

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, October 7, 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. September 2, 2015**
- F. Subdivision and Land Development Applications
- G. Conditional Uses and Variances
- H. Ordinance Amendments
- I. Comprehensive Plan Update**
 - 1. Draft Resolution & Recommendation for Approval**
- J. Old Business**
 - 1. Parks, Recreation and Open Space Plan Update, Resolution & Recommendation for approval**
 - 2. Zoning Ordinance Review**
- K. New Business
- L. 2015 Goals
- M. Any Other Matter**
 - 1. Tree Ordinance Memo**
 - 2. Act 14 NPDES**
 - 3. Goshen Village Shopping Center / Replacement Landscape Plantings**
- N. Liaison Reports
- O. Correspondence
- P. Dates of Importance

Oct 06, 2015	Board of Supervisors	7:00 pm
Oct 07, 2015	Planning Commission	7:00 pm
Oct 08, 2015	Historical Commission	7:00 pm
Oct 08, 2015	Local Traffic Advisory Committee	7:00 pm
	<i>Special Meeting / Hershey Mill Estates</i>	
Oct 12, 2015	Municipal Authority	7:00 pm
Oct 13, 2015	Paoli Pike Trail Meeting #3	7:00 pm
	<i>Work on Final Draft</i>	
Oct 13, 2015	Special 2016 Budget Meeting	7:00 pm
Oct 14, 2015	Pension Committee	10:30 am
Oct 14, 2015	Conservancy Board	7:00 pm
Oct 15, 2015	Commerce Commission	7:00 pm
Oct 17, 2015	Pumpkin Festival	10:00 am

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
No Applications in October												
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
September 2, 2015

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, September 2, 2015 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Dan Daley, Adam Knox, Dan Landis, Jim McRee, Monica Close, Lori Kier and Brad Giresi. Also present was Mark Gordon, Zoning Officer and Janet Emanuel, Supervisor.

COMMON ACRONYMS:

BOS – Board of Supervisors

BC – Brandywine Conservancy

CB – Conservancy Board

CCPC – Chester Co Planning Commission

CPTF – Comprehensive Plan Task Force

CVS – Community Visioning Session

SWM – Storm Water Management

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 August 5, 2015 meeting were approved.

B. SUBDIVISION & LAND DEVELOPMENT APPLICATIONS

1. 942 Cornwallis Drive (Sketch Plan) – Jack Robinson, Engineer, and Robert Gionfriddo, owner, were present. Jack reviewed the 3.5 acre property and existing buildings and stream. The proposal is to subdivide into 2 lots. Mr. Gionfriddo is planning to build 2 homes and sell them. They plan to have a shared driveway, which, Mark pointed out, will require a maintenance agreement recorded with the deeds.

Public Comment:

1. John Hertzog, 940A Cornwallis Dr – He raised the question about a safety exit. Mark explained that a new developer owns the properties that Mr. Angelinni had so that is off the table.
 2. Jim Faunce, 1544 King George Ct. – Asked about grading and trees. Jack answered that there will be no major grading and the building area is clear.
- Mark explained that there may be removal of some bamboo and/or trees on the Township easement to uncover manholes so they will be more accessible.

C. CONDITIONAL USES & VARIANCES

1. Goshen Village Shopping Center – CU for Beverage Café (Dunkin Donuts). Patrick McKenna, Attorney and Ryan Turner, Property Manager, were present. Patrick reviewed the history of the proposed use of the existing bank building at GVSC. The Ordinance dated 7/7/15 defines it as a Beverage Café with drive thru. A hearing is scheduled for 9/15/15. There is no net loss in parking spaces. Two spaces will be held in reserve. The parking lot is being paved and striped now. A proposed exit from the drive thru with right turn only to go onto Boot Road is being added. Five parking spaces along the Paoli Pike side will be held in reserve and used for the drive thru. The revised screening plan was approved by the Conservancy Board. They have complied with all of the Township's requests. The dumpster will be fully enclosed with a cedar shake wood roof to match the building. The gate will be metal with privacy slats. Discussed size and type of dumpster. They may wait to install the proposed plantings until the trail plan is final. Janet reported that the trail plan is moving along. Jim suggested using wheel stops for the 10 parking spaces across from the drive thru entrance.

1 Lori asked about the number of cars Hertz will have parked. Ryan reported that he spoke with Hertz
2 recently and they will be parking their cars in the rear of the stores. Lines are being striped for that
3 purpose.

4 Adam made a motion that the Planning Commission recommend approval of the Conditional Use
5 application of Abjibapa Enterprises, LLC to operate a Beverage Cafe at 1500 Paoli Pike as outlined in the
6 Zoning Ordinance with the following conditions:

7 1. The applicant shall provide the Township with a draft parking agreement which addresses the
8 5 parking spaces eliminated for the drive thru in the event the Township determines in the future that they
9 are needed.

10 2. The Drive Thru menu board shall automatically turn off when the store is closed.

11 3. The trash enclosure shall be closed at all times except when being serviced.

12 4. The use shall include a serviceable grease trap for food waste sewage if determined by the
13 Township upon building plan review.

14 5. The drive thru landscape screening shall be installed as described in the Conservancy Board
15 review letter dated August 13, 2015.

16 6. All new rooftop structures shall be painted to be aesthetically compatible with the roof façade.

17 7. There shall be no outside storage of any kind, not including the arrangement of outdoor
18 seating.

19 8. Stop signs and stop bars shall be installed at the exits

20 9. If needed traffic calming procedures will be used to control traffic

21 10.

22 11. Install wheel stops at the 10 parking spaces near the drive thru entrance.

23 Patrick commented that they will comply with all conditions to the motion.

24 Jim seconded the motion. The motion passed unanimously.

25
26 2. Goshen Village Shopping Center – ZHB application to Amend current ZHB Decision –
27 Patrick McKenna, Attorney, gave a history of the signs in this shopping center. They are asking for 2
28 freestanding pylon signs, one at each entrance, 120 sq. feet and internally lit. Mark explained that
29 originally every store sign had to be approved by the Planning Commission, a single color, and channel
30 letters. Now he approves them. Ryan will supply Mark with a copy of the sign conditions in their lease.
31 Placement of the signs, especially on Paoli Pike, was discussed. There are 22 stores including DD and 4
32 are vacant, so there will be white boxes on the sign when there is a vacancy.

33 Jim made a motion that the Planning Commission recommend approval of the Zoning Hearing Board
34 Application to amend the ZHB Decision from 1988 and permit freestanding signs on the Goshen Village
35 Shopping Center property as permitted in the ordinance, with the following conditions:

36 1. The property owner agrees to meet with the Township and it's consultants in order to
37 orient the sign location so as to best accommodate the alignment of the proposed Paoli Pike
38 Trail.

39 2. Remove condition of staff review, Sec. F.

40 Monica seconded the motion. The motion passed unanimously.

41 42 **D. COMPREHENSIVE PLAN**

43 Mark mentioned that everyone was given a copy of Draft #6. The PC will review it at their
44 10/7/15 meeting. There will be a public hearing on 10/20/15.

45 46 **E. ANY OTHER MATTER**

47 1. Goals for 2016 will be discussed at the next meeting.

48 2. The Paoli Pike Trail will have a public open house at 6:30 pm on 9/15/15.


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Respectfully submitted, _____
Ruth Kiefer, Recording 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: 9/30/2015
To: Planning Commission
From: Mark Gordon, Township Zoning Officer 
Re: Comprehensive Plan / Final Draft / Motion to recommend Adoption

Dear Commission Members:

As you know the Township has been working on the Comprehensive Plan since 2012. You have the final Draft in hand and the Board of Supervisors has advertised a hearing date of October 20, 2015 to consider adoption of the Plan.

The CCPC has reviewed the plan and found it to be consistent with the Landscapes2 and the PA MPC.

As required by the MPC the Planning Commission must hold a public meeting pursuant to notice to consider the 2015 Comprehensive Plan.

I have prepared a draft motion for your consideration.

Draft Motion: Mr. Chairman, I move that the Planning Commission recommend that the Board of Supervisors adopt the 2015 Comprehensive Plan.

EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

RESOLUTION NO.

**A RESOLUTION OF THE TOWNSHIP OF EAST GOSHEN,
CHESTER COUNTY, PENNSYLVANIA, TO APPROVE
AND ADOPT THE EAST GOSHEN TOWNSHIP
COMPREHENSIVE PLAN 2015.**

WHEREAS, Article III of the Pennsylvania Municipalities Planning Code (the "MPC") requires municipalities to review and update their comprehensive plan every ten (10) years; and

WHEREAS, the Board of Supervisors of East Goshen Township (the "Board ") created a Comprehensive Plan Task Force which included elected and appointed members from the Township's Authorities, Boards and Commissions; and

WHEREAS, the Task Force was supported by staff from the Township and the Chester County Planning Commission and the planning consultants, The Brandywine Conservancy and Thomas Comitta Associates, Inc.; and

WHEREAS, the Task Force was assisted with funding provided, in part, through a grant from the Vision Partnership Program sponsored by the Chester County Board of Commissioners; and

WHEREAS, the Task Force incorporated its findings and recommendations in a document titled, "East Goshen Township Comprehensive Plan 2015", last draft dated August 31, 2015 (the "2015 Plan"); and

WHEREAS, pursuant to Section 302(a) of the MPC, the Planning Commission conducted a public meeting pursuant to notice on October 7, 2015 to consider the 2015 Plan; and

WHEREAS, the Planning Commission voted to recommend that the Board adopt the 2015 Plan; and

WHEREAS, pursuant to Section 301(c) and Section 301.3 of the MPC, the Township sent a copy of the 2015 Plan to the Chester County Planning Commission ("CCPC") and the CCPC issued its recommendations to the Board in a review letter dated September 25, 2015; and

WHEREAS, pursuant to Section 301(c) and Section 301.3 of the MPC, the Township sent copies of the 2015 Plan to the governing bodies of contiguous

municipalities and to the West Chester Area School District for review and comment; and

WHEREAS, pursuant to Section 302(b) of the MPC, the Board conducted a public hearing on the 2015 Plan on October 20, 2015, pursuant to public notice, at which time it considered and voted to approve the 2015 Plan; and

WHEREAS, the Board desires to adopt this Resolution approving and adopting the 2015 Plan.

NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED, as follows:

1. The Background to this Resolution is incorporated in and fully made part hereof.

2. After considering the recommendations and comments from the Task Force, Township Consultants, Township Planning Commission, and the Chester County Planning Commission, and following notice to the School District, adjacent municipalities, and the public, the Board hereby resolves to adopt the 2015 Plan, which is comprised of the maps, charts, textual matter and all other materials constituting a part thereof as more particularly specified in the Table of Contents and Appendices, attached hereto as Exhibit "A", incorporated herein by reference and made a part hereof.

RESOLVED AND ADOPTED this _____ day of _____, 2015.

ATTEST:

**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS**

Louis F. Smith, Secretary

E. Martin Shane, Chairman

Senya D. Isayeff, Vice-Chairman

Carmen Battavio, Member

Charles W. Proctor, III, Esquire, Member

Janet L. Emanuel, Member



THE COUNTY OF CHESTER



COMMISSIONERS

Terence Farrell
Kathi Cozzone
Michelle Kichline

DAVID D. WARD, AICP
Acting 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

September 25, 2015

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

Re: Comprehensive Plan – East Goshen Township
Act 247 and Vision Partnership Planning Grant - Combined Review
VPP Contract #: 14676 – Extension #1
Act 247 Review #CP-9-15-12505

Dear Mr. Smith:

The referral for review was received by this office on September 1, 2015.

This letter serves as both the official Act 247 review pursuant to the provisions of Section 301.3 of the Pennsylvania Municipalities Planning Code, and the Vision Partnership Review required by Section 7.3 of the Vision Partnership Program Grant Manual 2013.

This review notes the project's consistency with *Landscapes2* and with the Vision Partnership Program (VPP) Grant Contract and Scope of Work, as well as providing additional comments for consideration by the municipality prior to adoption. Jeannine Speirs served as the VPP Grant Monitor for this project.

Consistency with Landscapes2 and the VPP Grant Contract are required prior to VPP grant reimbursement.

DESCRIPTION:

The Township has developed a fully updated Comprehensive Plan that provides goals, objectives, and recommendations to address the following topics:

- Land Use
- Housing
- Economic Development
- Transportation and Circulation
- Natural and Historic Resources
- Community Facilities and Services
- Utilities
- Energy Conservation

Background information for these topics, as well as demographics, are also provided. Overall the plan is user-friendly, reflects the results of a public process, and meets the scope of work.

CONSISTENCY WITH LANDSCAPES2:

Landscapes2, the Chester County Comprehensive Policy Plan, was adopted in 2009. According to the *Landscapes2* map and plan, East Goshen Township is largely a suburban landscape with a small area in of rural landscape that coincides with Township protected open lands. Natural landscapes overlay the Township along streams. The following landscape types are most relevant to the proposed Township Comprehensive Plan:

1. *Suburban Landscape*: Objective LU 3 of *Landscapes2* states: “Promote new development in suburban landscapes to accommodate anticipated population and employment growth, using appropriate density, sustainable design, and smart transportation principles.”
2. *Natural Landscape*: Objective LU 6 of *Landscapes2* states: “As an overlay on the four basic landscapes [one of which is suburban], encourage the preservation and restoration of sensitive natural resources.”

The proposed Comprehensive Plan is consistent with *Landscapes2*. Lower intensity uses are promoted in natural and rural landscapes, while more intense uses and higher densities are promoted in suburban landscapes. Projected population growth can be accommodated within the Township Future Land Use Plan. Enhanced economic development and mixed use is focused in the Town Center and in existing commercial areas. Opportunities to increase pedestrian links and walkability connecting residential areas and key community features are a focal point of the Plan. Balancing growth with consideration of maintaining cultural, historic, and natural features is a plan vision. The Plan begins implementation of the recent multi-municipal Central Chester County Bicycle and Pedestrian Circulation Plan through prioritizing a “Paoli Pike Promenade” as a Plan action. The Plan was coordinated with the simultaneous Open Space and Recreation Plan Update, which was reviewed by the Commission on September 4, 2015 (CCPC# CP-8-15-12373).

CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:

The plan is consistent with the VPP Grant Contract and has addressed the tasks listed in the Scope of Work (Appendix B, dated November 14, 2014).

In addition, the plan appears to be in conformance with the Municipalities Planning Code.

RECOMMENDATION:

Based on our review, the proposed plan is consistent with *Landscapes2* and the VPP Scope of Work. East Goshen Township should adopt the Comprehensive Plan. Upon adoption, the Township may apply for reimbursement under Section 9.0 of the Vision Partnership Grant Manual 2013.

We request an official copy of the decision made by the Board of Supervisors, as required by Section 306(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current municipal file.

Sincerely,

Susan S. Elks, AICP
Planning Services Director

SE/JS/PF

cc: E. Martin Shane, Chair – Board of Supervisors
Daniel Daley - Planning Commission
Thomas Comitta Associates, Inc.

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: 9/30/2015
To: Planning Commission
From: Mark Gordon, Township Zoning Officer 
Re: Parks, Recreation and Open Space Plan Update / Final Draft / Motion to recommend Adoption

Dear Commission Members:

As you know the Township has been working on the Open Space, Parks and Recreation Plan Update since early 2013. You have the final Draft in hand and the Board of Supervisors has advertised a hearing date of October 20, 2015 to consider adoption of the Plan.

Countless hours have been dedicated to this effort by all involved and many of the tasks identified in the plan are already active projects.

I have prepared a draft motion for your consideration.

Draft Motion: Mr. Chairman, I move that the Planning Commission recommend that the Board of Supervisors adopt the Parks, Recreation and Open Space Plan Update with the following condition:

The review comments from the Chester County Planning Commission should be incorporated.

EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

RESOLUTION NO.

**A RESOLUTION OF THE TOWNSHIP OF EAST GOSHEN,
CHESTER COUNTY, PENNSYLVANIA, ADOPTING THE
PARKS, RECREATION, AND OPEN SPACE PLAN
UPDATE 2015.**

WHEREAS, the Board is authorized by Section 503 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10503, (the "MPC") to adopt regulations in the Township's Subdivision and Land Development Ordinance requiring the public dedication of land suitable for parks and the construction of recreational facilities, and the payment of fees in lieu thereof, the private reservation of land, or a combination thereof, for park and recreation purposes, provided that the Township has a formally adopted park and recreation plan; and

WHEREAS, in Resolution No. 93-32, the Board of Supervisors of East Goshen Township adopted the East Goshen Township Recreation, Parks and Open Place Plan dated July 20, 1993 (the "1993 Plan"); and

WHEREAS, in 2013, the Township retained the services of Toole Recreation Planning, the Brandywine Conservancy and Natural Lands Trust as planning consultants (the "Consultants") to assist in updating the 1993 Plan (the "Plan Update"); and

WHEREAS, the Consultants worked in collaboration with the Township and public to determine recreation needs, evaluate the current parks, recreation and open space system and to develop practical and achievable recommendations to improve the community through parks, recreation and open space; and

WHEREAS, based upon the public outreach and needs assessment, the Consultants identified the primary goal of the Plan Update as the desire to continue to provide premier parks and recreation facilities and services while protecting the Township's scenic beauty, natural resources and open space; and

WHEREAS, at a public meeting on October 7, 2015, the Planning Commission reviewed the Plan Update and voted to recommend that the Board approve the Plan Update; and

WHEREAS, the Board desires to adopt this Resolution approving and adopting the Plan Update.

NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED, as follows:

1. The Background to this Resolution is incorporated in and fully made part hereof.

2. After considering the recommendations and comments from the Consultants and the Planning Commission, the Board hereby resolves to adopt the attached Plan Update, incorporated herein by reference and made a part hereof, as the Township's formally adopted Park and Recreation Plan.

RESOLVED AND ADOPTED this ____ day of _____, 2015.

ATTEST:

**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS**

Louis F. Smith, Secretary

E. Martin Shane, Chairman

Senya D. Isayeff, Vice-Chairman

Carmen Battavio, Member

Charles W. Proctor, III, Esquire, Member

Janet L. Emanuel, Member



THE COUNTY OF CHESTER



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PLANNING COMMISSION

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601 Westtown Road
P. O. Box 2747
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(610) 344-6285 Fax (610) 344-6515

September 4, 2015

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

Re: Proposed Parks, Recreation, and Open Space Plan Update
CP-8-15-12373 - East Goshen Township

Dear Mr. Smith:

The Chester County Planning Commission has reviewed the proposed Parks, Recreation, and Open Space Plan Update as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 301.3. The referral for review was received by this office on August 10, 2015. We offer the following comments to assist in your review of the proposed Plan Update:

DESCRIPTION:

1. East Goshen Township proposes to adopt a Parks, Recreation, and Open Space Plan Update, to replace its 1993 Open Space, Recreation, and Environmental Resources Plan. The purpose of the Plan, as specified on Page 1, is to serve as the Parks, Recreation, and Open Space element of the Township's Comprehensive Plan, advance the 2013 Central Chester County Bicycle and Pedestrian Circulation Plan with respect to safe walking and cycling in the Township, and position the Township to be competitive for grant funding.

LANDSCAPES:

2. East Goshen Township is situated within the **Suburban, Rural and Natural Landscape** designations of *Landscapes2*, the 2009 County Comprehensive Plan. The majority of the Township is situated in the **Suburban Landscape**, where the objective is to promote new development to accommodate anticipated population and employment growth, using appropriate density, sustainable design, and smart transportation principles. The easternmost/southeastern portion of the Township along the Willistown Township border is situated in the **Rural Landscape**, where the objectives is to preserve the open, rural character of Chester County, enhance villages within their historic settings, and accommodate appropriate developments in rural centers. As an overlay of the basic landscapes, the objective of the **Natural Landscape** is to encourage the preservation and restoration of sensitive natural resources.

The proposed Plan Update is consistent with the goals and objectives of *Landscapes2*. The Open Space and Greenways component of *Landscapes2* recommends that municipalities regularly update the parks and recreation sections of local comprehensive plans, establish and implement sustainable maintenance plans for municipally owned parks, preserves, and open spaces, and coordinate with public schools to integrate municipal and school recreation facilities where feasible.

Page: 2

Re: Proposed Parks, Recreation, and Open Space Plan Update

CP-8-15-12373 - East Goshen Township

COMMENTS:

3. We note that East Goshen Township is also currently pursuing an update of its 2005 Comprehensive Plan, which is being prepared under the Chester County Vision Partnership Program (VPP), funded in part through a grant from the Chester County Board of Commissioners. We acknowledge Action Item 2.3A (page 16) states the Township shall coordinate the implementation of recommendations for natural resource conservation identified in the Comprehensive Plan as they apply to parks and public owned open space.
4. The County Planning Commission endorses Action Item 1.7.C (page 13), which states the Township shall undertake the development of a Township bicycle and pedestrian plan that builds upon the Central Chester County Bicycle and Pedestrian Plan.
5. The reference to the Central Chester County Bicycle and Pedestrian Plan on page 2 incorrectly identifies that the Plan was completed in 2012, rather than 2013. This should be corrected by the Township.
6. The preserved open space figures presented on Page 4 differ from the figures presented in the second paragraph on Page 15. Additionally, the total number of parks and open spaces used for active and passive recreation identified on Page 5 differs from the number provided Page 37. These issues should be corrected by the Township.
7. For clarity purposes, the Township should identify the general timeframes for the high, medium and low priority categories identified in Chapter 6 - Implementation Matrix.
8. We recommend that the Township consider reprinting the Implementation Matrix as a separate document, in addition to its inclusion in the Plan Update, and posting it on the Township's website. This will allow the Township's goals and objectives and implementation strategy, as well as the work program necessary for their implementation, to be read and distributed more widely.
9. We recommend the Township Owned Properties category on the Township Parks & Open Space Map (Page 31) be divided into active park and passive park categories, as specified in Table 1 on Pages 33-34. We also recommend that the names of the major active parks in the Township be added to this map, and that the font size of the UPI numbers shown on the map be increased in order to enhance the usability of the map with its corresponding Table.
10. UPI# 53-3M-29-E, which is identified in Table 1 as Township-owned passive open space ("Grand Oak Open Space, 9.9 acres), should be added to the Township Parks & Open Space Map.
11. In order to be consistent with the Combined Parks and Open Spaces Acreage figure presented in Appendix A. Table 1 on Page 38, we recommend that the last sentence on Page 38 be revised to identify that the Township owns an overall total of 508.81 acres of land for active and passive recreation.
12. The text note on page 77 (Appendix F) should be replaced with the summary from final public meeting in the adopted document.

Page: 3

Re: Proposed Parks, Recreation, and Open Space Plan Update

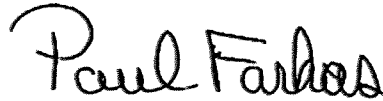
CP-8-15-12373 - East Goshen Township

13. To assist in the Plan's implementation, we recommend that all members of the Board of Supervisors, the Township Planning Commission, and the Zoning Hearing Board be provided with official copies after adoption.

RECOMMENDATION: The Commission commends the Township on preparing the Parks, Recreation, and Open Space Plan Update. The Township should adopt the Plan Update after consideration of the comments contained in this review.

We request an official copy of the decision made by the Board of Supervisors, as required by Section 306(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your plan.

Sincerely,

A handwritten signature in black ink that reads "Paul Farkas". The signature is written in a cursive, flowing style with a large initial "P".

Paul Farkas
Senior Planner

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: 10/02/2015
To: Planning Commission
From: Mark Gordon, Township Zoning Officer *mb*
Re: Zoning Ordinance Review Recommendations

Commissioners,

Here are the items identified in Articles I-IV in the Review of the Zoning Ordinance that either pose some inconsistencies or require some clarifications in the code. I have drafted a matrix with the items we discussed last month. I will update the matrix with issues identified in articles V-IX prior to the meeting.

East Goshen Township

Planning Commission Review of the Zoning Ordinance CH 240

Zoning Ordinance Recommendations

		Title	Section	Issue	Recommendation	Priority
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	
				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	
					a. Look at the applicability of this use in	
					The use could be permitted for all Residential districts as long as a clear definition and standard is outlined	
	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	

Zoning Ordinance Recommendations

	Title	Section	Issue	Recommendation	Priority
				Webster's online Definition of Temporary: lasting for a limited time	
	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	
	Public and Private Recreation		These terms should be consistent	identify inconsistencies and correct	
	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	
2.3	Single Family Cluster Development	9.G	This section of the ordinance somewhat hidden	Single Family Cluster should be highlighted in the NOTES of 240-9.G directing readers to 240-28 for specific area and	
2.4	Single Family Openspace Development	9.G	This section of the ordinance somewhat hidden	Single Family Openspace should be highlighted in the NOTES of 240-9.G refereeing readers to 240-36 for specific area	
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?	
			B(13): Outdoor retail sales of Christmas trees	By Right?	

Zoning Ordinance Recommendations

	Title	Section	Issue	Recommendation	Priority
			C(2): Outdoor retail sales of Christmas trees	CU, WHY?	
			E(2): Outdoor Storage	(Define!)	
			E(6): Temporary Use	Define ?	
3.2	C-2 Uses		Restaurants? Its not very clear.	Restaurant uses should be clear and concise	

Article IV

4.1	I / BP Uses	19.C.(23)	Research – This is allowed in I2 but not BP.	Permit in BP	
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.	
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-	
4.4		20.D.(6) and (24)	Treatment center is listed twice.	Remove (24)	
4.5		20.F.(2)	Typo:	change 1-2 to I-2.	
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	
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.	

Zoning Ordinance Recommendations

Title	Section	Issue	Recommendation	Priority
	20.F.(3)(g)	Two buildings on one lot	Do we want to keep this? Yes, I believe this adds some flexibility to	
	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	

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: 9/30/2015

To: Planning Commission

From: Mark Gordon, Township Zoning Officer

Re: Tree Ordinance



Dear Commissioners,

The Board of Supervisors would like the PC to review the Tree Ordinance and prepare an amendment for their consideration. One of the concerns of the Board is that the tree replacement requirement is too restrictive for small lot owners with wooded lots.

The PC has discussed this matter in length in the past. I have enclosed a copy of the tree ordinance for your review. I suggest we discuss it this month, time permitted.

*Township of East Goshen, PA
Wednesday, September 30, 2015*

Chapter 218. Trees

[HISTORY: Adopted by the Board of Supervisors of the Township of East Goshen 9-17-1996 by Ord. No. 114. Amendments noted where applicable.]

§ 218-1. Definitions and word usage.

- A. Word usage. The singular number includes the plural, and the masculine gender includes the feminine.
- B. Terms defined. Unless expressly stated otherwise, the following words and phrases shall be construed throughout this chapter to have the meanings indicated in this section:

APPLICANT

The person who makes the application for the permit and who is responsible for the work.

BASAL TRUNK ELEVATION

Grade elevation in the area around a tree which is in close proximity to the tree's base.

BOARD

The Board of Supervisors of the Township of East Goshen.

CALIPER

For trees which are a minimum of 12 feet in height, the diameter of a tree trunk measured at a point 4 1/2 feet from the ground surface. For trees that are less than 12 feet in height, the diameter of a tree trunk measured at a point one foot from the ground surface.

[Amended 3-18-2003 by Ord. No. 129-D-03; 7-12-2011 by Ord. No. 129-G-11]

DRIPLINE

The line marking where the outer edges of a tree's branches overhang the ground.

EMERGENCY WORK

Any work performed for the purpose of preventing or mitigating physical or property damage threatened or caused by an emergency.

HISTORIC TREE

Any tree over 100 years old identified by a licensed arborist.

[Amended 7-12-2011 by Ord. No. 129-G-11]

PERSON

Any individual, firm, association, partnership or corporation.

SPECIMEN TREE

A tree that is unique in either size, beauty, location, species or condition as determined by a licensed arborist.

TREE

Any woody perennial plant usually having one or more main stems or trunks and more or less definitely formed crowns and growing to a height of 15 feet or more at maturity.

TREE PROTECTION ZONE (TPZ)

An area that is radial to the trunk of a tree in which no construction activity, movement of vehicles, placement of fill or other land disturbance activities shall occur. The tree protection zone shall be 25 feet from the trunk of the tree to be retained or the distance from the trunk to the dripline, whichever is greater. Where there is a group of trees or woodlands, the tree protection zone shall be the aggregate of the protection zones for the

individual trees.

[Amended 7-12-2011 by Ord. No. 129-G-11]

TREE REMOVAL

The cutting down of a tree, the transplanting of a tree to a property other than that under development or the infliction of damage to a tree which is of such severity as to show evidence within a period of two years of irreparable harm leading to the premature death of the tree.

§ 218-2. Trees on Township streets and property.

The Township shall have exclusive custody and control of those trees that are located within the area where the Township owns the right-of-way in fee of any Township street and/or Township-owned property and is authorized to plant, remove and protect such trees.

- A. Except in cases of emergency work necessary for protection of life or property, it shall be a violation of this chapter for any person, without first obtaining Township approval, to do any of the following:

[Amended 7-12-2011 by Ord. No. 129-G-11]

- (1) Cut, break, climb with spurs, injure in any manner or remove any tree.
- (2) Cut down any tree or interfere in any manner with the main roots of any tree.
- (3) Place any rope, guy wire, cable, sign, poster or other fixture on a tree.
- (4) Injure, misuse or remove any device placed to protect trees.
- (5) Place or install any stone, cement or other substance which shall impede the passage of water and air to the roots of any tree.

- B. Emergency work. Notwithstanding any other provisions of this chapter, the Township shall have the right, without prior notice to any property owner, to perform any act/acts necessary to abate clear, present and immediate threats to the public health, safety or welfare caused by the condition of trees or parts thereof of those trees that are located within the area where the Township owns in fee the right-of-way of any Township street. The Township shall have the right to assess the cost of such summary abatement against the person whose action or inaction caused such threat to the public health, safety or welfare.

§ 218-3. Removal of diseased trees.

- A. The Township can, upon four weeks' prior written notice to the owners of any property, require owners of property to cut and remove trees or parts thereof afflicted with contagious diseases such as Dutch Elm disease.
- B. Upon the failure of any such owner to comply with such notice, the Township can cause the work to be done by the Township and levy and collect the cost thereof from the owner of the property. The cost of such work shall be a lien upon the premises from the time of commencement of the work, which date shall be fixed by the Township Engineer and shall be filed with the Township Secretary. Any such lien may be collected by action in assumpsit or by lien filed in the manner provided by law for the filing and collection of municipal claims.
- C. The Township shall give said four-week notice by mailing it, by certified mail, to the last known address of the owner of the property and by posting the notice at a conspicuous location on the property.

§ 218-4. Violations and penalties.

[Amended 7-12-2011 by Ord. No. 129-G-11]

Any person who violates or permits the violation of any provision of this chapter shall, upon being found liable therefor in a civil enforcement proceeding commenced by the Township before a District Justice, pay a fine for each such violation in an amount not less than \$100 and not more than \$600, plus all court costs, including reasonable attorney's fees, incurred by the Township. No judgment shall be imposed until the date of the determination of a violation by the District Justice. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of civil procedure.

[1] *Editor's Note: Former §§ 218-4, Protection of existing trees during construction, and 218-5, Permit procedure, were*

repealed 7-12-2011 by Ord. No. 129-G-11. This ordinance also provided for the redesignation of former § 218-6, Violations and penalties, as § 218-4. Concerning protection of existing trees during construction, see now § 205-63.

FYI

September 14, 2015

EGMA1504

SEP 15 2015

Chairman Daniel Daley
East Goshen Township Planning Commission
1580 Paoli Pike
West Chester, PA 19380

**RE: Act 14 Notification – NPDES, General Permit and Water Quality Management Part II
Permit Applications - Reservoir Road Pump Station and Force Main
East Goshen Township**

Dear Chairman Daley:

In accordance with Pennsylvania Act 14 we are hereby providing notification that Applications for NPDES, General Permits, and Water Quality Management Permit (Part II) will be submitted to the Pennsylvania Department of Environmental Protection (PADEP) by Pennoni on behalf of East Goshen Municipal Authority. The Applications seek approval for construction of a new wastewater pump station and force main extension.

Acts 67, 68 and 127, which amended the Municipalities Planning Code, direct state agencies to consider comprehensive plans and zoning ordinances when reviewing applications for permitting of facilities and infrastructure, and specify that state agencies may rely upon comprehensive plans and zoning ordinances under certain conditions as described in Sections 619.2 and 1105 of the Municipalities Planning Code. The Pennsylvania Department of Environmental Protection's Policy for Consideration of Local Comprehensive Plans and Zoning Ordinances in DEP Review of Permits for Facilities and Infrastructure (DEP's Land Use Policy) provides direction and guidance to DEP staff, permit applicants, and local and county governments for the implementation of Acts 67, 68 and 127 of 2000. This policy can be found at www.depweb.state.pa.us; Keyword: Land Use. In accordance with DEP's Land Use Policy, enclosed please find a General Information Form (GIF) completed for this project, USGS location maps for reference, and a Municipal Land Use Letter that is to be submitted with our permit application to DEP. Please complete the attached form and return within 30 days to:

Michael J. Ellis, PE
Pennoni
121 Continental Drive, Suite 207
Newark, DE 19713

Please do not send this form to DEP, as we must include the Municipal Land Use Letter with our permit application. If we do not receive a response from you within 30 days, we shall proceed to submit our permit application to DEP without the Municipal Land Use Letter. If the Municipal Land Use Letter is not submitted with our permit application, and we provide proof to DEP that we attempted to obtain it, DEP will assume there are no substantive land use conflicts and proceed with the normal application review process. If you have any questions, please do not hesitate to contact me at 302-351-5236 or mellis@pennoni.com.

Sincerely,

PENNONI



Michael J. Ellis, PE
East Goshen Municipal Authority Engineer

MJE/BWM

Enclosure

cc: Rick Smith, East Goshen Township Manager

w:\projects\egma\egma1504-reservoir rd ps design permitting\permits\padep\general background information form\act14notice_mailmerge.docx

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

Date: September 29, 2015

Michael J. Ellis, PE
Pennoni
121 Continental Drive, Suite 207
Newark, DE 19713

RE: Land Use Letter
Reservoir Road Pump Station and Force Main

The Municipality of East Goshen Township states that it:

☒ has adopted a municipal or multi-municipal comprehensive plan. If yes, please provide date of adoption: June 21, 2005

☐ has not adopted a municipal or multi-municipal comprehensive plan.

The Municipality of East Goshen Township states that it:

☒ has adopted a county zoning ordinance, or a municipal or joint-municipal zoning ordinance.

☐ has not adopted a county zoning ordinance, or a municipal or joint-municipal zoning ordinance.

If applicable:

The Municipality of East Goshen Township states that its zoning ordinance is generally consistent with its municipal comprehensive plan and the county comprehensive plan.

The above referenced proposed project

☒ meets the provisions of the local zoning ordinance.

If zoning approval is required for the project to proceed, the above referenced project:

☒ has received zoning approval.

☐ has not received zoning approval.

If the proposed project has not received zoning approval:

What is the status of the zoning request for the proposed project? (e.g., Special Exception Approval from the Zoning Hearing Board required, Conditional Use approval from the Governing Body required)

Is there a legal challenge by the applicant with regard to zoning for the proposed project?

No.

Name and Contact Information for Municipal Zoning Officer:

Mark A. Gordon, 1580 Paoli Pike West Chester PA 19380

610-692-7171

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

Page 2

Additional Comments (attach additional sheets if necessary):

Submitted by:

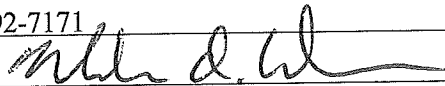
Name: Mark A. Gordon

Title: Township Zoning Officer

Address: 1580 Paoli Pike, West Chester, PA 19380

Phone: 610-692-7171

Signature:



Date: 9/29/2015

Form



pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION

GENERAL INFORMATION FORM – AUTHORIZATION APPLICATION

Before completing this General Information Form (GIF), read the step-by-step instructions provided in this application package. This version of the General Information Form (GIF) must be completed and returned with any program-specific application being submitted to the Department.

Related ID#s (If Known)		DEP USE ONLY
Client ID# 62683	APS ID#	Date Received & General Notes
Site ID#	Auth ID#	
Facility ID#		

CLIENT INFORMATION

DEP Client ID# 62683	Client Type / Code AUTH			
Organization Name or Registered Fictitious Name East Goshen Municipal Authority		Employer ID# (EIN) 23-6005479	Dun & Bradstreet ID#	
Individual Last Name	First Name	MI	Suffix	SSN
Additional Individual Last Name	First Name	MI	Suffix	SSN
Mailing Address Line 1 1580 Paoli Pike		Mailing Address Line 2		
Address Last Line – City West Chester		State PA	ZIP+4 19380	Country USA
Client Contact Last Name Smith	First Name Louis "Rick"	MI F	Suffix	
Client Contact Title Township Manager		Phone 610-692-7171	Ext	
Email Address rsmith@eastgoshen.org		FAX 610-692-8950		

SITE INFORMATION

DEP Site ID#	Site Name Reservoir Road Pump Station				
EPA ID#	Estimated Number of Employees to be Present at Site				0-1
Description of Site Wastewater Pump Station					
County Name	Municipality	City	Boro	Twp	State
Chester	East Goshen	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	PA
County Name	Municipality	City	Boro	Twp	State
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Site Location Line 1 Intersection of East Strasburg Road and Reservoir Road		Site Location Line 2			
Site Location Last Line – City West Chester		State PA	ZIP+4 19380		
Detailed Written Directions to Site From 202, travel east on West Chester Pike (S.R. 3), turn left onto East Strasburg Road, continue approximately 0.8 miles to intersection with Reservoir Road					
Site Contact Last Name Miller	First Name Mark	MI	Suffix		
Site Contact Title Director of Public Works		Site Contact Firm East Goshen Township			
Mailing Address Line 1 1580 Paoli Pike		Mailing Address Line 2			

Mailing Address Last Line – City West Chester			State PA	ZIP+4 19380
Phone 610-692-7171	Ext	FAX 610-692-8950	Email Address mmiller@eastgoshen.org	

NAICS Codes (Two- & Three-Digit Codes – List All That Apply) 221	6-Digit Code (Optional)
--	--------------------------------

Client to Site Relationship
OWNOP

FACILITY INFORMATION

Modification of Existing Facility	Yes	No
1. Will this project modify an existing facility, system, or activity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will this project involve an addition to an existing facility, system, or activity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>If "Yes", check all relevant facility types and provide DEP facility identification numbers below.</i>		

Facility Type	DEP Fac ID#	Facility Type	DEP Fac ID#
<input type="checkbox"/> Air Emission Plant		<input type="checkbox"/> Industrial Minerals Mining Operation	
<input type="checkbox"/> Beneficial Use (water)		<input type="checkbox"/> Laboratory Location	
<input type="checkbox"/> Blasting Operation		<input type="checkbox"/> Land Recycling Cleanup Location	
<input type="checkbox"/> Captive Hazardous Waste Operation		<input type="checkbox"/> MineDrainageTrmt/LandRecyProjLocation	
<input type="checkbox"/> Coal Ash Beneficial Use Operation		<input type="checkbox"/> Municipal Waste Operation	
<input type="checkbox"/> Coal Mining Operation		<input type="checkbox"/> Oil & Gas Encroachment Location	
<input type="checkbox"/> Coal Pillar Location		<input type="checkbox"/> Oil & Gas Location	
<input type="checkbox"/> Commercial Hazardous Waste Operation		<input type="checkbox"/> Oil & Gas Water Poll Control Facility	
<input type="checkbox"/> Dam Location		<input type="checkbox"/> Public Water Supply System	
<input type="checkbox"/> Deep Mine Safety Operation -Anthracite		<input type="checkbox"/> Radiation Facility	
<input type="checkbox"/> Deep Mine Safety Operation -Bituminous		<input type="checkbox"/> Residual Waste Operation	
<input type="checkbox"/> Deep Mine Safety Operation -Ind Minerals		<input type="checkbox"/> Storage Tank Location	
<input type="checkbox"/> Encroachment Location (water, wetland)		<input type="checkbox"/> Water Pollution Control Facility	
<input type="checkbox"/> Erosion & Sediment Control Facility		<input type="checkbox"/> Water Resource	
<input type="checkbox"/> Explosive Storage Location		<input checked="" type="checkbox"/> Other: Public Sewer System	

Latitude/Longitude Point of Origin	Latitude			Longitude		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
Pump Station	39	58	20	-75	32	54
Horizontal Accuracy Measure	Feet	1	--or--	Meters		
Horizontal Reference Datum Code	<input type="checkbox"/> North American Datum of 1927 <input checked="" type="checkbox"/> North American Datum of 1983 <input type="checkbox"/> World Geodetic System of 1984					
Horizontal Collection Method Code	GPS					
Reference Point Code	CNTAR					
Altitude	Feet	345	--or--	Meters		
Altitude Datum Name	<input type="checkbox"/> The National Geodetic Vertical Datum of 1929 <input checked="" type="checkbox"/> The North American Vertical Datum of 1988 (NAVD88)					
Altitude (Vertical) Location Datum Collection Method Code	GPS					
Geometric Type Code	POINT					
Data Collection Date	12/2013					
Source Map Scale Number	1	Inch(es)	=	800	Feet	
	--or--	Centimeter(s)	=		Meters	

PROJECT INFORMATION

Project Name Reservoir Road Pump Station			
Project Description New Wastewater Pump Station and Force Main			
Project Consultant Last Name Ellis	First Name Michael	MI J	Suffix
Project Consultant Title Senior Engineer		Consulting Firm Pennoni Associates Inc.	
Mailing Address Line 1 121 Continental Drive		Mailing Address Line 2 Suite 207	

COORDINATION INFORMATION

Note: The PA Historical and Museum Commission must be notified of proposed projects in accordance with DEP Technical Guidance Document 012-0700-001 and the accompanying Cultural Resource Notice Form.

If the activity will be a mining project (i.e., mining of coal or industrial minerals, coal refuse disposal and/or the operation of a coal or industrial minerals preparation/processing facility), respond to questions 1.0 through 2.5 below.

If the activity will not be a mining project, skip questions 1.0 through 2.5 and begin with question 3.0.

1.0	Is this a coal mining project? If "Yes", respond to 1.1-1.6. If "No", skip to Question 2.0.	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
1.1	Will this coal mining project involve coal preparation/ processing activities in which the total amount of coal prepared/processed will be equal to or greater than 200 tons/day?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
1.2	Will this coal mining project involve coal preparation/ processing activities in which the total amount of coal prepared/processed will be greater than 50,000 tons/year?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
1.3	Will this coal mining project involve coal preparation/ processing activities in which thermal coal dryers or pneumatic coal cleaners will be used?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
1.4	For this coal mining project, will sewage treatment facilities be constructed and treated waste water discharged to surface waters?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
1.5	Will this coal mining project involve the construction of a permanent impoundment meeting one or more of the following criteria: (1) a contributory drainage area exceeding 100 acres; (2) a depth of water measured by the upstream toe of the dam at maximum storage elevation exceeding 15 feet; (3) an impounding capacity at maximum storage elevation exceeding 50 acre-feet?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
1.6	Will this coal mining project involve underground coal mining to be conducted within 500 feet of an oil or gas well?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
2.0	Is this a non-coal (industrial minerals) mining project? If "Yes", respond to 2.1-2.6. If "No", skip to Question 3.0.	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
2.1	Will this non-coal (industrial minerals) mining project involve the crushing and screening of non-coal minerals other than sand and gravel?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
2.2	Will this non-coal (industrial minerals) mining project involve the crushing and/or screening of sand and gravel with the exception of wet sand and gravel operations (screening only) and dry sand and gravel operations with a capacity of less than 150 tons/hour of unconsolidated materials?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
2.3	Will this non-coal (industrial minerals) mining project involve the construction, operation and/or modification of a portable non-metallic (i.e., non-coal) minerals processing plant under the authority of the General Permit for Portable Non-metallic Mineral Processing Plants (i.e., BAQ-PGPA/GP-3)?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
2.4	For this non-coal (industrial minerals) mining project, will sewage treatment facilities be constructed and treated waste water discharged to surface waters?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
2.5	Will this non-coal (industrial minerals) mining project involve the construction of a permanent impoundment meeting one or more of the following criteria: (1) a contributory drainage area exceeding 100 acres; (2) a depth of water measured by the upstream toe of the dam at maximum storage elevation exceeding 15 feet; (3) an impounding capacity at maximum storage elevation exceeding 50 acre-feet?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
3.0	Will your project, activity, or authorization have anything to do with a well related to oil or gas production, have construction within 200 feet of, affect an oil or gas well, involve the waste from such a well, or string power lines above an oil or gas well? If "Yes", respond to 3.1-3.3. If "No", skip to Question 4.0.	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

3.1	Does the oil- or gas-related project involve any of the following: placement of fill, excavation within or placement of a structure, located in, along, across or projecting into a watercourse, floodway or body of water (including wetlands)?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
3.2	Will the oil- or gas-related project involve discharge of industrial wastewater or stormwater to a dry swale, surface water, ground water or an existing sanitary sewer system or storm water system? If "Yes", discuss in <i>Project Description</i> .	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
3.3	Will the oil- or gas-related project involve the construction and operation of industrial waste treatment facilities?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
4.0	Will the project involve a construction activity that results in earth disturbance? If "Yes", specify the total disturbed acreage. 4.0.1 Total Disturbed Acreage approx. 1.3 acres	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
5.0	Does the project involve any of the following? If "Yes", respond to 5.1-5.3. If "No", skip to Question 6.0.	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
5.1	Water Obstruction and Encroachment Projects – Does the project involve any of the following: placement of fill, excavation within or placement of a structure, located in, along, across or projecting into a watercourse, floodway or body of water?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
5.2	Wetland Impacts – Does the project involve any of the following: placement of fill, excavation within or placement of a structure, located in, along, across or projecting into a wetland?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
5.3	Floodplain Projects by the commonwealth, a Political Subdivision of the commonwealth or a Public Utility – Does the project involve any of the following: placement of fill, excavation within or placement of a structure, located in, along, across or projecting into a floodplain?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
6.0	Will the project involve discharge of stormwater or wastewater from an industrial activity to a dry swale, surface water, ground water or an existing sanitary sewer system or separate storm water system?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
7.0	Will the project involve the construction and operation of industrial waste treatment facilities?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
8.0	Will the project involve construction of sewage treatment facilities, sanitary sewers, or sewage pumping stations? If "Yes", indicate estimated proposed flow (gal/day). Also, discuss the sanitary sewer pipe sizes and the number of pumping stations/treatment facilities/name of downstream sewage facilities in the <i>Project Description</i> , where applicable. 8.0.1 Estimated Proposed Flow (gal/day) 300,000	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
9.0	Will the project involve the subdivision of land, or the generation of 800 gpd or more of sewage on an existing parcel of land or the generation of an additional 400 gpd of sewage on an already-developed parcel, or the generation of 800 gpd or more of industrial wastewater that would be discharged to an existing sanitary sewer system? 9.0.1 Was Act 537 sewage facilities planning submitted and approved by DEP? If "Yes" attach the approval letter. Approval required prior to 105/NPDES approval.	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
10.0	Is this project for the beneficial use of biosolids for land application within Pennsylvania? If "Yes" indicate how much (i.e. gallons or dry tons per year). 10.0.1 Gallons Per Year (residential septage) 10.0.2 Dry Tons Per Year (biosolids)	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
11.0	Does the project involve construction, modification or removal of a dam? If "Yes", identify the dam. 11.0.1 Dam Name	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
12.0	Will the project interfere with the flow from, or otherwise impact, a dam? If "Yes", identify the dam. 12.0.1 Dam Name	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

13.0	Will the project involve operations (excluding during the construction period) that produce air emissions (i.e., NOX, VOC, etc.)? If "Yes", identify each type of emission followed by the amount of that emission.	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
13.0.1	Enter all types & amounts of emissions; separate each set with semicolons.				
14.0	Does the project include the construction or modification of a drinking water supply to serve 15 or more connections or 25 or more people, at least 60 days out of the year? If "Yes", check all proposed sub-facilities.	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
14.0.1	Number of Persons Served				
14.0.2	Number of Employee/Guests				
14.0.3	Number of Connections				
14.0.4	Sub-Fac: Distribution System	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
14.0.5	Sub-Fac: Water Treatment Plant	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
14.0.6	Sub-Fac: Source	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
14.0.7	Sub-Fac: Pump Station	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
14.0.8	Sub Fac: Transmission Main	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
14.0.9	Sub-Fac: Storage Facility	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
15.0	Will your project include infiltration of storm water or waste water to ground water within one-half mile of a public water supply well, spring or infiltration gallery?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
16.0	Is your project to be served by an existing public water supply? If "Yes", indicate name of supplier and attach letter from supplier stating that it will serve the project.	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
16.0.1	Supplier's Name	Aqua Pennsylvania			
16.0.2	Letter of Approval from Supplier is Attached	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
17.0	Will this project involve a new or increased drinking water withdrawal from a stream or other water body? If "Yes", should reference both Water Supply and Watershed Management.	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
17.0.1	Stream Name				
18.0	Will the construction or operation of this project involve treatment, storage, reuse, or disposal of waste? If "Yes", indicate what type (i.e., hazardous, municipal (including infectious & chemotherapeutic), residual) and the amount to be treated, stored, re-used or disposed.	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
18.0.1	Type & Amount				
19.0	Will your project involve the removal of coal, minerals, etc. as part of any earth disturbance activities?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
20.0	Does your project involve installation of a field constructed underground storage tank? If "Yes", list each Substance & its Capacity. Note: Applicant may need a Storage Tank Site Specific Installation Permit.	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
20.0.1	Enter all substances & capacity of each; separate each set with semicolons.				
21.0	Does your project involve installation of an aboveground storage tank greater than 21,000 gallons capacity at an existing facility? If "Yes", list each Substance & its Capacity. Note: Applicant may need a Storage Tank Site Specific Installation Permit.	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
21.0.1	Enter all substances & capacity of each; separate each set with semicolons.				
22.0	Does your project involve installation of a tank greater than 1,100 gallons which will contain a highly hazardous substance as defined in DEP's Regulated Substances List, 2570-BK-DEP2724? If "Yes", list each Substance & its Capacity. Note: Applicant may need a Storage Tank Site Specific Installation Permit.	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
22.0.1	Enter all substances & capacity of each; separate each set with semicolons.				

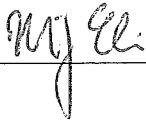
- 23.0 Does your project involve installation of a storage tank at a new facility with a total AST capacity greater than 21,000 gallons? If "Yes", list each Substance & its Capacity. **Note:** Applicant may need a Storage Tank Site Specific Installation Permit. ☐ Yes ☒ No
- 23.0.1 Enter all substances & capacity of each; separate each set with semicolons.
- 24.0 Will the intended activity involve the use of a radiation source? ☐ Yes ☒ No

CERTIFICATION

I certify that I have the authority to submit this application on behalf of the applicant named herein and that the information provided in this application is true and correct to the best of my knowledge and information.

Type or Print Name Michael J. Ellis

Signature



Authority Engineer

Title

Date

9/14/15

PROJECT: EGMA1504-RESERVOIR RD PS DESIGN PERMITTING DESIGN - PUBLISH LM0001.DWG
PLOTSTYLE: PENNONI.NCS.STB, PROJECT STATUS: PRELIMINARY DESIGN PLANS
DATE: 8/17/2015 2:43:04 PM, BY: BRIAN MILLER



PENNONI ASSOCIATES INC.

Christiana Executive Campus
121 Continental Drive, Suite 207
Newark, DE 19713-4310

T 302.655.4451 F 302.654.2895

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RESERVOIR ROAD PUMP STATION AND FORCE MAIN
RESERVOIR ROAD AT EAST STRASBURG ROAD
WEST CHESTER, PA

CHESTER CREEK LOCATION MAP

EAST GOSHEN MUNICIPAL AUTHORITY

1580 PAOLI PIKE

NEWARK, DE 19713

PROJECT **EGMA1504**

DATE **2015-07-22**

DRAWING SCALE **1" = 2000'**

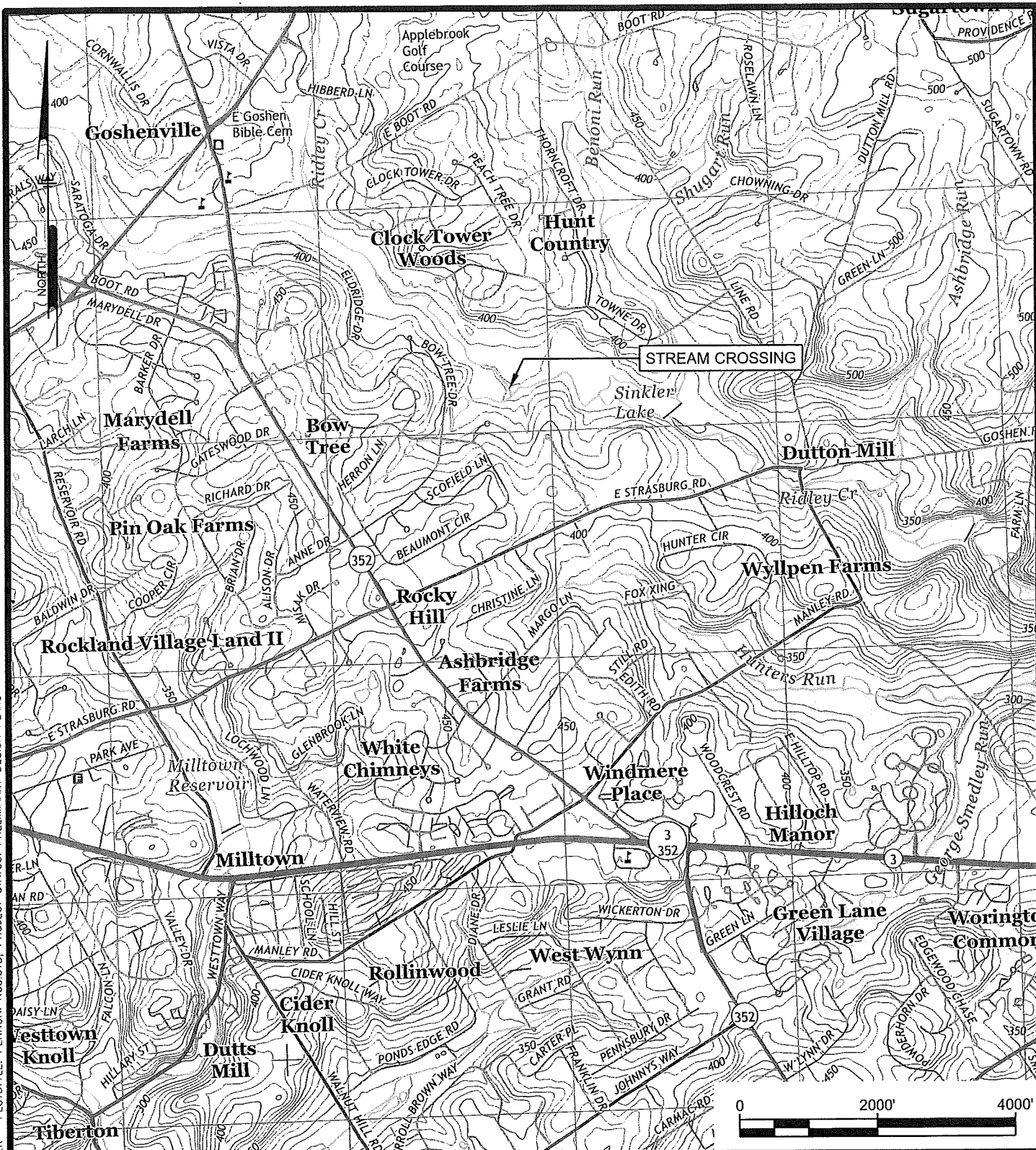
DRAWN BY **MWF**

APPROVED BY **MJE**

LM0001

SHEET **1** OF **1**

PROJECTS\EGMA\EGMA1504-RESERVOIR RD PS DESIGN PERMITTING\DESIGN\publish\LM0002.DWG
PLOTSTYLE: PENNONI NCS.STB, PROJECT STATUS: PRELIMINARY DESIGN PLANS
DATE: 8/17/2015 2:59:51 PM, BY: BRIAN MILLER



PENNONI ASSOCIATES INC.

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RESERVOIR ROAD PUMP STATION AND FORCE MAIN
RESERVOIR ROAD AT EAST STRASBURG ROAD
WEST CHESTER, PA

RIDLEY CREEK LOCATION MAP

EAST GOSHEN MUNICIPAL AUTHORITY

1580 PAOLI PIKE
WEST CHESTER, PA 19380

PROJECT **EGMA1504**

DATE **2015-07-22**

DRAWING SCALE **1" = 2000'**

DRAWN BY **MWF**

APPROVED BY **MJE**

LM0002

SHEET **1** OF **1**

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: 10/2/2015
To: Planning Commission
From: Mark Gordon, Township Zoning Officer *mlle*
Re: Goshen Village Shopping Center Buffer Planting Replacement

Dear Commissioners:

As you recall, the GVSC is proposing to replace the buffer plantings removed with some low landscape beds along Boot Rd and Paoli Pike. The Conservancy Board reviewed the landscape plan submitted, their recommendations are enclosed.

Draft Motion:

Mr. Chairman, I move that we recommend that the Board of Supervisors accept the landscape plan to replace the buffer plantings along Boot Rd and Paoli Pike with the following conditions:

1. The Boot Road plantings shown be installed this fall and that the Paoli Pike Plantings be deferred until there is a clear indication of where the proposed Paoli Pike Trail will be situated; so as to minimize any disturbance to the plantings when the trail is constructed.

EAST GOSHEN CONSERVANCY

September 9, 2015

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

Re: Goshen Village Shopping Center
Replacement Buffer Landscaping

Dear Commission Members:

At their meeting on September 9, 2015 the Conservancy Board reviewed the Landscape Plan for the replacement buffer plantings at the Goshen Village Shopping Center. The Conservancy Board was pleased with the plantings shown on the plan and offers two recommendations for consideration:

1. The Boot Road plantings shown be installed this fall and that the Paoli Pike Plantings be deferred until there is a clear indication of where the proposed Paoli Pike Trail will be situated, so as to minimize any disturbance to the plantings when the trail is constructed.
2. The property owners choose a dogwood species that is low growing so as to minimize screening the shopping center from passing motorists.

Sincerely,



Mark A. Gordon
Zoning Officer

PAOLI PIKE

SR 2014

BOOT ROAD

SR 2020

PROPOSED
PYLON SIGN

PROPOSED
DIRECTIONAL
SIGN

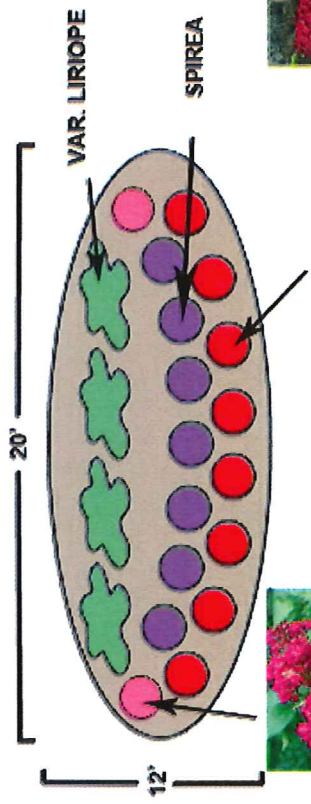
Existing Shopping Center

PROPOSED
DIRECTIONAL
SIGN

WEST BRANCH RIDLEY CREEK

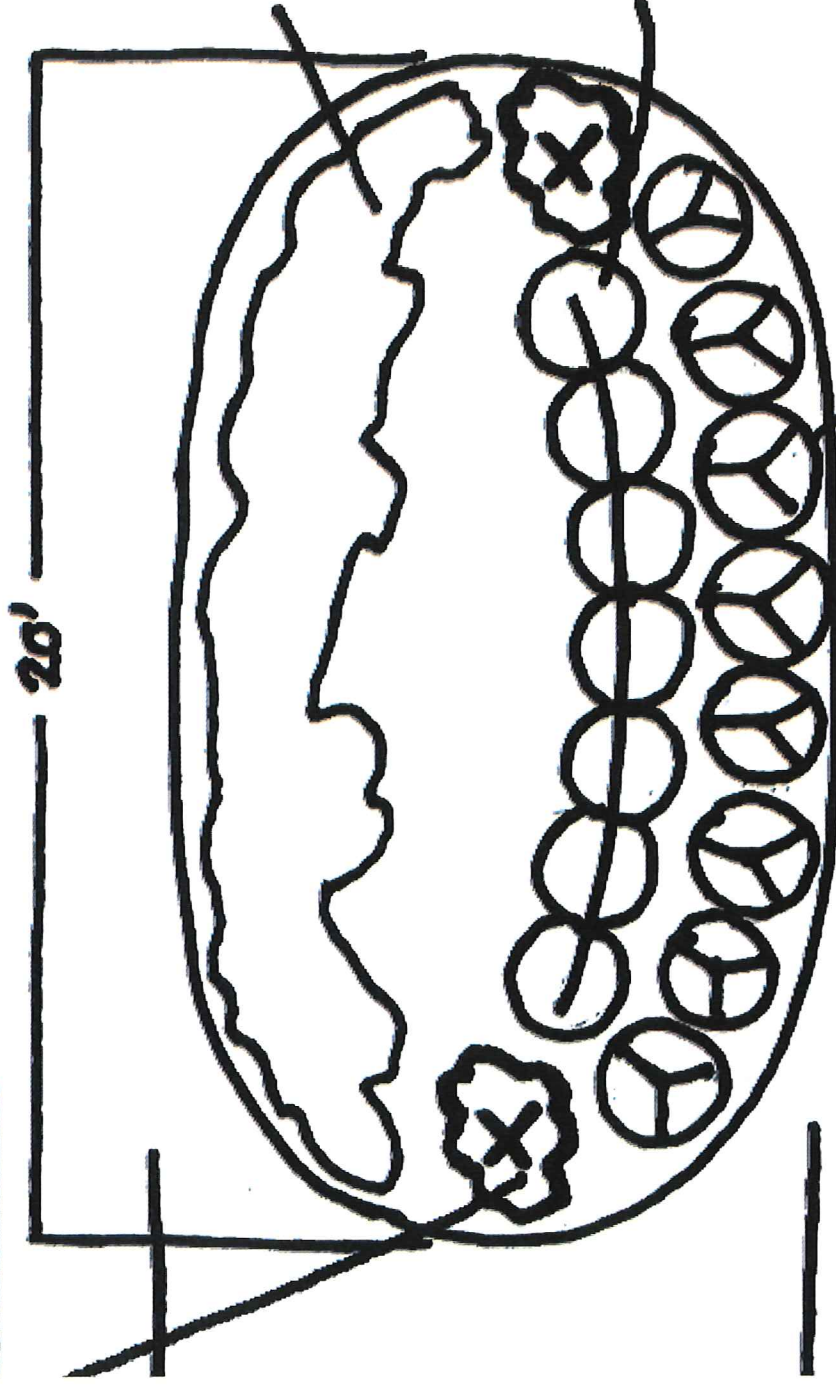
LIMIT OF PHASE I

ENLARGED BED VIEW



ENLARGED BED VIEW

CRAPEMYRTLE
SEMI-DWARF
TONTTO



BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

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

FyI

September 9, 2015

Dear Property or Business Owner:

As you may recall, the Township sent a letter to you in May regarding the Paoli Pike Trail Feasibility Study and Master Plan. Since that time, the Township's consultant team has developed a Draft Trail Conceptual Plan for the bicycle and pedestrian trail along Paoli Pike in East Goshen Township.

The Draft Trail Conceptual Plan will be presented to the public in an open house format beginning at **6:30 PM on Tuesday September 15, 2015** at the Township Building. The Township's consultant team, led by McMahon Associates, Inc., will present a summary of the work done to date and an overview of the Draft Trail Conceptual Plan to the Board of Supervisors at their regularly scheduled meeting beginning at 7 PM.

Information about the Paoli Pike Trail Feasibility Study and Master Plan is posted on the Township web page (www.eastgoshen.org) and the draft Trail Conceptual Plan will be posted no later than September 14, 2015. The Township will accept public comments on the draft Trail Conceptual Plan through September 30, 2015. Please contact me with any questions you have at 610-692-7171 or by e-mail at mgordon@eastgoshen.org.

Sincerely,



Mark A. Gordon
Township Zoning Officer