

**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
1580 PAOLI PIKE
TUESDAY, JANUARY 22, 2019
FINAL APPROVED MINUTES**

Present: Chairwoman Janet Emanuel; Vice-Chairman Marty Shane; Members Carmen Battavio; David Shuey, and Mike Lynch; Township Manager Rick Smith; Assistant Township Manager and Finance Director Jon Altshul; Director of Zoning and Codes Enforcement Mark Gordon; Township Solicitor Kristin Camp; Township Zoning Consultant Tom Comitta

Call to Order & Pledge of Allegiance

Janet called the meeting to order at 7:00 p.m. and led the pledge of allegiance.

Moment of Silence

Carmen called for a moment of silence to honor our troops and first responders.

Recording

The meeting was livestreamed on the Township's YouTube page. *Note that the audio on the first livestream feed was very scratchy. As a result, the first livestream was stopped and another started again around the 15 minute mark.*

Presentation of the Zoning Ordinance Amendment Titled Open Space Development

Kristin provided an overview of the Municipal Planning Code and how a zoning ordinance is adopted.

Tom discussed the development options at the Lewis property under the current zoning ordinance and the conceptual development plans under the proposed ordinance. He explained that under the existing zoning options the property would yield a maximum of between 19 and 35 additional homes, while under the proposed ordinance, the property would yield a maximum of 35 additional homes. However, under the existing zoning between 0% and 55% of the open space would be preserved, compared with between 60% and 65% of the open space preserved under the proposed ordinance.

Public Comment

Karen Galese, 420 Beaumont Circle, stated that as a real estate agent she supports the ordinance amendment, as there is a market demand for low-maintenance townhomes with first floor bedrooms and lots of surrounding open space.

Eric Tilles, 1398 Morstein Road, asked how many homes could be built under the current zoning compared to the proposed zoning. Tom noted that the engineer's renderings that he presented didn't take into account all of the issues that might be flagged during the site engineering and permitting processes, and that the actual

development plans that went through the conditional use and land development processes may have somewhat fewer homes.

Bob Madonna, 1422 Garret Lane, raised concerns about a second access road to the Lewis property going through the existing Township right-of-way at the end of the Jackson Lane cul-de-sac. Rick noted that the Lewises can legally access Jackson Lane from their property today.

Alison Oshop, 1334 Jackson Lane, stated that if the Lewis property was developable, it would already have been developed by now. She stated that the engineer's renderings were not plausible; that she is opposed to a trailhead on Jackson Lane; and that she has concerns about traffic in Goshen Downs. She provided a petition signed by hundreds of East Goshen and East Whiteland residents opposed to the amendment to the Board of Supervisors.

Cathy Weishair, 12 Anthony Drive (East Whiteland Township), raised concerns about stormwater runoff and public sewers. Kristin explained that the Township's stormwater ordinance requires that any development result in less stormwater than exists prior to the development. Kristin added that under both the existing single family cluster and open space development provisions and the proposed ordinance amendment, both public water and sewer would need to be available at the Lewis property.

Joanne Tilles, 1398 Morstein Road, asked questions about the land development process, which Kristin addressed. Kristin observed that under both the existing single family cluster and open space development provisions and the proposed ordinance amendment, any development would be subject to a Conditional Use hearing, at which point the Township could put conditions on the developer.

Tom Ward, 1468 Morstein Road and 1000 Hershey's Mill Road, raised traffic and stormwater concerns about developing the Lewis property, as well general concerns about the importance of open space preservation. He stated that he wants the Township to set up a fund for open space preservation and wants to know why the Township doesn't purchase the Lewis property.

Michelle Venema, 450 Barker Drive, asked why she received a 1,000' letter about tonight's meeting. Rick stated it is because she lives close to the Price property on Ellis Lane.

George Polumbo, 338 Ellis Lane (West Goshen Township), asked why he didn't receive a letter. Rick stated the Township only sends 1,000 foot letters to East Goshen Township residents, but that West Goshen Township was notified about the proposed amendment and tonight's meeting as well.

Marie Cattie, 630 Meadow Drive, stated that she is opposed to the amendment because of the impact on all remaining properties in the Township in the form of

more traffic and school populations. She stated that she disputes the potential housing yields that Tom presented and that this amendment boils down to a developer wanting to make more money. She suggested that the matter be presented to voters as a referendum. Rick explained that Pennsylvania law does not allow these types of matters to be decided by referendum.

Bob Sussky, 1537 Sleepy Hollow Drive, stated that he wants to minimize the impact of any new development on traffic and the environment.

Dan Mansueto, 403 Beaumont Circle, stated that he is interested personally in well-constructed townhomes in the Township, similar to those in Applebrook.

Courtney Zentz, 1333 Jackson Lane, raised concerns about whether the engineering renderings would match with reality. Janet explained the conditional use and land development process, during which multiple stakeholders would weigh in on any proposed development plan to ensure that the Township's and residents' interests are protected. Ms. Zentz also stated that she was opposed to a trail and asked about the right-of-way at the end of the Jackson Lane cul-de-sac. Rick explained that this right-of-way was granted when the Township accepted ownership of the Goshen Downs roadways decades ago. She also asked about the financial implications for the Township of new development. Jon explained that, back of the envelope, each new home in the Township results in \$9,000 in one-time revenue and approximately \$1,000 per year in on-going revenue, but that there would also be offsetting expenses needed to provide services to more people.

Don Thompson, 1608 Ulster Lane, stated that as a former Willistown Township Supervisor, there are ways to maintain open space without increasing the population.

Chris Roe, 10 Anthony Drive (East Whiteland Township), asked for clarification about the difference between a by-right use and a conditional use. Kristin explained the difference and noted that the conventional one house on one acre zoning is allowed by-right under the Township's zoning ordinance, but that cluster development and the proposed townhouse developments would be only be allowed by conditional use, meaning that the Township could put conditions on the developer. He also raised concerns about the traffic impact of new homes on Hershey's Mill Road. Kristin stated that state law precludes the Township from using potential traffic impacts as a reason to deny a development. However, she observed that based on her experiences working with traffic engineers over the past two decades, the difference in traffic impact between 36 townhomes and 20-25 detached homes would be minimal. Mr. Roe also asked about how the existing historic home on the Lewis property could be used. Rick explained that under the Township's historic preservation ordinance, that property could be chopped up into condo units provided that each unit was greater than 800 square feet.

Joe Virgilio, 981 Hershey's Mill Road, stated that he lives across the street from the Lewis's driveway and would be impacted by any development there. He stressed that while the Lewis family has a right to develop the land, there needs to be a proper balance in maintaining the open space and that he opposed the ordinance amendment.

Robert Cappucci, 1214 Candytuft Lane, stated that this proposal would only benefit the developer.

Deborah Walker, 1336 Jackson Lane, stated that new developments shouldn't tear up existing developments.

Pat Burns, 1350 Morstein Road, asked if this ordinance would potentially impact any future development of the Schiffer property on Morstein Road and raised concerns about additional traffic there as well.

Sam McNulty, 1783 Jefferson Downs, stated that he is opposed to the proposed amendment and raised concerns about a future Board of Supervisors allowing townhomes on parcels smaller than 20 acres. He also asked about when retention basins need to be constructed.

Liz Driscoll, 1238 Upton Circle, asked what the impetus of this proposed amendment was. Kristin explained that a developer had expressed an interest in building something other than detached homes at the Lewis property. David added that the Township's Comprehensive Plan recommended increasing the diversity of housing types in the Township.

Janet announced that the Board would make a decision about next steps on the proposed amendment, including doing nothing or tweaking the ordinance and returning the ordinance to the Planning Commission, at its meeting on February 5th.

Adjournment

Carmen made a motion to adjourn at 9:05. Marty seconded. The motion passed 5-0.

Respectfully submitted,
Jon Altshul
Recording Secretary