

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, April 4, 2018
7:00 PM**

**** The Planning commission did not meet in March due to inclement weather, the March. agenda items are included here, new or updated items for April are underlined.**

- 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. **February 7, 2018**
- F. Subdivision and Land Development Applications
 - 1. **1506 Meadowbrook Dr. (SD/LD)**
- G. Conditional Uses and Variances
- H. Ordinance Amendments
- I. **Old Business**
 - 1. **Discussion with Mr. Tom Comitta on Paoli Pike Corridor Zoning Overlay District.**
 - 2. **Discussion on RFP for residential development changes to the Zoning Ordinance.**
- J. **2018 Goals**
- K. **Any Other Matter**
 - 1. **1405 Wexford Circle – On Lot Sewage application - Sewage Facility Module**
 - 2. **Request for Letters of Support for grant applications**
- L. Liaison Reports
- M. **Correspondence**
 - 1. **CCPC Primer for Municipal Officials (May 19, 2018)**

Bold Items indicate new information to review.

**East Goshen Township
Planning Commission 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	Comments
1506 Meadowbrook Drive	SD/LD	P/F	2/26/2018	4/4/2018	3/27/2018	3/1/2018	3/1/2018		5/16/2018	6/5/2018	NA	6/5/2018	

Bold = New Application or PC action required

Completed in 2018

Malvern Institute, 940 King Rd.	V, SE	P	3/27/17	3/27/17	NA	NA	3/30/17	4	1/17/18	2/6/18	2/13/18	2/28/18	
WCASD / EG Elem.	LD	P	11/28/17	12/6/17	11/30/17	11/30/17	11/30/17		2/7/18	3/6/18	NA	3/6/18	APPD
1665 E. Boot Rd	V	P	12/1/17	12/1/17	NA	NA	12/7/18		1/3/17	1/16/18	1/25/18	1/30/18	APPD

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
February 7, 2018

The East Goshen Township Planning Commission held a workshop meeting on Wednesday, February 7, 2018 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Brad Giresi, Adam Knox, Dan Daley, Jim McRee, Ernest Harkness, Monica Close and Silvia Shin. Also present was Mark Gordon, (Township Zoning Officer) and Janet Emanuel, (Township 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>	<i>ZHB – Zoning Hearing Board</i>

A. FORMAL MEETING – 7:00 pm

1. Brad called the meeting to order at 7:00 pm. He led the Pledge of Allegiance and a moment of silence to remember our first responders and military.
2. Brad asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. Brad reviewed the Tracking Log
4. Brad noted that the minutes of the January 17, 2018 meeting were approved as amended.

B. LIAISON REPORTS

1. Board of Supervisors - Janet reported that the BOS met with Malvern Institute twice. The Township Solicitor is not sure what the Zoning Hearing Board will do. A few alterations were made to the Planning Commission's conditions. Two main issues were: 1. The sound fence – all agreed they don't like the noise but neighbors at higher elevations feel the sound will go over the fence anyway and they don't like the look of the fence. It is too industrial. The wording in the conditions was changed to "an 8 foot fence to be approved in Land Development by the BOS". 2. MI residents leaving without permission and getting into the neighborhood. The ZHB will meet next Tuesday to start the process and schedule a site walk.

The Historic Commission is reorganizing and having their first meeting tomorrow night.

B. ORDINANCE AMENDMENTS

1. Residential Development – Multi-family Open Space Development. Mark commented that the Township Comprehensive Plan and the Paoli Pike Trail Plan mention different types of housing. He presented a map of an area in East Bradford near West Chester University football field on Tigue Rd. This was about 80 acres. There is nothing that big available in East Goshen. The compromise was that all multi-family housing would be built in the larger property. The small piece on the other side of the road would remain open space. He recommended that the Planning Commission visit the sites that are available in East Goshen. Brad suggested meeting with developers. Monica moved that the Planning Commission recommend that the Board of Supervisors authorize the Staff and Planning Commission to begin the process of drafting a zoning ordinance to permit semidetached dwellings and/or townhouse dwellings as an option for a residential open space development option. Jim seconded the motion. The motion passed unanimously.

2. Paoli Pike Corridor Zoning Overlay – Mark gave each of the Commission members a copy of the final Paoli Pike Trail Plan. Brad commented that they should look at the land use and the vision of future development along the trail. They need to get approval from the BOS to hire Tom Comitta, consultant, to help with this overlay district. High priorities are Goshenville streetscape and way finding and signage. Mark reviewed the funding grants the Township has received so far. He went to a Futurist Committee meeting and discussed the Trail and Corridor plans. Engineering has started on one section of

1 the trail. Ernest moved that the Planning Commission recommend that the BOS authorize the Staff to
2 solicit a proposal from Thomas Comitta Associates to develop the following ordinance amendments in
3 order to implement the Paoli Pike Corridor Master Plan recommendations:

- 4 1. Zoning Ordinance Text Amendment
- 5 2. Zoning Map Amendment
- 6 3. SALDO Amendments

7 Jim seconded the motion. The motion passed unanimously.

8
9 **ADJOURNMENT**

10 There being no further business, Adam moved to adjourn the meeting. Ernest seconded the
11 motion. The meeting adjourned at 8:30 pm. The next meeting will be held on Wednesday, March 7,
12 2018 at 7:00 pm.

13
14 Respectfully submitted, _____
15 *Ruth Kiefer, Recording Secretary*



One South Church Street
Second Floor
West Chester, PA 19382
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F: 610-429-8918

www.pennoni.com

March 26, 2018

EGOST 00126

Mark Gordon, Zoning Officer
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

**RE: Preliminary/Final Subdivision and Land Development
1506 Meadowbrook Lane, Legenstein**

Dear Mark:

As requested, we have reviewed the following information, prepared by Guy Engineering Associates, Inc. in connection with the referenced project:

- *"Preliminary/Final Land Development Plans"* (six sheets), dated August 1, 2017 Revised February 20, 2018; and
- *"Stormwater Management Report Prepared for Mr. & Mrs. Legenstein"* dated February 20, 2018.

The applicants/owners, Stephen & Denise Legenstein propose to subdivide an existing 2-acre flag lot into two one-acre lots. There is an existing single-family residence on the property that will remain on Lot 2. They propose a single-family house, driveway, and stormwater management on the newly created Lot 1. Lot 2 will be accessed by an access easement through Lot 1. Three (3) zoning variances were granted on October 10, 2017 and notes are on the plan.

The applicants propose to purchase a two (2) foot wide by two hundred (200) foot long strip of land from the adjacent property, UPI #53-4-7, and add it to proposed Lot 2 in order to comply with the zoning area regulations.

The property is within the R-2 Low Density Residential District. Both lots will be served by on-site water and public sanitary sewer.

We offer the following comments:

SUBDIVISION AND LAND DEVELOPMENT

1. Please provide a 3-inch square space for the Recorder of Deeds on Sheet 1. (§205-33.A(4))
2. The applicant shall confirm that no steep slopes are affected as a result of this project. (§205-33.B(9))
3. No alterations of grading shall be done within a distance of five feet from an adjoining tract. (§205-35.G)
4. Please specify a combination of evergreen and deciduous trees, minimum eight (8) foot height, for the proposed evergreen buffer. (§205-60.B(3))

STORMWATER MANAGEMENT

5. Weighted averaging of runoff coefficients shall not be used for manual computations or input data for water quality or runoff volume calculations. Please provide revised calculations using separate runoff coefficients (CN). (§195-19.I)
6. Provide calculations demonstrating that a minimum of one (1) inch from the impervious surfaces is being infiltrated. (§195-20.B)
7. Please provide orange construction fence around the proposed infiltration facilities and revise the sequence of construction to construct the infiltration bed last, after the site is stabilized. (§195-20.M)
8. Please provide appropriate measures to prevent clogging of the downspouts and transportation of leaves, etc. to the infiltration bed (leaf traps, gutter guards, etc.). (§195-20.O)
9. Please provide calculations to ensure the system will dewater in 72 hours. (§195-20-J(3))
10. The proposed stormwater management facilities do not meet the peak rate control requirements for the 1-year and 2-years storms, nor do they meet the requirement to reduce the 2-year post-developed peak rate to below the predeveloped 1-year rate. (§195-22.A)
11. The applicant is reminded that a *Stormwater Management Operation and Maintenance Agreement* shall be completed. (§195-36) This document is available on the Township website. Please sign two copies and return to the Township for authorization by the Board of Supervisors. The Township will then return to the applicant for recording with the plan, at the County. A copy of the time stamped document and proof of recording should then be returned to the Township.
12. Per §195-39, the Township requests a note be added to the plans stating 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."
13. Please provide the soils testing report by Laurel Wood referenced in the Stormwater Report.
14. It is difficult to discern the drainage areas. Please provide more legible drainage area plans for the pre-development and post-development areas.
15. We recommend that the geotextile filter fabric for the infiltration facility be installed only on the top and sides, per recent direction from various Conservation Districts.
16. We recommend that AASHTO No. 3 stone be specified for infiltration bed.
17. Please indicate the extents of the proposed turf reinforcing mat (TRM).
18. Drainage Area III is unclear. It appears to be the small area downslope of the stormwater management facility, but the area is labeled as DA-II. Please clarify.

19. The calculations for infiltration include the surface runoff from DA-I to the infiltration bed; however, there is no apparent conveyance through the one foot layer of soil at the bottom of the stormwater berm to the infiltration stone. It is unclear how the surface runoff enters the infiltration bed. Please clarify or provide a conveyance channel.
20. The infiltration bed storage model does not appear correct. Per the cross section provided on Sheet 6 the storage should be:

437-438.5	Stone (40% voids)
438.5-439.5	Soil (20% voids)
439.5-440	Berm storage (100% voids)
440-440.5	The volume from the top of berm to top of the clean-outs (not storage)
21. Please specify the type and species of rain garden plantings and seed mix proposed.
22. Please include an observation port in the infiltration bed to provide a way to monitor water levels within the infiltration bed.
23. We do not recommend the use of porous asphalt in residential applications due to the maintenance required. If porous asphalt is to be used, please provide the following on the plans:
 - a. The limits of the proposed porous asphalt.
 - b. Detailed installation instructions.
 - c. Operations and maintenance instructions including the use of de-icing chemicals.
 - d. A note that states that pavement sealer may not be applied to the porous asphalt area.
24. Please provide detailed operations and maintenance procedures on the plan for the proposed stormwater management BMP which include inspection intervals, cleaning, debris removal, monitoring water levels, and procedures to be followed in the event the facility is not draining within the required time.

SANITARY SEWER

25. A pump curve for the proposed grinder pump and a plan of the connection, which depicts the elevation of the building sewer and lateral, should be added to the plans. Also, we recommend the inclusion of additional details or notes regarding the gravity sewer lateral from the building to the grinder pump including, at minimum, pipe material, size, trap, and vent cap in accordance with the attached East Goshen Township typical sewer lateral detail. (§188-33.A.(3))
26. The plans do not indicate the amount of cover over the proposed lateral. The sewer should have minimum 3 feet of cover. (§188-31.B.(4))
27. A *Grinder Pump Station Operation & Maintenance Agreement* needs to be submitted for review and approval. (§188-33.A.(3)(e) & §188-33.F)
28. The discharge pipe from the grinder pump on Lot 1 is indicated as 1.25-inch PE on the plans. The class of pipe should be indicated on the plans. The discharge piping from a grinder pump shall be minimum 1 ¼ (iron pipe size) PVC SDR 21 or HDPE DR 11 (minimum 125 psi rating at 73°F). (§188-33.D.(3))
29. We recommend the inclusion of an additional detail for the proposed sanitary sewer manhole. Additionally, all invert elevations into the proposed manhole should be indicated on the plans. (§188-33.D.(6))

30. A fresh air vent, cleanout and standard building trap shall be placed as close to the building as possible, not more than 10 feet from the face of the building. The grinder pump should be moved further from the proposed building to accommodate the fresh air vent, cleanout, and building trap. (§188-31.C.(3))
31. The plan set should state the material of the existing sanitary sewer pipe. (§188-33.D.(3))
32. We question whether the proposed grinder pump for Lot 1 shall be an Environmental One Model DH152 or DR152.
33. On Sheet 3, Utility Note No. 4 states, *"The end of the public sanitary sewer at the west corner of Lot 2 shall be excavated and the existing cleanout shall be replaced with a sanitary manhole."* Based on the Township sewer map, there is an existing manhole where the new manhole is proposed. We question whether the existing cleanout indicated on the plans is a cleanout or manhole.
34. The existing cleanout for Lot 2 is proposed to be removed; however, there is no replacement cleanout proposed for Lot 2. A cleanout for Lot 2 should be added to the plans.

GENERAL

35. Please provide signature blocks for the owners of UPI 53-4-7 and 53-4-23.
36. Please provide a draft amended Access Agreement referenced in Zoning Hearing Board Condition #D.
37. The Typical Driveway Section detail incorrectly indicates ten (10) foot width.
38. Please provide construction details and hydraulic calculations for the proposed 12 inch wide concrete level spreader.
39. It appears that the proposed stabilized construction entrance on Lot 1 will impede access to the existing residence on Lot 2. We recommend relocating the stabilized construction entrance.
40. Please provide the approximate locations of the existing wells on tax parcels 53-4-218 and 53-4-24 and verify that there is a 50-foot separation between the wells and the proposed infiltration bed. Alternately, please confirm if the referenced lots are connected to public water.
41. The applicant is reminded that all legal descriptions, easements, agreements (i.e., developer's agreement, stormwater management operations and maintenance agreement, sanitary sewer, etc.) or similar are subject to review and approval by the Township.

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

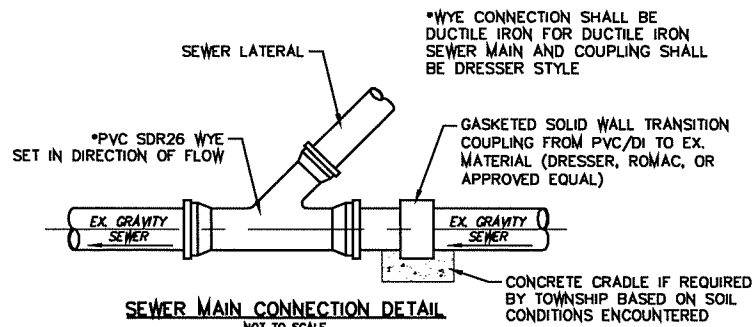
Sincerely,

PENNONI

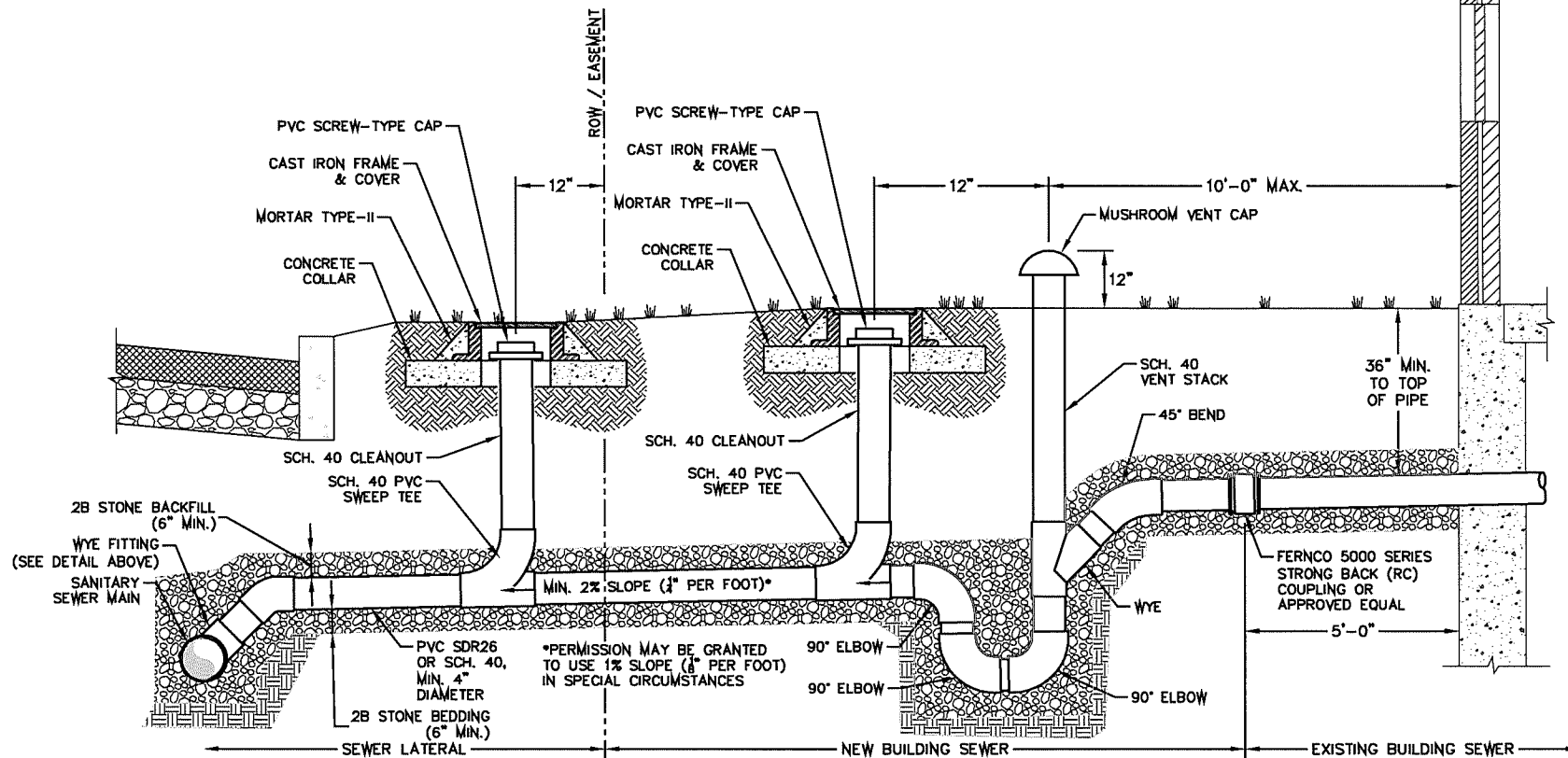


Nathan M. Cline, PE
Township Engineer

cc: Shimon Guy, PE, Guy Engineering Associates (via e-mail)
Stephen & Denise Legenstein (via e-mail)



NOTE: WHENEVER POSSIBLE THE SEWER LATERAL CONNECTION SHOULD BE MADE TO THE EXISTING MAIN USING A WYE FITTING AND ONE PIPE COUPLING.



SEWER LATERAL/BUILDING SEWER DETAIL
NOT TO SCALE

EAST GOSHEN TOWNSHIP
SEWER LATERAL/BUILDING SEWER DETAIL



PREPARED BY:
PENNONI ASSOCIATES INC.
Newark, DE

DETAIL NO.: SS01
CREATED: 2014-09-30
REVISED: N/A



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

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

March 27, 2018

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

Re: Final Subdivision - 1506 Meadowbrook Lane
SD-03-18-15306 - East Goshen Township

Dear Mr. Smith:

A Final Subdivision Plan entitled "1506 Meadowbrook Lane", prepared by Guy Engineering Associates Inc., and dated August 1, 2017, and last revised on February 20, 2018, was received by this office on March 1, 2018. This 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:	east side of Boot Road, north of Generals Way
Site Acreage:	3.96
Lots/Units:	3 Lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	53-4-23, 53-4-7

PROPOSAL:

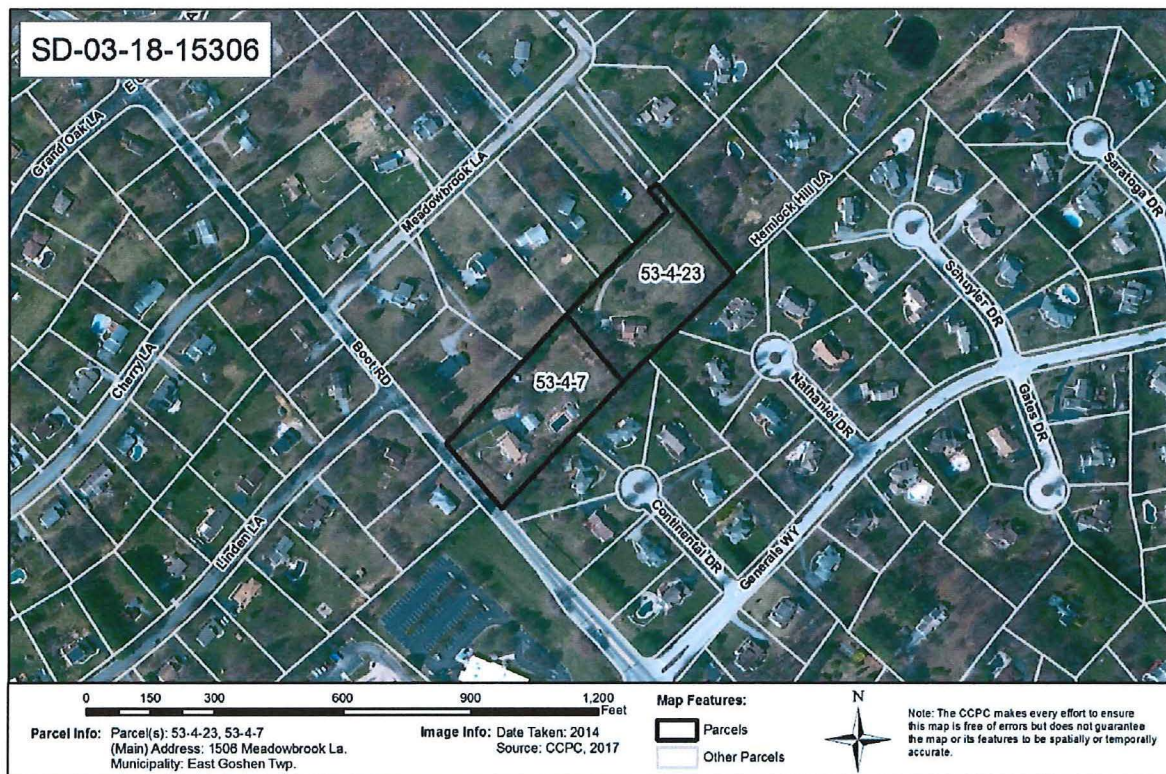
The applicant proposes to subdivide UPI# 53-4-23 into two parcels, along with the conveyance of a 400 square foot portion of UPI# 53-4-7 to proposed Lot #2. The existing residence will remain on proposed Lot #2, and a new single family residence will be constructed on proposed Lot #1. The project site, which will be served by onsite water and public sewer, is located in the R-2 Low Density Residential zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all East Goshen Township issues should be resolved 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**.

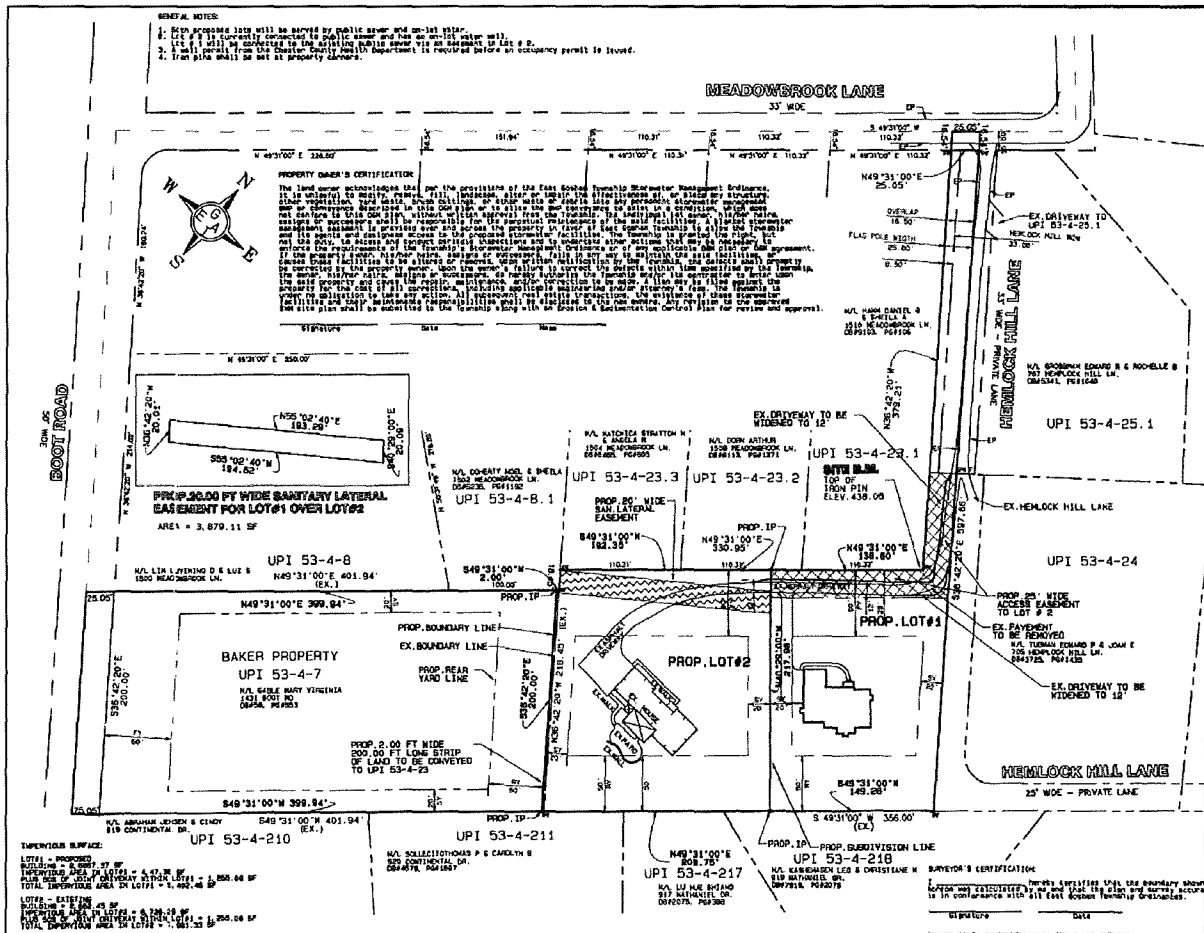


WATERSHEDS:

2. **Watersheds**, the water resources component of *Landscapes2*, indicates the proposed development is located within the Ridley Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, protect vegetated riparian corridors, and protect/enhance water-based recreation, cultural, historic resources and public access. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

3. The site plan indicates that, on October 3, 2017, the Township Zoning Hearing Board granted variances from the minimum lot width, minimum street frontage, and minimum flag lot pole width requirements, with six conditions of approval. We note the conditions of approval include providing a pull-off area along Hemlock Hill Lane (a private lane), and providing a landscaped buffer to the adjacent parcels along Nathaniel Drive. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board.



Site Plan Detail, Sheet 1: Final Subdivision - 1506 Meadowbrook Lane, East Goshen Township

ADMINISTRATIVE ISSUES:


4. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
5. The site plan depicts the location of a 20 foot wide sanitary lateral easement for Lot #1 over Lot #2. The details of this easement should be incorporated into the deeds of both lots.
6. The site plan depicts a 25 foot wide access easement for Lot #2 over Lot #1. The details of this easement should be incorporated into the deeds of both parcels. We acknowledge Zoning Note #2 on Sheet 1 states that Hemlock Hill Lane currently provides access to UPI# 53-4-23 and four additional parcels, and we also note that condition D of the Zoning Board's October 3, 2017 decision states that the shared driveway easement maintenance agreement will be revised to include proposed Lot #1.

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Re: Final Subdivision - 1506 Meadowbrook Lane
SD-03-18-15306 - East Goshen Township

7. The applicant is requesting two waivers from the Preliminary and Final Plan Regulation Requirements of the Township Subdivision and Land Development Ordinance, in order to combine the preliminary and final plan review and approval process. Waiver requests should only be granted 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.
8. 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 Review Planner

cc: Stephen W. & Denise A. Legenstein
Guy Engineering Associates, Inc.
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



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March 27, 2018

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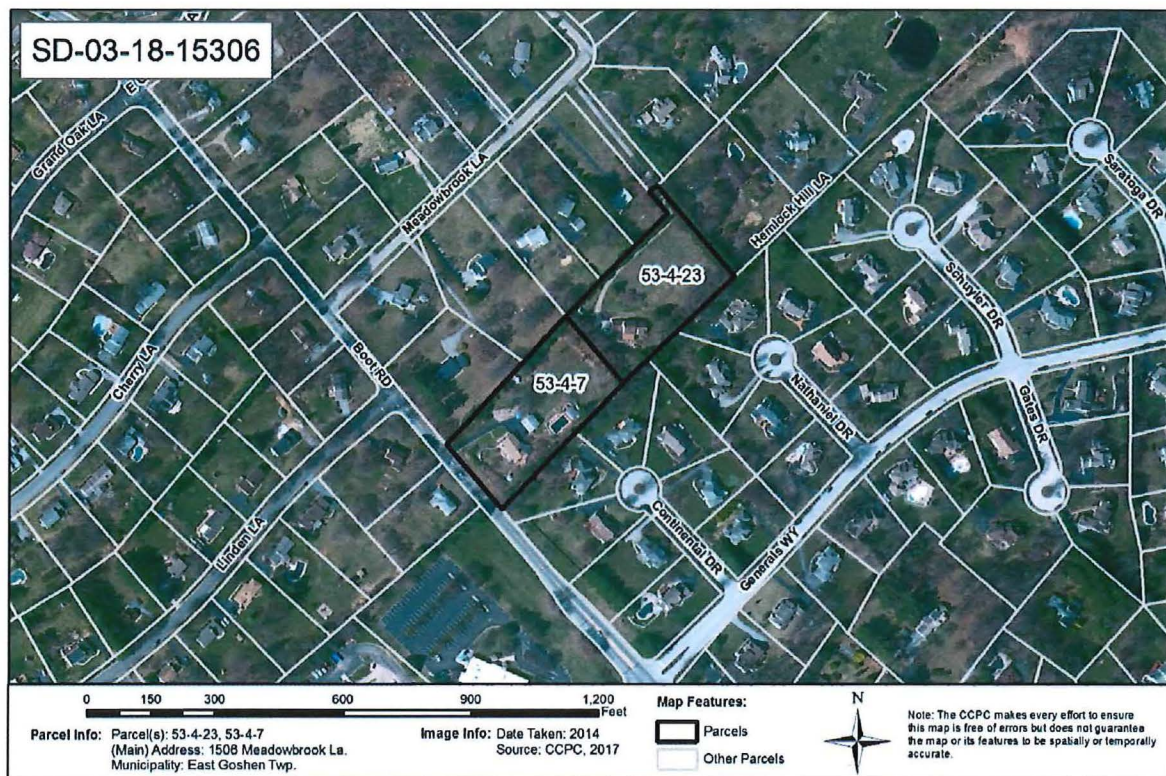
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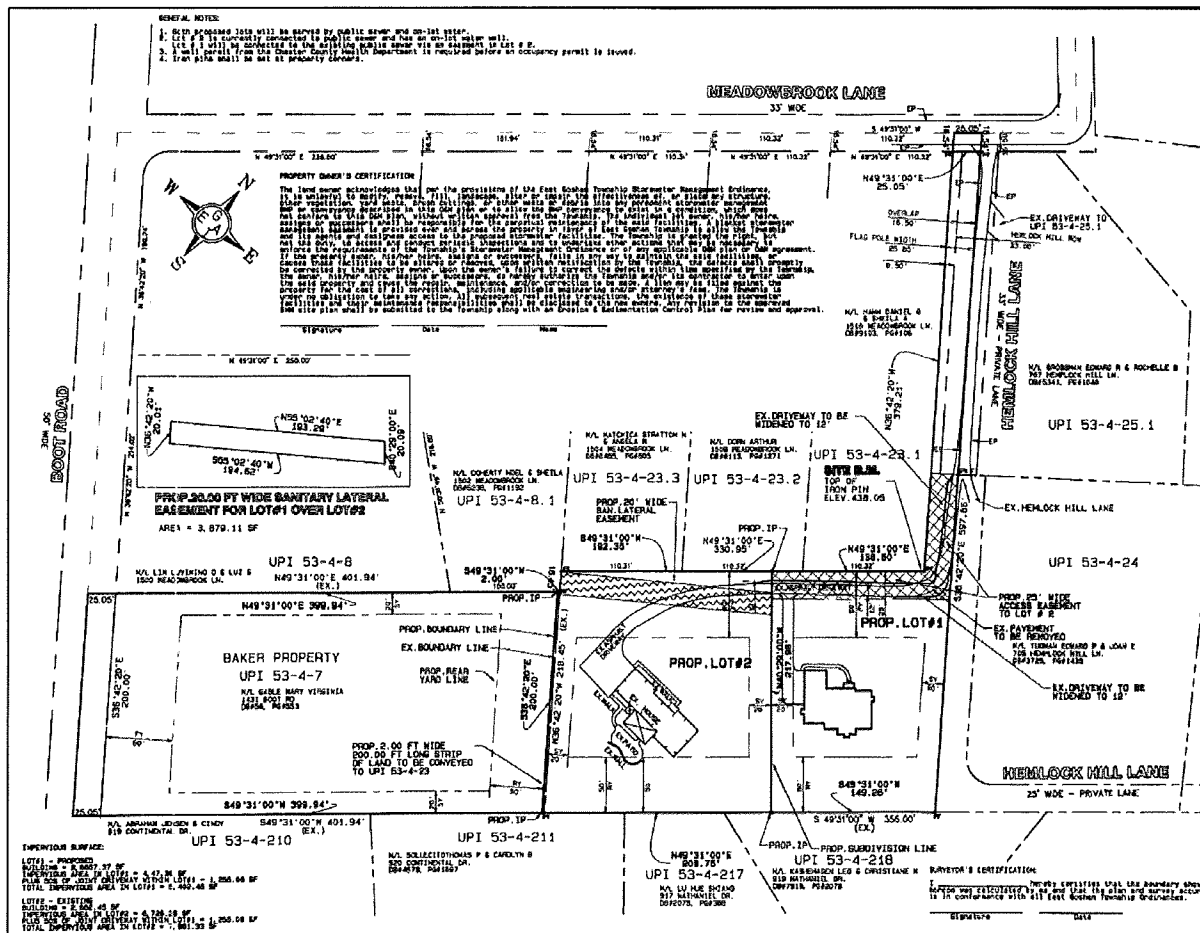


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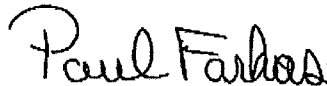
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Sincerely,



Paul Farkas
Senior Review Planner

cc: Stephen W. & Denise A. Legenstein
Guy Engineering Associates, Inc.
Chester County Health Department
Chester County Conservation District

East Goshen Township
Request for Proposals
Residential Open Space Development Ordinance Amendment
DRAFT

Introduction:

The East Goshen Township Board of Supervisors is soliciting proposals from Professional Planning Consultants to assist the Township Planning Commission in the development of a zoning ordinance amendment to incorporate 1 and 2 family (carriage home) and multifamily (townhouse) residential construction into the open space development option outlined in §240-36 of the township zoning ordinance.

Background:

East Goshen Township completed a rewrite to the Township Comprehensive Plan in 2015. Since that time the township has also completed the Paoli Pike Corridor Master Plan.

The Comprehensive Plan and the Paoli Pike Corridor Master Plan support a diverse range of housing options that preserve open space resources and historic resources as well as promote pedestrian and bicycle connections.

The following sections of the Township Comprehensive Plan and the Paoli Pike Corridor Master support this concept.

The Township Comprehensive Plan:

Objective 6.7 – Continue to provide for a variety of housing options within the Township to accommodate a diverse population.

Recommendation 6.7.1 – Evaluate the Zoning Ordinance in light of housing choices for changing demographics and income diversity.

Objective 6.8 – Preserve the Character of existing residential housing neighborhoods.

Recommendation 6.8.1 – Consider adopting provisions in the Zoning and Subdivision & Land Development Ordinance that encourage innovative design for new residential development while respecting the character of surrounding neighborhoods.

Paoli Pike Corridor Master Plan:

The Land Use Overview of the Paoli Pike Corridor Master Plan identifies a demand for additional housing units in the Township. Based on the population projections and the build out analysis, more diverse housing options are needed.

The current Single Family Open Space Development (SFOD) regulation (§240-36) provides an open space development option for properties zoned R-2 and R-4, for clustering of single family homes however it does not consider semi-detached (Carriage Homes or Twins) or a multi-family (townhouses) options. The SFOD requires a tract size of at least 8 acres, 55% of which must be set aside for open space.

The primary motivation of this endeavor is to consider additional residential development options for the larger parcels in the Township which have significant natural and cultural resources. A Carriage Home or Townhouse Open space development could help facilitate the preservation of Historic Resources and the natural areas that exist on these larger residential properties within the Township. Determination of the appropriate density credits and allowances for this type of residential development option is very important to the Township.

There are 26 properties greater than 8 acres in East Goshen. Subtracting those within the Business Park (BP) and Industrial (I) districts and those which are deed restricted from further development leaves 16 properties with a lot size greater than 8 acres.

There could be other opportunities if lots are combined. The lot sizes range from 8.0 acres to 87.28 acres. Eight acres was look at as the starting point because that's the lot size requirement for the current Single Family Open Space Development option in the ordinance. The tentative process is outlined as follows

Selection process and next steps:

After the deadline for this RFP, the Township's Board of Supervisors will select a winning consultant, with input from Township Staff and the Township Planning Commission. The winning consultant will then be asked to begin the planning and ordinance development process. The Township envisions this as a mini planning exercise that will result in a well thought out and implementable ordinance. which shall include but is not limited to the following:

- 1) Meeting with Staff prior to Kick off Meeting and / or property owners
- 2) Kick off meeting with Township Planning Commission at a public meeting
- 3) Engagement with local developers
- 4) Engagement with township commissions
- 5) Engagement with Township Solicitor
- 6) Presentation of draft ordinance to Planning Commission
- 7) Preparation of final ordinance to the Township Board of Supervisors

Required Information: To be considered, your proposal must address the following required items:

- 1) At least 2 (and preferably more) examples of similar zoning ordinances developed by the firm.
- 2) Provide an example of where you have seen this type of development option work well and support it.
- 3) Provide a brief description of how you will lead the Planning Commission through this process.
- 4) Brief biographies of planners who would be assigned to this project and either a full or partial list of municipal projects each has worked on.
- 5) A proposed scope of work for the project.
- 6) A proposed timeline for completion of the project.
- 7) A best and final cost proposal.

Brevity of responses is encouraged.

Additional information: Please contact Mark Gordon at mgordon@eastgoshen.org or 610-692-7171 for additional information.

Deadline: An electronic copy of the proposal can be emailed to Mark Gordon at mgordon@eastgoshen.org and must be received by not later than March 16th, 2018 at 10 am.

Additional disclosures: If a contract is entered into as a result of this RFP, the contents of the selected vendor's proposal will become contractual obligations of the firm. Negotiations may be undertaken with one or more vendors whose proposals as to price and other factors show them to be qualified, responsible, and capable of performing the work. This request for proposals does not, under any circumstances, commit the Township to any cost incurred by any vendor prior to the execution of the agreement. Each prospective vendor is solely responsible for all costs associated with the preparation of a response to this RFP. The Township reserves the right to reject any and all proposals received as a result of this request and to negotiate separately with competing vendors.

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

February 7, 2018

East Goshen Township ABC Members
1580 Paoli Pike
West Chester, PA 19380

Dear ABC Members:

The East Goshen Township ABC Annual Planning Session was held on Saturday, January 6, 2018. This was one of the best planning sessions that we have had to date, and it was due in no small part to the efforts of the ABC members in attendance.

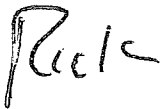
Enclosed is a list of the goals that were presented by the ABCs at the planning session.

At their meeting on February 6, 2018 the Board of Supervisors approved these goals.

It would be appreciated begin working on these goals ASAP.

Also please provide me with a status report on your goals by August 29th. The Board will review them at its meeting on September 5, 2017.

Sincerely,



Louis F. Smith, Jr.
Township Manager

Enclosure

Memo

East Goshen Township

Date: February 1 2018
To: Board of Supervisors
From: Rick Smith, Township Manager
Re: 2018 ABC Goals

The Board needs to set the 2018 ABC Goals. The goals listed below are a summation of what was presented at the Planning Session. Where applicable I have noted the appropriate objective from the Comp Plan or action from the Park Rec and Open Space Plan. I have also identified three goals for the Board.

If the Board approves the goals I will send a cover letter with the goals to each ABC and ask them to submit a status report for the Board's review at their meeting on September 4.

Conservancy Board

1. Continue invasive species control - **Comp Plan Objective 11.6**
2. Continue maintenance of the blue bird houses in Applebrook
3. Develop a maintenance plan for the Serpentine Barren – **PR&OS Plan Action 2.2C**
4. Keep East Goshen Beautiful Day - **Comp Plan Objective 11.4**
5. Maintain the riparian buffer along the creeks
6. Maintain Clymer's Woods.
7. Review the pond study and make a recommendation to the Board of Supervisors.

Futurist Commission

1. The creation of a much needed "town center" to house specialty shops, restaurants, micro businesses, and central gathering areas. **Comp Plan Objective 7.1**
2. Develop clear signage and lighting to highlight the "town center". **Comp Plan Objective 6.1**
3. Support a referendum to allow for liquor sales.

4. Establish a strategic long-range planning objective with steps outlining how to achieve the objective and the stated benefits to all residents.
5. Rebranding the Town Center as “Goshenville”.

Municipal Authority

1. Continue to monitor the upgrades at West Goshen Sewer Plant. **Comp Plan Objective 10.1**
2. Continue to implement the Inflow (surface water) & Infiltration (groundwater) (collectively “I&I”) Plan. **Comp Plan Objective 10.1**
3. Submit articles for the newsletter.

Park & Recreation Commission

1. Increase pedestrian circulation along Paoli Pike, especially in the form of a “Paoli Pike Promenade” with sidewalks and crosswalks, as well as increasing pedestrian circulation and safety along Greenways, with trails, walkways and crosswalks. **Comp Plan Objective 8.6**
2. Develop the Paoli Pike Trail to create the linkage between West Chester and Malvern, through East Goshen, from West Goshen to Willistown and consider the potential for feeder trails from the various developments to the Paoli Pike Trail. **Comp Plan Objective 8.6**
3. Complete the playground renovation. **Comp Plan Objective 9.3**
4. Renovate the basketball court area **Comp Plan Objective 9.3**
5. Improve the upper sports fields to include landscaping and a new access. **Comp Plan Objective 9.3**
6. Install security cameras in the park. **Comp Plan Objective 9.3**
7. Make the Veterans Pavilion more user friendly for seniors. **Comp Plan Objective 9.3**
8. Improve the pathway from the Pavilion to the Pickle Ball Court. **Comp Plan Objective 9.3**
9. Installed a picnic area to support the playground and the baseball fields. **Comp Plan Objective 9.3**

Planning Commission

1. Review the PPMCP and look at the overlay district to determine what needs to be amended in the Zoning Ordinance. **Comp Plan Objective 6.2 and 6.2**
2. Look at single family development for the remaining parcels in the township. **Comp Plan Objective 5.2 and 5.5**

Board of Supervisors

Review and update as need the Comp Plan Implementation Matrix. **Comp Plan Notes on page 16-1**

Adopt a parkland standard of 28.20 acres per 1,000 residents **PR&OS Plan Action 1.1A**


Adopt a mandatory Dedication of Parkland Ordinance. **PR&OS Plan Action 1.1B**

Adopt the Pond Study and a schedule for implementing the recommendations. **PR&OS Plan Action 2.2B**

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: 3/1/2017
To: Planning Commission
From: Mark Gordon, Township Zoning Officer 
Re: Sewer Planning module, 1405 Wexford Circle, 53-1R-25

The Township has received a Sewer Facility Planning Module for the above referenced property.

The On-Lot System at 1405 Wexford is failing and the resident has hired an outside firm to design a solution to meet the requirements of the DEP. The option to replace the system with another septic system is not viable due to a variety of issues so the proposed plan proposes to install a stream discharge system to treat the sanitary sewer and discharge the treated effluent to the stream. This is a mini sanitary sewer treatment facility equipped with all levels of treatment found in a large scale Waste Water Treatment Plant, to include Ultra Violet disinfection.

The Township Planning Commission, Chester County Health Department and the Chester County Planning Commission are all required to review and comment on these submissions.

Draft Motion:

I move that the Planning Commission authorize staff to complete Component 4A of the Sewage Planning Module, with the assistance of the Municipal Authority engineer, and return it to the applicant for submission to DEP.

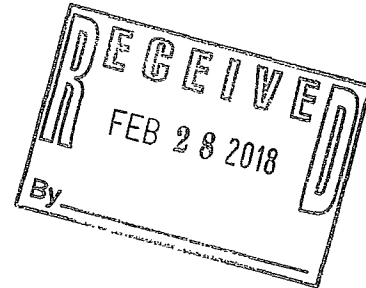


**EVANS MILL
ENVIRONMENTAL, LLC**

Environmental Engineers & Consultants

101 Fellowship Road
P.O. Box 735
Uwchland, PA 19480
(610) 458-8300; FAX (610) 458-7168

TRANSMITTAL SHEET



DATE: February 26, 2018

TO: Rick Smith, Manager
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380-6199

CC: EME File # 2875-00

FROM: Ann M. Lane

RE: Matthew Delaney – Wexford Circle
Sewage Facilities Planning Module
DEP Code No. 1-15919-224-3s

Please find attached four (4) copies of the revised Sewage Facilities Planning Module for the Matthew Delaney property on Wexford Circle. We have revised the submittal in response to comments from Mike Ellis in his email dated October 4, 2017.

EME requests that East Goshen Township forward copies of the modules for distribution to the following agencies with your transmittal requesting their review:

2 copies	Matt Skiljo, Chester County Health Department
1 copy	Carrie Conwell, Chester County Planning Commission
1 copy	East Goshen Township Planning Commission

If you have any questions regarding this matter, or need additional information or copies, please feel free to give myself or Dan Hudson a call at our office. Thank you in advance in your prompt attention in this matter.



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
1-15919-240-3s

SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the local municipal planning agency for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name

MATTHEW DELANEY - WEXFORD ROAD

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by municipal planning agency _____
2. Date review completed by agency _____

SECTION C. AGENCY REVIEW (See Section C of instructions)

- | Yes | No | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i>)? |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use?
If no, describe the inconsistencies _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe the inconsistencies _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation? |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | 6. Will any known historical or archaeological resources be impacted by this project?
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known endangered or threatened species of plant or animal be impacted by this project?
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. Is there a municipal zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 9. Is this proposal consistent with the ordinance?
If no, describe the inconsistencies _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? |
| <input type="checkbox"/> | <input type="checkbox"/> | 12. Is there a municipal subdivision and land development ordinance? |

SECTION C. AGENCY REVIEW (continued)**Yes****No**

- ☐ ☐ 13. Is this proposal consistent with the ordinance?
If no, describe the inconsistencies _____
- ☐ ☐ 14. Is this plan consistent with the municipal Official Sewage Facilities Plan?
If no, describe the inconsistencies _____
- ☐ ☐ 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____
- ☐ ☐ 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐ ☐ If yes, is the proposed waiver consistent with applicable ordinances?
If no, describe the inconsistencies _____
17. Name, title and signature of planning agency staff member completing this section:
Name: _____
Title: _____
Signature: _____
Date: _____
Name of Municipal Planning Agency: _____
Address _____
Telephone Number: _____

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171

Fax: 610-692-8950

E-mail: mgordon@eastgoshe.org

Date: 3/29/2018

To: Planning Commission

From: Mark Gordon, Township Zoning Officer *mlab*

Re: 2018 Grants – Letters of Support

Dear Commissioners,

The Township Staff is applying for grants to help fund two capital improvement projects. Specifically, we are seeking funding for the Hershey's Mill Dam Park Project, and for construction of segment B of the Paoli Pike Trail.

Jason Lang, the township Director of Parks and Recreation, has forwarded the Planning Commission four requests for letters of support for the four grants we are submitting to help fund these two projects.

Draft Motion:

Mr. Chairman, I move that the Planning Commission authorize the Chairman to forward letters of support for the following grant requests:

1. PennDOT MTF Fund Application – Segment B of the Paoli Pike trail
2. Commonwealth Funding Authority MTF Fund Application – Segment B of the Paoli Pike Trail
3. DCNR - C2P2 Application – Hershey's Mill Park
4. DCED – GTRP Application – Hershey's Mill Park

610-692-7171
www.eastgoshen.org

BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

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

March 12, 2018

Mr. Adam Knox
East Goshen Township Planning Commission, Chair
1580 Paoli Pike
West Chester, PA 19380-0990

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

Dear Mr. Knox:

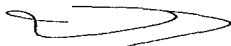
This letter shall serve as notice that East Goshen Township is making application for Pennsylvania Department of Transportation's (PennDOT's) Multimodal Transportation Fund Program (MTF) funding to complete the Paoli Pike Trail. The proposed project is consistent with the goals and objectives of the (2016) Paoli Pike Trail Feasibility Study, (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 utilized on Segment B, in between Ellis Lane and Reservoir Rd. We look forward to moving forward with this project as it serves to benefit the community in the following ways:

- Creating a safe and well connected transportation network that offers people multiple options for travel.
- Promoting non-motorized travel to reduce congestion and improve air quality
- Supporting multimodal transportation and recreation, including trips to school, work, shops, and parks
- Expanding access to recreational resources, including the Township's park facilities
- Linking existing businesses and support future commercial opportunities, particularly in the Town Center
- Minimizing 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 Parks and Recreation

610-692-7171
www.eastgoshen.org

BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

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

March 12, 2018

Mr. Adam Knox
East Goshen Township Planning Commission, Chair
1580 Paoli Pike
West Chester, PA 19380-0990

Re: East Goshen Township, Chester County
Commonwealth Financing Authority MTF Fund Application

Dear Mr. Knox:

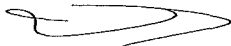
This letter shall serve as notice that East Goshen Township is making application for Pennsylvania Commonwealth Financing Authority (CFA's) Multimodal Transportation Fund Program (MTF) funding to complete the Paoli Pike Trail. The proposed project is consistent with the goals and objectives of the (2016) Paoli Pike Trail Feasibility Study, (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 utilized on Segment B, in between Ellis Lane and Reservoir Rd. We look forward to moving forward with this project as it serves to benefit the community in the following ways:

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- Expanding access to recreational resources, including the Township's park facilities
- Linking existing businesses and support future commercial opportunities, particularly in the Town Center
- Minimizing 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 Parks and Recreation

610-692-7171
www.eastgoshen.org

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

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

March 12, 2018

East Goshen Township Planning Commission
Attn: Adam Knox, Commission Chair
1580 Paoli Pike
West Chester, PA 19380-0990

Re: East Goshen Township, Chester County
DCNR – C2P2 Application

Dear Mr. Knox:

This letter shall serve as notice to the East Goshen Township Planning Commission that East Goshen Township is making application for a Pennsylvania DCNR – C2P2 Grant to renovate Hershey's Mill Dam Park. 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 Update and the 2017 Hershey's Mill Dam Park Open Space Master Site Plan. Funds for this project will be utilized to renovate Hershey's Mill Dam Park's open space to best meet the current and future recreational needs of area residents. These improvements include:

- A fishing pond
- ADA-accessible pathways
- Riparian forest, seasonal meadow and wetland improvements
- ADA-accessible parking lot
- Ecologically focused water management

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

Sincerely,

Jason Lang, MS, CPRE
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

March 12, 2018

East Goshen Township Planning Commission
Attn: Adam Knox, Commission Chair
1580 Paoli Pike
West Chester, PA 19380-0990

Re: East Goshen Township, Chester County
DCED – Greenways, Trails and Recreation Grant Application

Dear Mr. Knox:

This letter shall serve as notice to the East Goshen Township Planning Commission that East Goshen Township is making application for a Pennsylvania DCED – Greenways, Trails and Recreation Grant to renovate Hershey's Mill Dam Park. 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 Update and the 2017 Hershey's Mill Dam Park Open Space Master Site Plan. Funds for this project will be utilized to renovate Hershey's Mill Dam Park's open space to best meet the current and future recreational needs of area residents. These improvements include:

- A fishing pond
- ADA-accessible pathways
- Riparian forest, seasonal meadow and wetland improvements
- ADA-accessible parking lot
- Ecologically focused water management

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

Sincerely,

Jason Lang, MS, CPRE
Township Director of Recreation

SAVE THE DATE!

Saturday, May 19th, 8:30 AM – 3 PM

A Primer for Municipal Officials

**MAKING LOCAL PLANNING EXCITING AND EFFECTIVE.
LEARN FROM YOUR PEERS!**

Municipal officials from around the region will demonstrate through case studies and anecdotes how to achieve exciting and effective results with:

Local comprehensive planning | Public engagement | Zoning ordinances | Subdivision and land development ordinances

Registration opens April 2nd at brandywine.org/conservancy

- Registration fee: \$15.00
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Room 101, Business and Public Management Center, West Chester University, 50 Sharpless Street, West Chester, PA

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