

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, January 6, 2016
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. December 2, 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
- J. New Business
- K. 2015 Goals
- L. Any Other Matter
- M. Liaison Reports
- N. Correspondence

Newsletter Deadlines for 2016:
Spring: January 29, 2016

Bold Items indicate new information to review.

East Goshen Township Planning Commission
Application Tracking Log

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

Completed in 2016

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
December 2, 2015

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

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 Daley 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 Daley 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 Daley reviewed the Tracking Log and determined no need for a workshop
4. Dan Daley noted that the minutes of the November 4, 2015 meeting were approved.

B. SUBDIVISION & LAND DEVELOPMENT

1. 930 N. Chester Road – Owner Gary Moore was present along with Dave Gibbons, Engineer for DL Howell & Assocs. Dave mentioned that 2 review letters were received from Pennoni and one letter from the Chester County Planning Commission. The sight distance is addressed by the PennDOT permit they received. After review and discussion of the letters, it was decided that they need to come to the January meeting with clean letters and a recommendation from the Conservancy Board.

2. 942 Cornwallis Dr. - Robert Gionfriddo, owner, and Matt Bush, engineer were present. Matt reviewed the sketch plan. The property is 3.6 acres. They are requesting a subdivision where the new house will be on the front 1 acre lot. The existing house will stay and be rented. They are proposing a rain garden to control stormwater and Matt acknowledged that the owner of that lot will have to sign a maintenance agreement. Mark commented that the plan shows grading up to the property line. Grading must be 5 feet from the property line. The driveway to the existing house and garage must be accurately defined on all pages of the plan. Mark reviewed the public sewer process. Mr. Gionfriddo does not plan to take down trees. He explained that the dripline shown on the edge of the property is for pine trees on the abutting property. Lori asked if they considered a porous driveway. Matt commented that it is too expensive. Mark and Dan Daley reviewed the comments on the plan and recommended they go to a Conservancy Board meeting and come back in January.

C. OLD BUSINESS

1. Zoning Ordinance Review – Mark commented about some possible amendments dealing with dumpsters and leaves.

2. Trail – Mark discussed the progress of the Trail Plan. It will be presented to the Board of Supervisors in January. The plan has already received a Star Award which Mark will accept next Monday, 12/7/15. Janet mentioned that they found out that the plan is considered a “local” project. There is a better chance of getting grant funding if it is a “regional” project. So, the Board of Supervisors approved a small trail along Line Road to connect with the Willistown Trail.

1 3. Park Master Plan & Playground Plan – Dan Daley reported that there was an Open House last
2 night for the new Tot Lot at the park. Jason Lang had different themes with equipment that attendees
3 could vote on. Also, they had the draft of the Park Master Plan available.
4

5 **D. ANY OTHER MATTER**

6 1. The letters Jason Lang submitted for the PennDOT MTF Fund Application and the PennDOT
7 TAP Fund Application were acknowledged. Lori will recuse herself from anything dealing with
8 PennDOT.

9 2. Dan Daley reviewed the process for election of officers in January.
10

11 **E. ADJOURNMENT**

12 There being no further business, Dan Daley moved to adjourn the meeting. Lori seconded the
13 motion. The meeting adjourned at 9:00 pm. The next regular meeting will be held on January 6,
14 2016 at 7:00 pm.
15

16
17 Respectfully submitted, _____
18 *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: 12/29/2015
To: Planning Commission
From: Mark Gordon, Zoning Officer *mlg*
Re: Moore SD / 930 N. Chester Rd.

Dear Commissioners,

The Township staff and Engineer have reviewed the revised SD plans for this application and have determined them to be adequate to recommend approval with conditions at this time.

DRAFT MOTION:

Mr. Chairman, I move that we recommend that the Board of Supervisors approve the Preliminary / Final Subdivision Plan and grant the waivers requested for 930 N. Chester Rd. as depicted on the plans dated 10/23/2015 last revised 12/28/2015 for the creation of one new residential building lot with the following conditions:

1. The Applicant shall address all remaining comments outlined in the Township Engineer's review letter dated 12/17/2015 prior to the issuance of any Building Permits for lot 2.
2. The applicant shall pay an Impact fee of \$396.25 per trip for the project and the \$2,000 sanitary sewer tap in fee prior to the issuance of a building permit.
3. The applicant will follow all applicable federal, State and Local laws and secure all proper permits prior to construction of the improvements depicted on the plans.

December 17, 2015

EGOS 0117

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

DEC 21 2015

**RE: Gary & Paula Moore, 930 N. Chester Road (SR 352)
Preliminary/Final Subdivision and Land Development – 2nd Submission**

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 last revised November 25, 2015;
- *"Stormwater Management Report for 930 North Chester Road"* dated October 23, 2015 last revised November 25, 2015; and
- Response letter dated November 25, 2015.

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 four (4) 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(I) requiring no disturbance within the tree protection zone; and
4. From §205.1, requiring a preliminary plan submission.

The following comments from our November 16, 2015 review letter remain outstanding (new comments in italics).

1. Any private deed restrictions and/or restrictions shall be noted on the plan in accordance with §205-33.C(2).

The applicant indicates title research is in process and this information will be added to the record plan.

2. 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)

The applicant is offering 40 feet rather than 50 feet and indicates they are discussing further with PennDOT; a waiver may be requested.

3. *The applicant is reminded a stormwater O&M agreement must be executed with the Township.*
4. The following comments are in regard to the grinder pump review by Michael Ellis, PE dated November 18th, 2015:

- a. §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.

The product submittal for the DH071 meets the specification requirements of §188-33. The plans have been revised to provide additional information. Public Works requests a gravity sewer lateral be installed between the proposed cleanout to the existing sanitary sewer in accordance with the attached detail instead of the low pressure lateral.

- b. *If a cleanout is proposed to be installed on gravity lateral from the proposed house to the grinder pump, then the cleanout needs to be constructed to comply with the Township's attached sewer lateral detail such as Sch 40 material and cast iron lid.*
- c. §188-33.A.(3).(e) & §188-33.F – A Grinder Pump Station Operation & Maintenance Agreement needs to be submitted for review and approval.

Remains outstanding.

- d. §188-33.A.(3).(f) – The name of the contractor performing the grinder pump system installation should be provided if known.

Remains outstanding.

- e. §188-33.B.(2).(a) – A spare pump shall be stored on premises at all times for emergency replacement. This requirement needs to be noted in the Operation & Maintenance Agreement or on the plans.

Please additionally note the status of the following reviews/permits:

Review/Permit	Agency/Authority	Status
Landscaping	Conservancy Board	Recommended approval (December 10, 2015 letter)
Sanitary Sewer/Capacity	Municipal Authority	Approval granted (November 9, 2015 meeting)
Planning Module	DEP	Exemption granted (December 1, 2015 letter)
Planning Commission	CCPC	November 12, 2015 letter with comments
E&S/NPDES	CCCD/DEP	Not Applicable
HOP	PennDOT	Permit issued (November 13, 2015)
On-Site Well	CCHD	To be acquired prior to building permit issuance
Fire Protection	Fire Marshal	Not applicable
Historic Resource	Historical Comm.	Not applicable

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

Sincerely,

PENNONI ASSOCIATES INC.

A handwritten signature in dark ink, appearing to be 'N. Cline', written over a horizontal line.

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)

EAST GOSHEN CONSERVANCY

December 10, 2015

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

Re: Moore SD Application / 930 N. Chester Rd.
Conservancy Board Recommendation

Dear Commission Members:

At their meeting on December 9, 2015 the Conservancy Board voted in favor of the following motion:

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

1. The applicant shall list the proposed varieties and number of plants proposed for landscaping on the final plan and a LS plan shall be provided to the Township along with the building permit application. The Township staff will confirm that the proposed plantings are not invasive species, the trees proposed are listed on the Township Recommended Tree Species List (Resolution 2015-20) and that the landscaping is installed prior to issuance of a use and occupancy certificate.

Sincerely,



Mark A. Gordon
Zoning Officer

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: 12/30/2015
To: Planning Commission
From: Mark Gordon, Zoning Officer *mlg*
Re: Gionfriddo SD / 942 Cornwallis Drive

Dear Commissioners,

The Township staff and Engineer have reviewed the revised SD plans for this application and have determined them to be adequate to recommend approval with conditions at this time. The final comments are administrative in nature and can be address easily by the applicant.

DRAFT MOTION:

Mr. Chairman, I move that we recommend that the Board of Supervisors approve the Preliminary / Final Subdivision Plan and grant the waivers requested for 942 Cornwallis Dr. as depicted on the plans dated 11/24/2015 last revised 12/15/2015 for the creation of one new residential building lot with the following conditions:

1. The applicant receives confirmation from DEP that the SFPM Exemption has been granted
2. The Applicant shall address all remaining comments outlined in the Township Engineer's review letter dated 12/28/2015 and revise the plans prior to approval by the Board of Supervisors.
3. The applicant shall pay an Impact fee of \$396.25 per trip for the project and the \$7,148.00 sanitary sewer tap in fee prior to the issuance of a building permit.
4. The applicant will follow all applicable federal, State and Local laws and secure all proper permits prior to construction of the improvements depicted on the plans.

December 28, 2015

EGOS 0119

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

**RE: Robert L. Gionfriddo, 942 Cornwallis Drive
Preliminary/Final Subdivision and Land Development – 2nd Submission**

Dear Mark:

As requested, we have reviewed the following information, prepared by JMR Engineering, LLC, regarding the referenced submission:

- *"Subdivision Plan for Robert Gionfriddo"* (three sheets) dated November 24, 2015, last revised December 15, 2015; and
- *"Stormwater Management Report for Robert Gionfriddo"* dated November 24, 2015, last revised December 15, 2015.

The owner/applicant, Robert Gionfriddo, proposes to subdivide UPI No. 53-4-37.1 (3.59 acres) into two residential lots; Lot 1 (2.523 acre) will contain an existing residence, and Lot 2 (1.0 acre) will contain a new single-family detached dwelling. The applicant is additionally proposing a rain garden for stormwater management on Lot 2. Both lots will be served by on-site water and public sanitary sewer. The parcel is located on the south side of Cornwallis Drive (T-471), 400± feet south of its intersection with King George Court, within the R-2 Low Density Residential zoning district. A shared driveway is proposed providing access to both lots.

The applicant has request the following five (5) waivers:

1. §205.1, requiring a preliminary plan submission;
2. §205-30.D(2), requiring a landscaping plan;
3. §205-62, requiring street trees;
4. §205-7 & §205-63.A(1), requiring no disturbance within the tree protection zone; and
5. §205-35.G, requiring grading within five (5) feet from an adjoining tract.

The following comments from our December 9, 2015 review letter remain outstanding (new comments in *italics*).

1. Regarding preliminary and final plan requirements (§205-30 and §205-33), the following should be provided:
 - a. Regarding trees:
 - i. Specifications for protection of existing trees that are to remain during construction including grade changes or other work adjacent to the trees which would adversely effect the trees. (§205-30.B(16))

The proposed driveway to Lot 1 and sewer lateral to Lot 2 should be shifted as far north as feasible to minimize the impact on the trees on the adjacent property to the south; tree protection fencing should be indicated.

- b. A statement noting water and sewer needs and verification of the availability of both. (§205-30.C(4)(b))

Verification of the availability of water and sewer remains to be provided.

2. The applicant is reminded that an O&M Agreement must be executed with the Township. (§195-27.F(2)) Additionally, the existing deed for the parcel, proposed draft legal descriptions for Lots 1 and 2, the proposed driveway and utility easement, and proposed sanitary sewer easement should be provided to the Township. All legal descriptions, easements and agreements are subject to review and approval by the Township Solicitor.
3. *It is unclear how many and which of the species in the 'Rain Garden Native Planting List' are proposed to be installed; please specify.*

Please additionally note the status of the following reviews/permits:

- a. NPDES Permit (PaDEP/CCCD) (§195-15.C(2), -16.A, -17.A) – Not applicable.
- b. Planning Module Exception Approval (PaDEP) (§240-24.F, §205-33.B(22)(a)) – Pending.
- c. Sanitary Sewer (Municipal Authority) – Correspondence has not yet been received.
- d. On-lot wells (CCHD) – Correspondence has not yet been received.
- e. Highway Occupancy Permit (PennDOT) – Not applicable.
- f. Fire Planning (Fire Marshal) – Not applicable.
- g. Historic Resource (Historical Comm.) – Not applicable.
- h. Landscaping (Conservancy Board) – Approval with conditions December 10, 2015 letter.

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)
Robert Gionfriddo (via e-mail)
Jack Robinson, PE, JMR Engineering, LLC (via e-mail)

EAST GOSHEN CONSERVANCY

December 10, 2015

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

Re: Gionfriddo SD Application / 942 Cornwallis Drive.
Conservancy Board Recommendation


Dear Commission Members:

At their meeting on December 9, 2015 the Conservancy Board voted in favor of the following motion:

Mr. Chairman, I move that we recommend that the Planning Commission recommend approval of the SD Plan for 942 Cornwallis Drive with the following condition:

1. The applicant shall list the proposed varieties and number of plants proposed for landscaping on the final plan and a LS plan shall be provided to the Township along with the building permit application. The Township staff will confirm that the proposed plantings are not invasive species, the trees proposed are listed on the Township Recommended Tree Species List (Resolution 2015-20) and that the landscaping is installed prior to issuance of a use and occupancy certificate.

Sincerely,



Mark A. Gordon
Zoning Officer



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

December 23, 2015

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

Re: Final Subdivision - Robert Gionfriddo
SD-12-15-12981 - East Goshen Township

Dear Mr. Smith:

A final subdivision plan entitled "Robert Gionfriddo", prepared by JMR Engineering LLC, and dated November 24, 2015, was received by this office on November 25, 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 Cornwallis Drive, north of Colonial Lane

Site Acreage - 3.59 acres

UPI - 53-4-37.1

Landscapes2 Designation - **Suburban and Natural Landscapes**

Watersheds Designation - Ridley Creek watershed

PROPOSAL:

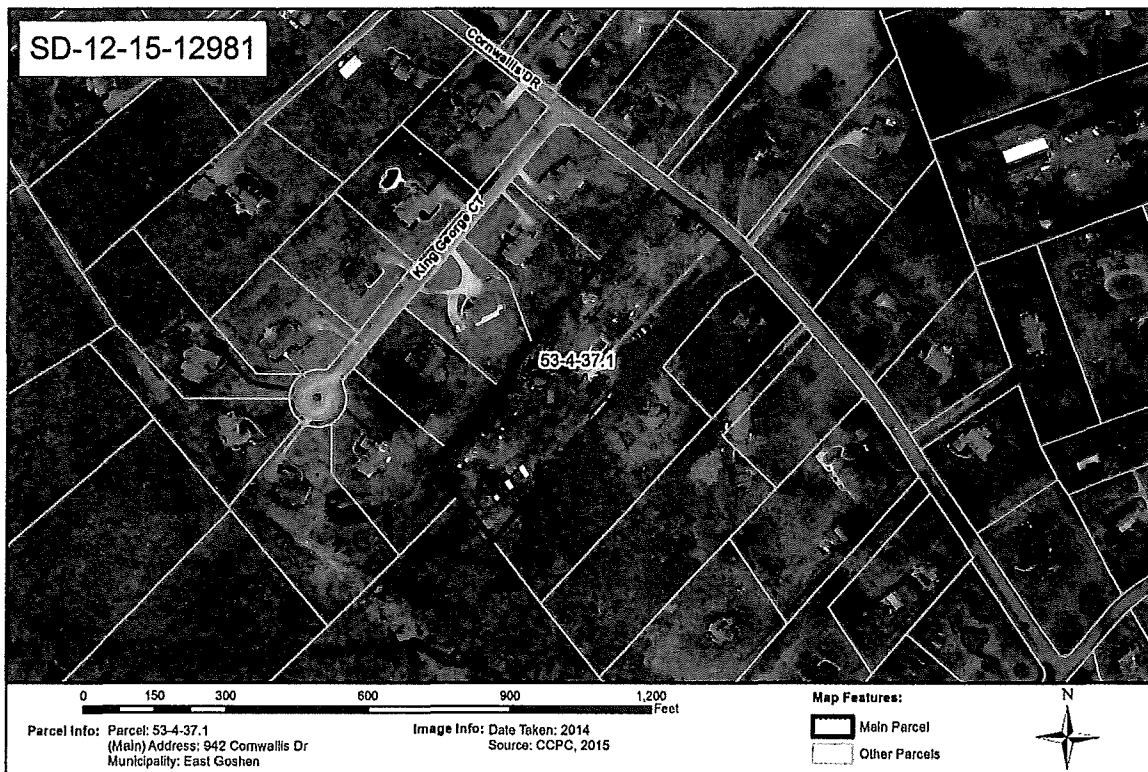
The applicant proposes the creation of two residential lots. There is an existing residence on Lot 1 (2.52 acres) which will remain. The project site, which is served by on-site water and public sewer, is located in the R-2 Low Density Residential zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

2. *Watersheds, An Integrated Water Resources Plan for Chester County and Its Watersheds*, is the water resources component of *Landscapes2*. *Watersheds* indicates that the proposed development activity is located within the Ridley Creek watershed. The highest priority management objectives identified in *Watersheds* for consideration in land development and land use planning within the Ridley Creek watershed include reduce stormwater runoff, protect vegetated riparian corridors, and protect/enhance water-based recreation, cultural, historic resources and public access. These concerns and conditions should be taken into consideration in final site design decisions. Specific strategies for implementation to effectively address these items can be found in Part 8 of *Watersheds*. A more detailed listing of water resources management needs and resources to be protected within the Ridley Creek watershed can be found in Part 10 of *Watersheds*. *Watersheds* can be accessed at www.chesco.org/water through the "Water Information (Online Maps and Publications)" link.

PRIMARY ISSUES:

3. Vehicular access to both lots will be provided from a 20 foot wide driveway and utility easement along the southern portion of Lot 2. The details of this easement should be incorporated into the deeds of both lots. The County Planning Commission endorses the use of shared driveways, which reduces the number of new access points on public roads, and limits impervious coverage.

4. We estimate that there are approximately 63 dwelling units currently served by a single access to Route 352 at Colonial Lane, and the approval and subsequent construction of this proposal will increase that number to 64. If Colonial Lane or Cornwallis Drive were to be blocked by an accident, or natural disaster, access for emergency vehicles could be compromised. We reiterate that the Township should consider establishing a secondary access or consider limiting the number of residences permitted on a single access. The County Planning Commission's Multimodal Circulation Handbook recommends that a maximum of 24 dwelling units utilize a single access point. The Township should consider adding provisions to the Township Subdivision and Land Development Ordinance pertaining to the maximum number of lots permitted on a cul-de-sac in order to avoid this issue for future development proposals. The Emergency Access design element of the Multimodal Circulation Handbook is available online at:
<http://www.landscapes2.org/transportation/circulation/09-EmergAccess.cfm>.
5. The site plan depicts the location of a 20 foot wide sanitary sewer easement across Lot 1. The details of this easement should be incorporated into Lot 1's deed.
6. The site contains areas of hydric (wet) soils (CaB Califon, GdB Gladstone and Ha Hatboro) which have limitations to development. These limitations include drainage problems due to low permeability, low runoff rates and sub-surface saturation. When construction takes place on these soils, it interferes with the natural drainage of the land. On-site alterations to existing drainage patterns should be carefully inspected by the Township Engineer to insure that off-site drainage conditions are not negatively affected.
7. 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.
8. 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.
9. 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 through the "TMDLs/Water Quality Improvement" link.

Page: 4

Re: Final Subdivision - Robert Gionfriddo

SD-12-15-12981 - East Goshen Township

10. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.
11. The site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, the applicant should be aware that the County Planning Commission opposes, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.

ADMINISTRATIVE ISSUES:

12. The applicant is requesting four waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be considered following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
13. 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.
14. 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.

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.

Sincerely,

Paul Farkas
Senior Planner

cc: Robert Gionfriddo
JMR Engineering, LLC
Chester County Health Department
Chester County Conservation District