BLANKET EASEMENT OVER EACH PROPERTY TO PERFORM INSPECTIONS, MAINTENANCE AND REPAIRS OF THE BASIN, AS NECESSARY.
- AN AS-BUILT PLAN, SIGNED AND SEALED BY A PENNSYLVANIA LICENSED PROFESSIONAL LAND SURVEYOR, SHOWING ALL PUBLIC AND PRIVATE IMPROVEMENTS CONSTRUCTED AT THE SITE SHALL BE SUBMITTED TO THE TOWNSHIP FOLLOWING COMPLETION OF THE CONSTRUCTION IMPROVEMENTS.
- PRIOR TO FINAL APPROVAL OF THE PCSM PLAN, THE PROPERTY OWNER SHALL SIGN AND RECORD A MAINTENANCE AGREEMENT COVERING ALL STORMWATER CONTROL FACILITIES THAT ARE TO BE PRIVATELY OWNED. THE MAINTENANCE AGREEMENT SHALL BE TRANSFERRED WITH TRANSFER OF OWNERSHIP.
- THE HOME BUILDER AND FUTURE OWNER OF LOT 2 IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL SOIL AND EROSION CONTROL MEASURES UNTIL CLOSEOUT OF THE ESCROW ACCOUNT.
- A WALKER IS REQUESTED TO DEFER THE SUBMISSION OF A LANDSCAPE PLAN UNTIL BUILDING PERMIT SUBMISSION AS THE PROPOSED LOT WILL BE SOLD AND BUILT BY OTHERS.
- A WELL PERMIT FROM THE CHESTER COUNTY HEALTH DEPARTMENT IS REQUIRED BEFORE AN OCCUPANCY PERMIT WILL BE ISSUED.



LEGEND	
--- EX. PROPERTY LINE	--- 242 EXISTING CONTOUR
--- PROP. PROPERTY LINE	--- 123.00 PROPOSED CONTOUR
--- EX. RIGHT-OF-WAY	--- X 123.00 EXISTING SPOT ELEV.
--- PROP. RIGHT-OF-WAY	--- X 633.00 NEW SPOT ELEV.
□ EX. MONUMENT	--- GEB2 SOILS TYPE
○ EX. IRON PIPE	--- EX. CONC. CURB
● EX. EASEMENT	--- PROP. CONC. CURB
--- EX. EASEMENT	--- EX. EDGE OF PAVING
--- EX. WETLANDS	--- PROP. EDGE OF PAVING
○ EX. LIGHT POLE	--- EX. LIGHT POLE
○ EX. FENCE	○ PROP. LIGHT POLE
□ EX. MAIL BOX	○ EX. UTILITY POLE
▽ EX. SIGN	○ PROP. UTILITY POLE
○ PROP. SIGN	○ EX. GUY ANCHOR
□ EXIST. PARKING SPACES	○ EX. GAS LINE
□ TO BE REMOVED	○ PROP. GAS LINE
□ PROP. PARKING SPACES	○ EX. GAS VALVE
○ EX. SANITARY SEWER LINE	○ PROP. GAS VALVE
○ PROP. SAN. SEWER LINE	--- EX. STORM SEWER LINE
○ PROP. SAN. SEWER LATERAL	--- PROP. STORM SEWER LINE
○ PROP. SANITARY MH. ID	--- EX. STORM INLET
○ EX. WATER LINE	○ PROP. STORM INLET
○ PROP. WATER LINE	○ PROP. STORM INLET ID
○ PROP. WATER LATERAL	○ PROP. SEEPAGE BED
○ PROP. FIRE WATER LINE	○ EX. SANITARY SEWER LINE
○ EX. WATER VALVE	○ PROP. SAN. SEWER LINE
○ EX. HYDRANT	○ PROP. SAN. SEWER LATERAL
○ PROP. MANHOLE	○ PROP. SANITARY MH. ID
○ EX. PERC TEST	○ EX. WATER LINE
○ EX. TEST PIT	

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL

Pennsylvania One Call System, Inc
1-800-242-1776

ONE CALL NOTE
SCALE: NO SCALE

PA ONE CALL
ACT 287 SERIAL NUMBER: 2015282631
D.L. HOWELL & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS. NOR DOES D.L. HOWELL GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776.

UTILITIES NOTIFIED

COMPANY: EAST GOSHEN TOWNSHIP
ADDRESS: 1580 PAOLI PIKE
WEST CHESTER, PA 19380
CONTACT: NIKKIA SMITHSON
EMAIL: nsmithson@eastgoshen.org

COMPANY: COMCAST CABLEVISION
ADDRESS: APS CENTER
1701 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19103
CONTACT: LEE MCGARRITY
EMAIL: lee_mcgarrity@comcast.com

COMPANY: AQUA PENNSYLVANIA
ADDRESS: 762 W LANCASTER AV
BRYN MAWR, PA 19010
CONTACT: STEVE PIZZI
EMAIL: spizzi@aquapenn.com

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 180 SHERRILL BLVD STE 2100 ROOM
N/A
EXTON, PA 19341
CONTACT: KELLY BLOUNT
EMAIL: kblount@verizon.com

PRELIMINARY/FINAL CONSERVATION PLAN	
CLIENT: GARY MOORE	DATE: 10/23/15
PROJECT: 2 LOT SUBDIVISION	SCALE: 1"=40'
LOCATION: 930 NORTH CHESTER ROAD	DRAWN BY: ADM
EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PA	CHECKED BY: DWG
	PROJECT NO.: 2919
	CAD FILE: CONSERVATION PLAN.dwg
	DATE: 10/23/15
	DRAWING NO.: C02.1
	SHEET 02 of 05