

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
January 6, 2016

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, January 6, 2016 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Dan Daley, Adam Knox, Jim McRee, Monica Close, Lori Kier, Dan Landis 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 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. Reorganization for 2016 – Dan D. nominated Adam for Chairman for 2 years. Monica seconded the nomination. The nomination passed unanimously.
4. Reorganization for 2016 – Adam nominated Lori for Vice Chairman for 2 years. Monica seconded the nomination. The nomination passed unanimously.
5. Adam reviewed the Tracking Log and determined no need for a workshop
6. Adam noted that the minutes of the December 2, 2015 meeting were approved as amended.

B. SUBDIVISION & LAND DEVELOPMENT

1. 930 N. Chester Road – Owner Gary Moore was present. Mark received the final revised plan and the Township Engineer provided a letter. Dan D mentioned the right-of-way along N. Chester Road. Mr. Moore spoke with a PennDOT representative who said they don't need any additional right-of-way. Mr. Moore stated that, if PennDOT ever does require more right-of-way, he will give it. Jim moved that the Planning Commission recommend that the Board of Supervisors approve the Preliminary/Final Subdivision Plan and grant the waivers requested for 930 N. Chester Road as depicted on the plans dated 10/23/15 last revised 12/28/15 for the creation of one new residential building lot with the following conditions:

- a. The applicant shall address all remaining comments outlined in the Township Engineer's review letter dated 1/5/16 prior to the issuance of any Building Permits for lot 2.
- b. 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.
- c. 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.

Lori seconded the motion. Mr. Moore accepted the conditions. The motion passed unanimously.

2. 942 Cornwallis Dr. - Robert Gionfriddo, owner, and Matt Bush, engineer were present. Matt mentioned that they received the Chester County Planning Commission letter, Conservancy Board letter and Township Engineer letter. They will comply with all comments. They will add required plantings to the rain garden plans and update the plan to cover suggestions/comments from the Planning Commission. Monica moved that the Planning Commission recommend that the Board of Supervisors approve the Preliminary/Final Subdivision Plan and grant the waivers requested for 942 Cornwallis Drive as depicted on the plans dated 11/24/15 last revised 12/15/15 for the creation of one new residential building lot with the following conditions:

- a. The applicant receives confirmation from DEP that the SFPM Exemption has been granted.
- b. The applicant shall address all remaining comments outlined in the Township Engineer's review letter dated 12/28/15 and revise the plans prior to approval by the Board of Supervisors.
- c. 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 the building permit.
- d. 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 plan.

Jim seconded the motion. Mr. Gionfriddo accepted the conditions. The motion passed unanimously.

C. OLD BUSINESS

1. Trail – Mark reported that Sunoco and CTDI gave their support along with Senator Casey. The first grant application has been submitted. A Line Road Trail which will be a wood chip walking path from the Trail along Line Road to the Willistown trail, was approved by the BOS. This will provide a regional connection.

D. ANY OTHER MATTER

1. Monica reported that the Historical Commission wants to review the Historical Preservation Ordinance. She will be the liaison for the Planning Commission.

2. Janet reported that she will continue as the liaison for the BOS. Also, Senya will be the BOS Chairman in 2016.

E. ADJOURNMENT

There being no further business, Monica moved to adjourn the meeting. Dan Landis seconded the motion. The meeting adjourned at 8:00 pm. The next regular meeting will be held on February 3, 2016 at 7:00 pm.

Respectfully submitted, _____
Ruth Kiefer, Recording Secretary