

**EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION  
Meeting Agenda  
Wednesday, December 2, 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. **November 4, 2015**
- F. Subdivision and Land Development Applications**
  - 1. **930 N. Chester Rd.**
  - 2. **942 Cornwallis Dr.**
- 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**
  - 1. **PenDOT TAP Grant Acknowledgement**
  - 2. **PennDOT MTF Grant Acknowledgement**
- M. Liaison Reports
- N. Correspondence

Newsletter Deadlines for 2015:  
**Spring: January 29, 2015**

**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
<b>930 N. Chester Rd. / Gary and Paula Moore</b>	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
<b>942 Cornwallis Drive / Robert and Amanda Gionfrido</b>	SD	P/F	11/25/15	12/2/15	11/25/15	11/25/15	11/25/15		2/3/15	3/1/15	NA	3/1/15
<b>Bold = New Application or PC action required</b>												

**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**  
**November 4, 2015**

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, November 4, 2015 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Dan Daley, Adam Knox, Monica Close, Lori Kier and Jim McRee. Also present was Mark Gordon, Zoning Officer; Janet Emanuel, Supervisor; and Jon Altshul, Township CFO.

**COMMON ACRONYMS:**

<i>BOS – Board of Supervisors</i>	<i>CPTF – Comprehensive Plan Task Force</i>
<i>BC – Brandywine Conservancy</i>	<i>CVS – Community Visioning Session</i>
<i>CB – Conservancy Board</i>	<i>SWM – Storm Water Management</i>
<i>CCPC – Chester Co Planning Commission</i>	

**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 October 7, 2015 meeting were approved as amended.

**B. SUBDIVISION & LAND DEVELOPMENT**

1. 930 N. Chester Road – Owners Gary and Paula Moore were present. They have lived here for 35 years and the property has been in his family since 1958. They are next to the DeIVacchio landscape business. They want to subdivide their 4 acre lot into 2 – 2 acre lots. They plan to stay in the current house. The PennDOT application for the driveway has been submitted. He has an individual who wants to build his own house on the new lot. He doesn't expect to remove any trees. Mark mentioned that if the buyer develops, based on the plans being presented, that's ok. But if he changes the plan, he will have to go through the approval process. Mr. Moore is asking for a waiver from the landscaping plan. Mark notified the Conservancy Board. He recommended that Mr. Moore attend the CB meeting next Wednesday at 7:00 pm. Mark mentioned that they are waiting for a letter from the township engineer. The next action date is January 13, 2016.

**PUBLIC COMMENT**

William & Anne Davis, 1596 Wineberry Lane – They live in back and to the north of 930 N. Chester Road. Mr. Davis asked about the setback from the property line. Also, he has concerns about storm water runoff onto his property. Dan explained that the water should continue to flow as it does now. Also, the plan indicates that the new house will be about 71 feet from the property line.

**C. OLD BUSINESS**

1. Zoning Ordinance Review – Mark revised the matrix of zoning ordinance recommendations to show priorities. He reviewed it with Rick Smith, Township Manager, and will forward it to the Board of Supervisors.

2. Tree Ordinance – Dan prepared an Analysis Worksheet which compared East Goshen's ordinance to Malvern's using the same example. It was interesting that the result was similar. He referred to Page V-43 of the Malvern Ordinance which discusses options to planting replacement trees. Mark will provide a copy of the East Goshen ordinance to the commission members for discussion next month.



# Memorandum

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

Voice: 610-692-7171  
Fax: 610-692-8950  
E-mail: [mgordon@eastgoshen.org](mailto:mgordon@eastgoshen.org)

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Date: 11/25/2015  
To: Planning Commission  
From: Mark Gordon, Township Zoning Officer *mg*  
Re: 930 N. Chester Rd. / Subdivision Application

Commission Members,

The Township has received reviews from the CCPC, and the Township Engineer however no plans have been resubmitted. The Conservancy Board reviewed the plan and had some comments which I have attached.

I recommend that the applicant address the CB comments and attend their meeting on December 9<sup>th</sup>. Additionally the applicant should address the comments in the review letters and resubmit plans.

No action by the commission is recommended at this time.



PENNONI ASSOCIATES INC.  
CONSULTING ENGINEERS

November 16, 2015

EGOS 0117

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

**RE: Gary & Paula Moore, 930 N. Chester Road (SR 352)  
Preliminary/Final Subdivision and Land Development**

Dear Mr. Gordon:

As requested, we have reviewed the following information, prepared by D.L. Howell & Associates, Inc., regarding the referenced submission:

- *"Preliminary/Final Subdivision Plans for 930 North Chester Road"* (five sheets) dated October 23, 2015;
- *"Stormwater Management Report for 930 North Chester Road"* dated October 23, 2015; and
- Subdivision and Land Development Application and supplemental information.

The applicant/owner, Gary Moore, proposes to subdivide Tax Parcel No. 53-4-55 (4.05 acres) located within the R-2 Medium Density Suburban Residential District into two lots. An existing single family dwelling will remain on Lot 1 (1.974 acres) which is served by a well and on-lot septic. Lot 2 (2.079 acres) will include the construction of a single family dwelling that will be served by a well and public sewer. The site is located on the west side of North Chester Road (SR 352), 1,500± feet north of its intersection with Paoli Pike. The property is located in the Ridley Creek watershed.

The applicant has requested three (3) waivers, as noted on Sheet 1:

1. From §205-30.D(2) requiring a Landscape Plan;
2. From §205-62 requiring street trees;
3. From §205-7 & §205-63.A(1) requiring no disturbance within the tree protection zone.

The applicant has submitted a joint preliminary/final submission. An additional waiver is required from §205.1.

We offer the following comments:

ZONING

1. A clear sight triangle per §240-23.D(11) should be indicated at the proposed driveway.

SUBDIVISION AND LAND DEVELOPMENT

2. Any private deed restrictions and/or restrictions shall be noted on the plan in accordance with §205-33.C(2).
3. No alterations of grading shall be done within a distance of five feet from an adjoining tract. (§205-35.G) This has not been maintained along the northern property line, near North Chester Road (SR 352).
4. For an arterial road, the right-of-way shall be 100 feet unless another width is established by the Board of Supervisors after seeking comment from the County Planning Commission and the Pennsylvania Department of Transportation. (§205-44.B)

STORMWATER

5. The calculations show that the proposed BMP has the capacity for the water quality and recharge volume. However, the applicant should provide calculations, using the SCS method, to demonstrate that the required volume is conveyed to the BMP.
6. There are areas of disturbance shown on the E&S plan that do not appear to be included in the peak runoff rate calculations. Any area of disturbance that is not to be returned to its original cover condition (disturbed pervious areas must be returned to meadow cover) should be included in the peak rate calculations.
7. The Township and applicant are reminded that an Operation and Maintenance agreement is required to be completed and recorded, as stated in General Note No. 25 (§195-27.F.2)
8. Per §195-39, General Note No. 25 should be revised to state the following:

*“A blanket stormwater management easement is provided over and across the property in favor of East Goshen Township to allow the Township and its agent and designees access to the proposed stormwater management facilities. The Township is granted the right, but not the duty, to access and conduct periodic inspections and to undertake other actions that may be necessary to enforce the requirements of the Township’s Stormwater Management Ordinance or of any applicable O&M plan or O&M agreement.”*

GENERAL

9. The zoning table on Sheet 1 has the wrong required minimum lot area listed and should be updated to reflect 1 acre.
10. A review of the grinder pumps, lateral and sanitary sewer connection will be provided under separate cover by the Municipal Authority Engineer.

11. Please see the County Planning Commission's November 12, 2015 review letter, notably Nos. 2 & 3.
12. The Township should be advised of the "Stormwater Note" on Sheet 1 indicating an over-design of the proposed stormwater management and the accompanying impervious surface calculation for future permittign of the proposed lot.

Should you have any further questions or comments, please contact the undersigned.

Sincerely,

**PENNONI ASSOCIATES INC.**



Nathan M. Cline, PE  
Township Engineer

cc: Rick Smith, Township Manager (via e-mail)  
Gary & Paula Moore, 930 N. Chester Road, West Chester (via e-mail)  
Dave Gibbons, PE, DL Howell & Associates, Inc. (via e-mail)  
Michael Ellis, PE, Municipal Authority Engineer (via e-mail)





PENNONI ASSOCIATES INC.  
CONSULTING ENGINEERS

November 18, 2015

EGOS 0117  
Mark A. Gordon  
Director of Code Enforcement/Zoning Officer  
East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

**RE: Gary & Paula Moore, 930 N. Chester Road (SR 352)  
Grinder Pump Review**

Dear Mr. Gordon:

As requested, we have reviewed the proposed grinder pump system on the Preliminary/Final Subdivision Plans for 930 North Chester Road dated October 23, 2015, prepared by D.L. Howell & Associates, Inc., for conformance with the Township Sewers Ordinance. We offer the following comments for your consideration.

1. §188-33.A.(3).(a)-(d) – A product submittal for the proposed grinder pump which includes the manufacturer's detail sheet, pump curve, and installation instructions needs to be provided for review. The grinder pump unit and piping needs to comply with the specifications of §188-33. Additionally, the grinder pump system piping size, material, depth, method of connection to the existing sewer, and other information to demonstrate compliance with the requirements of the Township Ordinance needs to be shown on the plans.
2. §188-33.A.(3).(e) & §188-33.F – A Grinder Pump Station Operation & Maintenance Agreement needs to be submitted for review and approval.
3. §188-33.A.(3).(f) – The name of the contractor performing the grinder pump system installation should be provided if known.
4. If the existing lateral and cleanout were intended for the existing house on Lot 1, then a new lateral and cleanout should be required for the new connection. If the existing lateral and cleanout are to be used for the proposed grinder pump system for Lot 2, then the invert elevation of the existing cleanout needs to be noted on the plans.

Should you have any further questions or comments, please contact the undersigned.

Sincerely,

**PENNONI ASSOCIATES INC.**



Michael J. Ellis, PE  
Municipal Authority Engineer

ajd/

cc: Rick Smith, Township Manager (via e-mail)  
Gary & Paula Moore, 930 N. Chester Road, West Chester (via e-mail)  
Dave Gibbons, PE, DL Howell & Associates, Inc. (via e-mail)  
Nathan Cline, PE, Township Engineer (via e-mail)



# THE COUNTY OF CHESTER



## COMMISSIONERS

Terence Farrell  
Kathi Cozzone  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

November 12, 2015

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

Re: Final Subdivision - Gary Moore  
# SD-10-15-12812 - East Goshen Township

Dear Mr. Smith:

A final subdivision plan entitled "Gary Moore", prepared by DL Howell, and dated October 23, 2015, was received by this office on October 26, 2015. The plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

### **PROJECT SUMMARY:**

Location - the west side of North Chester Road (Route 352), south of Wineberry Lane

Site Acreage - 4.05 acres

UPI - 53-4-55

Landscapes2 Designation - **Suburban Landscape**

Watersheds Designation - Ridley Creek watershed

### **PROPOSAL:**

The applicant proposes the creation of 2 single-family residential lots. There is an existing residence on Lot 1, which will remain. The proposed residence on Lot 2 will be served by onsite water and public sewer. The project site is located in the R-2 Low Density Residential zoning district.

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

### **COUNTY POLICY:**

#### **LANDSCAPES:**

1. The project site is located within the **Suburban Landscape** designation of *Landscapes2*, the 2009 County Comprehensive Plan. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.



PRIMARY ISSUES:

2. We suggest that the applicant and the Township consider using the proposed driveway entrance on Lot 2 as a shared entrance for both lots. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, and reduce earth disturbance.
3. We suggest the applicant and Township investigate the feasibility of utilizing either the Lot 2 driveway entrance or the stormwater management easement along the southern boundary of the project site as part of an emergency access connection from North Chester Road to Cornwallis Drive to the west. We estimate that there are approximately 63 dwelling units currently served by a single access to North Chester Road Route 352 at Colonial Lane, and if Colonial Lane or Cornwallis Drive were to be blocked by an accident, or natural disaster, access for emergency vehicles could be compromised. The County Planning Commission's Multimodal Circulation Handbook recommends that a maximum of 24 dwelling units utilize a single access point. The Emergency Access design element of the Multimodal Circulation Handbook is available online at: <http://www.landscapes2.org/transportation/circulation/09-EmergAccess.cfm>.
4. The site plan depicts an existing 46.5 foot wide right-of-way for this section of Route 352, which widens to 55 feet to the immediate north of the project site. The 2004 Road Functional Classification Technical Memorandum by the Chester County Planning Commission classifies Route 352 as a minor arterial road. The memorandum recommends an 80 to 120 foot-wide right-of-way for minor arterial roads to accommodate future road improvements. We recommend that the applicant contact PennDOT to determine the appropriate right-of-way for this section of Route 352.

Page: 3

Re: Final Subdivision - Gary Moore

# SD-10-15-12812 - East Goshen Township

5. In July 2013, the "County-wide Act 167 Stormwater Management Plan for Chester County, PA" was approved by the Pennsylvania Department of Environmental Protection (DEP). Land disturbance and land development activities that occur within Chester County must comply with the stormwater management standards included in the approved Act 167 Plan and the requirements of the municipality's County-Wide Act 167 stormwater ordinance. Implementation of the Act 167 Plan and ordinances will help reduce the impacts of stormwater and pollutant runoff to Chester County's streams and groundwater. The municipal engineer should thoroughly review the proposed plans to ensure compliance with the applicable standards of the County-wide Act 167 Plan as incorporated within the municipality's Act 167 stormwater management ordinance.
6. As of 2014, nearly every municipality in Chester County has at least one stream segment listed as impaired by the Pennsylvania Department of Environment Protection (DEP) and not meeting the applicable state water quality standards. The municipal engineer and the applicant should review the DEP information regarding the locations, sources and causes of listed water body impairments to ensure that the proposed activity will not increase the pollutant loading to an impaired water body. Information regarding listed impairments for Chester County water bodies can be found at [www.chesco.org/water](http://www.chesco.org/water) through the "TMDLs/Water Quality Improvement" link.
7. The proposed project is located in an area designated by the Pennsylvania Department of Environmental Protection (DEP) as a Special Protection Watershed. Special Protection Watersheds are important because Chester County's High Quality and Exceptional Value Watersheds may be especially sensitive to degradation and pollution that could result from development. The DEP or the municipality may impose stricter limitations on proposed wastewater and stormwater discharges in these watersheds, and special care should be exercised in the design, construction, operation and maintenance of stormwater control facilities in these areas to prevent degradation of the waters of the Commonwealth.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East Goshen Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail. We recommend that East Goshen Township and the applicant verify that the administrative issues in the attachment are completed prior to final action on this plan

Sincerely,



Paul Farkas  
Senior Planner

Attachment

cc: Gary B. & Paula Moore  
DL Howell  
Chester County Health Department  
Matthew Miele, District Permits Manager, PennDOT  
Francis J. Hanney, P.E., PennDOT

Page: 4

Re: Final Subdivision - Gary Moore

# SD-10-15-12812 - East Goshen Township

ATTACHMENT

ADMINISTRATIVE NOTES:

1. The plan depicts the location of a 20 foot wide sanitary sewer easement along the southern boundary of Lot 1. The details of this easement should be incorporated into the deed of Lot 1.
2. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
3. A copy of the plan should be submitted to the Chester County Health Department (CCHD) for their review and comment on the proposed sewage disposal and/or water supply. The municipality from the appropriate authority and company prior to final plan approval, if applicable, should receive confirmation on the availability of sufficient sewer and water capacity.
4. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

# Memorandum

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

Voice: 610-692-7171  
Fax: 610-692-8950  
E-mail: [mgordon@eastgoshen.org](mailto:mgordon@eastgoshen.org)

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Date: 11/25/2015  
To: Planning Commission  
From: Mark Gordon, Township Zoning Officer *mg*  
Re: 942 Cornwallis Dr. / Subdivision Plan

Commission Members,

The Township has received a SD Plan Submission for 942 Cornwallis Dr. The plan shows a subdivision of the 3.5+ acre parcel creating an additional residential building lot.

No Consultant reviews have been received yet, therefore no action is recommended at this time.



EAST GOSHEN TOWNSHIP  
CHESTER COUNTY, PA

FILE COPY

SUBDIVISION AND / OR LAND DEVELOPMENT APPLICATION

Date Filed: 11/24/2015

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: Robert L. Gionfriddo

Address: 1546 King George Court Phone: (610) 476-0818

Fax: \_\_\_\_\_ Email: argcomfort@gmail.com

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

Name: Same as above

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Fax: \_\_\_\_\_ Email: \_\_\_\_\_

3. Location of plan: 942 Cornwallis Drive

4. Proposed name of plan: Robert L. Gionfriddo

5. County Tax Parcel No.: 53-4-37.1 Zoning District: R-2

6. Area of proposed plan (ac.): 3.59 Number of lots: 2

7. Area of open space (ac.): N/A

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

9. What provisions are to be made for water supply and sanitary sewer? Proposed lots to be served by on-site water and gravity sewer.

10. Linear feet of road to be constructed: N/A

11. Name of Engineer: John M. Robinson

Phone Number: (484) 880-7342 Fax: \_\_\_\_\_

Email address: jack@jmorengineering.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: \_\_\_\_\_

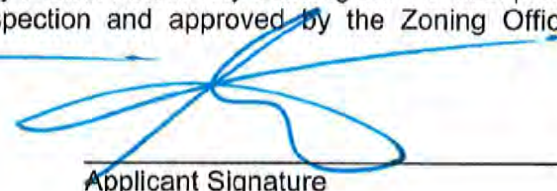
- B. I/We agree to reimburse the Township of East Goshen for such fees and expenses the Township may incur for the services of an Engineer(s) in investigations, tests, and review in relation to the Subdivision Plan.
- C. I/We agree to post financial security for the improvements depicted on the Subdivision 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.

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**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.

  
\_\_\_\_\_  
Owner Signature

  
\_\_\_\_\_  
Applicant Signature

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**Administrative Use**

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

For \_\_\_\_\_ lots = \$ \_\_\_\_\_.

Application and plan received by: \_\_\_\_\_ Date: \_\_\_\_\_  
(Signature)

Application accepted as complete on: \_\_\_\_\_  
(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: Robert L. Gionfriddo

Address: 1546 King George Court

Telephone Number: (610) 476-0818      Fax: \_\_\_\_\_

Email Address: argcomfort@gmail.com

Property Address: 942 Cornwallis Drive

**Property Information:**

Owner's Name: Robert L. Gionfriddo

Address: 1546 King George Court

Tax Parcel Number: 53-4-37.1      Zoning District: R-2      Acreage: 3.59


Description of proposed subdivision and or land Development:

Robert L. Gionfriddo proposes to subdivide tax parcel 53-4-37.1 into two (2) lots  
and construct a single family dwelling on the front lot along Cornwallis Drive.

Both lots will be served with public sewer and on-site water.

**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: .....	11/25/15
2. Township application and review fees paid:.....	11-25
3. County Act 247 Form complete: .....	11-25
4. Appropriate County Fees included: .....	11-25
5. 11 Copies of sealed Sub / LD plans: .....	11-25
6. 11 copies of other required plans:	
a. Landscape: (sealed).....	NA
b. Conservancy: (sealed).....	NA
c. Stormwater Management: (sealed).....	11-25
7. Three copies of the stormwater report and calculations: .....	11-25
8. Copies of supplementary studies, if required:	
a. Traffic Impact Study:.....	NA
b. Water Study: .....	NA
Application accepted on <u>11/25/2015</u> by <u>MARK GORDON</u>	
Official Signature <u></u>	Title <u>TWP ZONING OFFICER</u>

**Review Process Checklist (Administrative use only)**

<u>Item</u>	<u>Date Complete</u>
1. Date of first formal Planning Commission Meeting following complete submission of application, (Day 1):.....	12-2-15
Date Abutting property letter sent: .....	11-25
2. Date presented to Planning Commission: .....	12-2
3. Date submitted to CCPC: .....	11-25
4. Date submitted to Township Engineer: .....	11
5. Date by which the PC must act, (Day 70): .....	2-10-16
6. Date by which Board of Supervisors must act, (Day 90): .....	3-1-16
7. Date sent to CB: .....	11-25
8. Date sent To MA: .....	11
9. Date sent to HC: .....	11
10. Date sent to PRB: .....	11
11. Date sent to TAB: .....	11

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

**East Goshen Township Planning Commission  
Procedure for processing Subdivision, Land Development, Conditional Use,  
Variance, and Special Exception Applications  
August 19, 2002**

**1<sup>st</sup> Revision: September 22, 2003**

**2<sup>nd</sup> Revision: March 2, 2006**

1. In order for any application to be considered by the Planning Commission it must be submitted to the Township with all required documentation as per the Township Code and with all applicable fees paid. The Township will use a checklist to verify all required documentation has been submitted. Until the application is complete the application will not be considered "filed" by the Township staff. The Planning Commission will acknowledge receipt of the application at their next regularly scheduled meeting.
2. All materials to be considered at the next regular meeting of the Planning Commission must be submitted with at least eleven (11) copies to the Township Staff by not later than close of business the previous Tuesday. Any materials submitted after that time will be held for the following meeting and not provided to the Commission at the upcoming meeting.
3. The application review cycle for Subdivision and Land Development Applications shall begin with the next regular meeting of the Commission after the complete application is filed. The application review cycle for Conditional Use, Variance, and Special Exception Applications shall begin the day a complete application is filed with the Township.
4. Applicants should not distribute material to the Commission during a meeting unless it is directly related to the initial presentation of the application. All materials for the Planning Commission, including any material to be used at a meeting, must be delivered to the Township Staff not later than close of business the previous Tuesday.
5. The burden of supplying necessary materials to the Planning Commission in a timely manner is on the applicant. Late delivery of material may require an extension on the part of the applicant or a recommendation for denial of the application by the Planning Commission.
6. Formal application presentations to the Planning Commission will only be made at the regular meeting after the complete application is submitted and accepted by the Township staff.
7. The application will remain on the Planning Commission's agenda until such time as the Commission has made its recommendation to the Board of Supervisors and or Zoning Hearing Board.
8. Applicants are encouraged to attend each Planning Commission meeting in order to answer questions or address issues concerning their application.
9. Applications will be voted on only during the regular Planning Commission meetings.
10. The Chairman, in his sole discretion, may waive or modify any of this procedure.

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

**FYI**

November 25, 2015

Dear Property Owner:

The purpose of this letter is to inform you that Robert and Amanda Gionfriddo, the owners of 942 Cornwallis Dr., West Chester, PA 19380, have submitted a Subdivision Application for their property at 942 Cornwallis Drive, West Chester, PA 19380. The plan proposes to subdivide the 3.5+ acre lot into two residential building lots.

Pursuant to Township policy, property owners and residents within 1000 feet of the subject property are notified of sketch plan submissions.

**The plan will be reviewed and discussed during the meetings outlined below.**

- December 2, 2015 - Planning Commission Meeting (7:00 pm)**
- December 7, 2015 - Municipal Authority (7:00 PM)**
- December 9, 2016 - Conservancy Board (7:00 PM)**
- January 6, 2016 - Planning Commission (7:00 PM)**
- January 19, 2016 - Board of Supervisors (7:00 PM)**

All meetings are held at the Township Building and are open to the public. The meeting dates and times above are subject to change without further written notice to surrounding property owners. The plans and application are available for public review at the Township building during normal business hours. Please give me a call if you have any questions or need additional information.

Sincerely,



Mark A. Gordon  
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions

610-692-7171  
www.eastgoshen.org

**BOARD OF SUPERVISORS**  
**EAST GOSHEN TOWNSHIP**

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

November 24, 2015

Mr. Daniel Daley  
East Goshen Township  
Planning Commission, Chair

Re: East Goshen Township, Chester County  
PennDOT TAP Fund Application

Dear Mr. Daley:

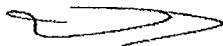
This letter shall serve as notice that East Goshen Township is making application for Pennsylvania Department of Transportation's (PennDOT's) Transportation Alternatives Program (TAP) funding to complete the Paoli Pike Trail. The proposed project is consistent with the goals and objectives of the (2015) East Goshen Comprehensive Plan, the (2015) East Goshen Township Parks, Recreation and Open Space Plan and was listed as Priority H in the (2013) Chester County Bicycle and Pedestrian Plan.

The Paoli Pike Trail Project consists of seven identified segments, with TAP funding to be utilized on Segment C, in between Reservoir Rd. and Boot Rd. We look forward to moving forward with this project as it serves to benefit the community in the following ways:

- Create a safe and well connected transportation network that offers people multiple options for travel.
- Promote non-motorized travel to reduce congestion and improve air quality
- Support multimodal transportation and recreation, including trips to school, work, shops, and parks
- Expand access to recreational resources, including the Township's park facilities
- Link existing businesses and support future commercial opportunities, particularly in the Town Center
- Minimize negative impacts on sensitive environmental and cultural resource

If you have any questions about this project please contact me.

Sincerely,



Jason Lang, MS, CPRP  
Township Director of Recreation

610-692-7171  
www.eastgoshen.org

**BOARD OF SUPERVISORS**  
**EAST GOSHEN TOWNSHIP**

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

November 24, 2015

Mr. Daniel Daley  
East Goshen Township  
Planning Commission, Chair

Re: East Goshen Township, Chester County  
PennDOT MTF Fund Application

Dear Mr. Daley:

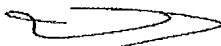
This letter shall serve as notice that East Goshen Township is making application for Pennsylvania Department of Transportation's (PennDOT's) Multimodal Transportation Fund Program (MTF) to complete the Paoli Pike Trail. The proposed project is consistent with the goals and objectives of the (2015) East Goshen Comprehensive Plan, the (2015) East Goshen Township Parks, Recreation and Open Space Plan and was listed as Priority H in the (2013) Chester County Bicycle and Pedestrian Plan.

The Paoli Pike Trail Project consists of seven identified segments, with MTF funding to be utilized on Segment D-E, in between Boot Rd. and Route 352. We look forward to moving forward with this project as it serves to benefit the community in the following ways:

- Create a safe and well connected transportation network that offers people multiple options for travel.
- Promote non-motorized travel to reduce congestion and improve air quality
- Support multimodal transportation and recreation, including trips to school, work, shops, and parks
- Expand access to recreational resources, including the Township's park facilities
- Link existing businesses and support future commercial opportunities, particularly in the Town Center
- Minimize negative impacts on sensitive environmental and cultural resource

If you have any questions about this project please contact me.

Sincerely,



Jason Lang, MS, CPRP  
Township Director of Recreation