

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, May 1, 2019
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. April 3, 2019**
- F. Subdivision and Land Development Applications
- G. Conditional Uses and Variances**
 - 1. PECO Energy Co. (Modify Existing Conditional Use Approval)**
 - 2. 1422 Ardleigh Cir. (Home Occupation – Wood Shop)**
- H. Ordinance Amendments
- I. Old Business
- J. 2019 Goals
- K. Any Other Matter**
 - 1. West Goshen Township Comp Plan Update**
 - 2. West Whiteland Township – Amendment of Comp Plan**
 - a. Bicycle-Pedestrian Plan
 - b. Bicycle-Pedestrian Map
- L. Liaison Reports
- M. Correspondence

Bold Items indicate new information to review or discuss.

East Goshen Township Planning Commission
Application Tracking Log

May 1, 2019 PC Meeting

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
PECO Gas Gate	CU	Sk	2/26/2019	2/26/2019	2/28/2019	NA	2/28/2019	1	4/3/2019	6/5/2019	5/14/2019	6/25/2019	
CZ Woodworking / 1422 Ardleigh Cir.	CU	S	3/29/2019	3/29/2019	NA	NA	4/22/2019	1	5/1/2019	6/18/2019	6/18/2019	6/27/2019	

Bold = New Application or PC action required

Completed in 2019

DRAFT
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
April 3, 2019

The East Goshen Township Planning Commission held a regular meeting on Wednesday, April 3, 2019 at 7:00 p.m. at the East Goshen Township building. Members present were: Chair Brad Giresi, Dan Daley, Ernest Harkness, Mark Levy, John Stipe and Michael Koza. Also present was Mark Gordon, (Township Zoning Officer); Janet Emmanuel (Township Supervisor); and Jon Altshul (Township CFO and Asst. Manager).

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 p.m.

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 checked the log. PECO will not be here tonight. They gave a 60 day extension.
4. The minutes of the March 6, 2019 meeting were approved.

B. SUBDIVISION AND LAND DEVELOPMENT

ESKE Development/Ducklings Early Learning Center. - Present for the applicant were Mike Shiring, Attorney; Joseph Russella, PE, D.L. Howell; and Anthony Diver, The Tamora Group. Mr. Shiring acknowledged that they received the Township Engineer's letter today. He feels everything is resolved. They will accept any conditions. They are still requesting a waiver from sidewalks. They had an on site review of the entrance with the Township Engineer.

Mr. Russella has reviewed the Engineer's letter and they will resolve anything outstanding.

Dan asked about the determination that this is not a wooded lot. Mark Gordon verified that they used the appropriate calculations and determined it is not a wooded lot.

Dan asked about line striping on the street at the entrance. Mr. Shiring commented that it was decided that no lines would be best.

Dan asked about FEMA. Mr. Russella verified that they received the LOMA. It was determined that with the new culvert the floodplain will be reduced.

Dan asked about buses and parking for them. Mr. Russella verified that there will be no storage or utilization of student vehicles (vans/buses).

Dan asked about the Fire Marshall. Mr. Russella said they had a meeting with Mark Miller. They revised the turn around so it is compliant. They satisfied all of the Fire Marshall's concerns.

Dan asked about signage. Mr. Russella mentioned that the Township Engineer's letter called for more "No Parking" signs, which the applicant will do.

Ernie asked about the storm water management permits. Mr. Russella verified that all permits have been submitted.

Ernie asked about #38 in the letter – retaining wall. Mark Gordon will review this with applicant.

Brad commented that the Conservancy Board letter stated that the trees along Wilson Dr. frontage will give credit toward the required street trees. Mr. Russella pointed out that the CB recommended 3 additional trees be planted after the understory is removed.

Joe asked if the Township checks the trees a year later. Mark Gordon replied yes and if any are dead the applicant will replace them.

Ernie made a motion that the Planning Commission recommend the Board of Supervisors approve the Land Development application and plans and support the waiver request for ESKE Development LLC for 1302 Wilson Drive, prepared by DLHowell dated January 11, 2019 and last revised March 25, 2019, for a 13,815 s.f. Child Daycare Center, associated driveway, stream crossing, parking, and storm water management, with the following conditions:

1. The plan is approved as a Preliminary/Final Plan.
 2. The Applicant shall address all remaining comments outlined in the Township Engineer's review letter dated 4/3/2019 prior to approval.
 3. The Plan shall not be released for recording until the applicant has submitted the Land Development and financial security agreements and the funds for the improvements.
 4. The Applicant shall pay the traffic impact fee of \$396.25 per trip for the project prior to the issuance of any building permit.
 5. Pursuant to East Goshen Municipal Authority Resolution No. 22, the required sewer tap-in fee will be \$3,546.10. 10% of this, or \$354.61, will be due at the time of plan approval, with the remaining balance due when you collect your permits.
 6. 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.
 7. Recommendations in the Conservancy Board letter dated March 14, 2019 need to be satisfied.
 8. A Flood Plain Study should be submitted to FEMA.
- Mark Levy seconded the motion. The motion passed unanimously.

C. Old Business

1. Goshenville TND Overlay - Tom Comitta made a brief overview of the application for the new Commission members. He mentioned that, while working on the Paoli Pike trail, they started to think about what would look good in Goshenville. The main concern is should the TND be an outright district or an overlay district. Under the overlay it won't change what is already there. But there may not be any changes in 20 years. There has to be incentives for a developer to use the overlay instead of the current C2 District. The Overlay has the buildings close to the road with parking in the rear and a service lane/alley. Tom feels it is ready to pass to the BOS. When the Trail happens then preferred streetlights, benches, etc. will be selected. A development plan is included showing where the new buildings would go and what they would look like.

Mark Gordon commented that this recent meeting with Tom and his staff was his most intensive. He is more confident that it can be enforced. If/When applicants come in and need to have it tweaked a little, it can be done. He recommends giving it to the BOS to look at and have a meeting in May with BOS and Tom to review it.

Ernie - Asked about revitalization definition - Tom answered if an extension of an existing building, it has to be greater than 20% or if a change of use by 51%. A gas station is allowed in C2 but not the TND overlay. They added apartment standards to make them more appropriate for Goshenville.

Dan - Commented that in 240 - 29 apartment standards - it references public water/sewer. He doesn't think it needs to be noted because the entire area is public water/sewer. Height of a building under TND is 40 ft. Buffer yards next to residential is 50 ft. to create TND open space.

Ernie moved that the Planning Commission recommend that the Board of Supervisors consider the Traditional Neighborhood District overlay ordinance amendments and design guidelines as amended at the Planning Commission meeting on April 3, 2019 and seek public input on the proposed amendments. Dan seconded the motion. The motion passed unanimously.

D. Ordinance Amendments

1. Incubator Ordinance - Jon Altshul commented that the BOS reviewed this proposed amendment at their meeting last night. They also reviewed the Chester County Planning Commission comments. The BOS directed Jon to meet with a CCPC member to discuss parking. Jon did talk to Mr. Fargus who gave him the ok to proceed. Dan made a motion to incorporate the CCPC's comments and send the Business Incubator Ordinance to the CCPC and the BOS for review. Also recommend that the BOS consider adopting the Ordinance. Ernie seconded the motion. The motion passed unanimously.

1 **E. Liaison Reports**

2 **1. Board of Supervisors** – Janet reported that they had 5 interviews for 1 position on the Zoning Hearing
3 Board. Sunoco has put up walls this year instead of curtains because a resident reported that his property
4 was covered with dust last year and he has a pool and children that play in the yard. Sunoco has agreed to
5 test the dust and keep the ground wet to prevent the dust from getting in the air.
6
7

8 **ADJOURNMENT**

9 There being no further business, Dan made a motion to adjourn the meeting. Ernie seconded the
10 motion. The meeting was adjourned at 9:00 pm. The next regular meeting will be held on
11 Wednesday, May 1, 2019 at 7:00 p.m.
12

13
14 Respectfully submitted, _____

15 *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: 4/26/2019
To: Planning Commission
From: Mark Gordon, Township Zoning Officer *mlb*
Re: Conditional Use Application / PECO Energy CO.

Planning Commission Members,

As you know, the Township has received a Conditional Use Application and plans for the un addressed Hershey's Mill property at the north corner of the intersection of N. Chester Rd. and Wineberry Ln., West Chester PA 19380. Conditional Use approval for a Public Utility Facility was granted for this property in 1997, to PECO Energy Co.

PECO Energy is seeking to modify the Conditional Use approval from 1997 by adding a 10' x 16' building to the site. PECO proposes to upgrade the existing communications equipment for the facility and house it inside this new building.

The property is situated in the R-1, (Low Density Suburban Residential) Zoning District of East Goshen Township. Public Utility Facilities are permitted in the R-1 Zoning District as a Conditional Use.

The Conservancy Board reviewed the application and has forwarded their recommendation for your consideration. This will be the second time the applicant will be presenting to the PC. The PC and Staff raised several issues at the last meeting, the applicatnt has provided materials to address those issues.

Questions Raised at last meeting.

Staff has reviewed the application and plans and has identified a few items to be addressed:

1. How is the storm water for the new building going to be managed?
a. **SWM has been addressed in the latest submission materials.**
2. Will the building be placed on a concrete foundation?
a. **Yes**
3. Will the equipment in and mounted to the building make any noise?
a. **No**
4. Will the facility be served by utilities; Electricity, Gas, Phone or Fiber?
a. **Yes**

5. Will the facility have exterior lighting?
 - a. Yes
6. Will the facility be serviced by technicians regularly?
 - a. Yes How often? Unknown
7. Has Texas Eastern been notified of the project?
 - a. Texas Eastern Pipeline has commented on the application, that information is provided.
8. Will the large crane truck needed to deliver the pre-built shed need special accommodations to access the site?
 - a. Yes
9. Has Texas Eastern been notified of the need for a large crane truck to cross the pipeline easement for this project?
 - a. Yes, Texas Eastern Pipeline has commented on the application, that information is provided.

STAFF RECOMENDATION

At this time staff believes the issues have been addressed and has no objection to the PC making a recommendation to move this application to the Board of Supervisors for the Conditional Use hearing on May 14th.

DRAFT MOTION

Mr. Chairman, I move that the PC recommend that the Board of Supervisors approve the Conditional Use application of PECO Energy to install a 10' x 16' communications equipment shelter at the existing Public Utility Facility to house fiber optic equipment for the facility with the following conditions:

1. Evergreen landscape screening shall be installed to conceal the new structure from the adjacent residential properties if determined necessary by the Township Zoning Officer.
2. A representative of the pipeline shall approve the location of the shelter and the storm water management infiltration trench prior to the issuance of the building permit.
3. A representative from the pipeline shall be in attendance on side during the delivery of the equipment shelter.



EAST GOSHEN TOWNSHIP

STORMWATER MANAGEMENT PERMIT APPLICATION

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199

PHONE (610)-692-610-692-7171

FAX (610)-692-8950

www.eastgoshen.org

Date: 4 / 17 / 2019 Tax Parcel No.: 63 - 2 - 25 - 3 Zoning District: C-91

Property Owner: Hersheys Mill Homeowners Association

Property Address: Unaddressable Parcel- North Chester Road and Wineberry Lane, East Goshen Township, PA 19380

Telephone Number: N/A Fax Number: N/A

Email Address: N/A

Contractor Name: Henkels & McCoy - Chris Herm (Manager)

Telephone Number: 215-283-7810 Fax Number: N/A

Area of Lot (square feet): 9,269,568 Area of proposed new Impervious coverage (square feet): 170

Area of Impervious coverage (square feet) added to the property since 10/22/2003: 0

Cumulative area of Impervious coverage (area added since 10/22/2003 + proposed area): 170

ALL NEW IMPERVIOUS COVERAGE PROPOSED SHALL REQUIRE STORMWATER MANAGEMENT FACILITIES TO MANAGE THE INCREASED STORMWATER AS PER §196 OF THE TOWNSHIP CODE ADOPTED ON 19 NOVEMBER 2013 AND EFFECTIVE ON JANUARY 1, 2014.

IMPERVIOUS COVERAGE IS: BUILDING ADDITIONS, DRIVEWAYS, PATIOS, DECKS, SHEDS, ETC.

DESIGN CRITERIA:

Is the cumulative area of Impervious coverage (Noted Above) greater than 2,000 square feet?

- ☒ No Go to Step One
☐ Yes Go to Step Six

Step One: Is the new Impervious coverage a result of a new storage shed to be placed on the property with an area of:

- ☐ a) 120 sq. ft. for properties with one (1) acre or less; or
☐ b) 240 sq. ft. for properties with more than one (1) acre

- ☒ No Go to Step Two.
☐ Yes The storm water from this area of new impervious coverage shall be managed on site by the use of a stone base, a minimum of 6" deep, which extends at least one foot from the structures' drip edges. (*See attached detail; A.4*)

Step Two: Is the Increase In Impervious coverage a result of a new deck?

- ☒ No Go to Step Three.
☐ Yes The storm water from this new impervious coverage can be managed on site with the use of a stormwater management feature such as those shown in *Fig. A.3. or A.5.*

East Goshen Township Stormwater Management Application

Step Three: Is the new (proposed) impervious coverage greater than 500 square feet?

☒ No Go to Step Four.
☐ Yes Go to Step Five.

Step Four: On site storm water management can be done without the consultation of an engineer. (Impervious Cover is less than 500 sq. ft.)

An infiltration trench, of the size specified by the township is required for this project (*see Fig. A.3*). The applicant shall prepare and submit a plot plan (sketch) of the property indicating the location of the project and the location of the infiltration trench. A permit fee will be charged to the applicant for inspections required for the storm water facility.

Step Five: Simplified Approach (Impervious coverage is greater than 500 sq ft.)

An infiltration trench, of the size specified, is required to manage stormwater from the new proposed impervious cover associated with this project (*see Fig. A.3*). The applicant shall prepare and submit plans and documents as identified in Appendix A of the Stormwater Management Ordinance. A permit fee will be charged to the applicant for inspections required for the storm water facility. **Submit the "Stormwater management practices operation, maintenance and inspection plan agreement" with your application (Separate Document, must be Signed and Notarized).** This agreement and the plans for the stormwater facility will be recorded with the Chester County Recorder of Deeds. All costs associated with recording will be the responsibility of the property owner.

Step Six: (Impervious coverage is greater than 2,000 sq ft.)

A full stormwater drainage plan and calculations shall be required as per Article 4 of the Stormwater Management Ordinance. The applicant is responsible for establishing an escrow account with the Township in the amount of \$2,000 to cover the cost of the plan review and any special inspections required for the project.

NOTE: APPLICATION MUST BE SIGNED BY THE PROPERTY OWNER AND CONTRACTOR.

Stormwater management permits are subject to applicable fees, payable at the time of issue.

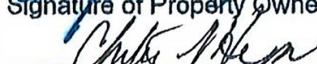
We hereby acknowledge that we have read this application and state that the information provided is correct and agree to maintain the stormwater system and comply with all provisions of the East Goshen Township Stormwater Management Ordinance applicable to this stormwater management system and the property.



Signature of Property Owner

4-22-19

Date

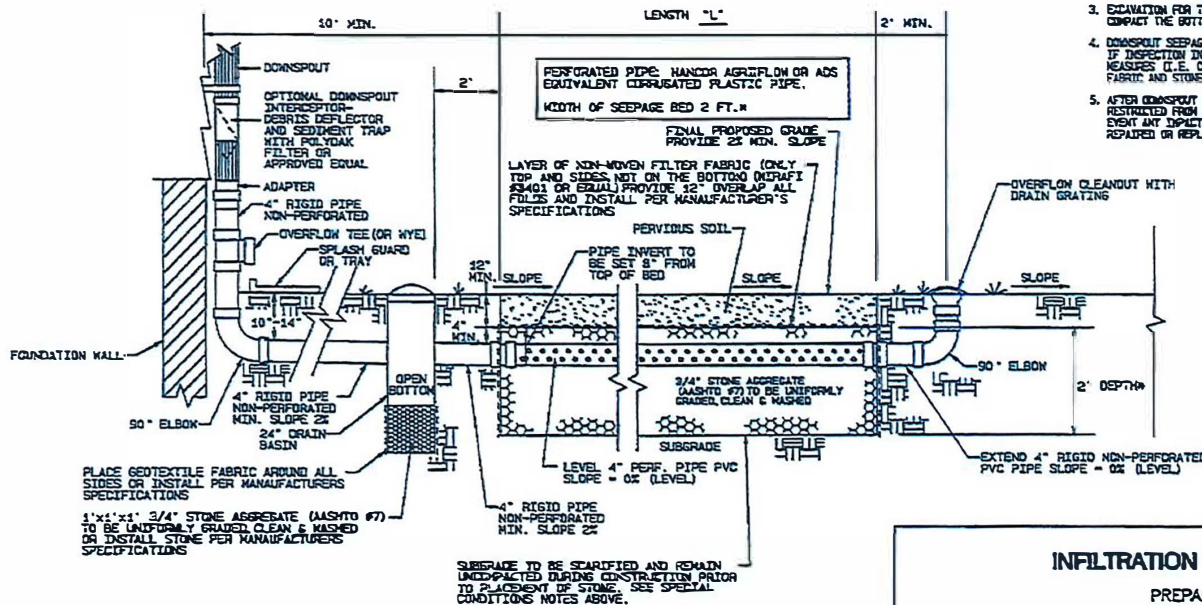
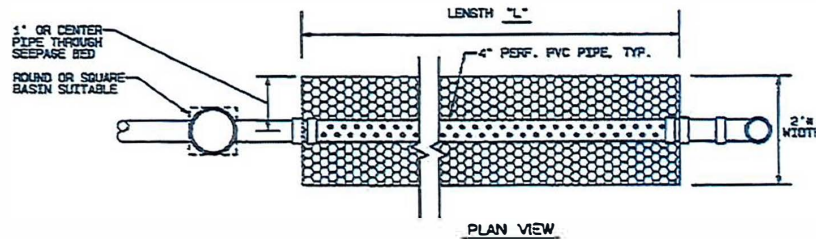


Signature of Contractor

4-22-19

Date

APPLICATION IS INCOMPLETE IF NOT SIGNED BY THE PROPERTY OWNER AND CONTRACTOR



CROSS SECTION

REVISIONS
05-10-03 PER TOWNSHIP
10-21-13 PER TOWNSHIP

GENERAL NOTES

1. ALL LOTS SHALL BE PROVIDED WITH DOWNSPOUT SEEPAGE BEDS SIZED TO ACCOMMODATE THE INCREASE IN 2 YEAR RUMPLE FROM THE ROOF AREAS OF THE HOUSES ON THESE LOTS. VOLUME OF STONE PROVIDED IN BED SHALL ACCOMMODATE 100% AREA DRAINING TO THE DOWNSPOUT. MULTIPLE BEDS SHALL BE USED IF NECESSARY. STONE TO BE CLEAN 3/4\"/>
2. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF STORMWATER FACILITIES IN ACCORDANCE WITH THE EAST GOSHEN TOWNSHIP STORMWATER REQUIREMENTS PER ARTICLE VII OF THE ACT 167 ORDINANCE NO. 129-M-03 AND SECTION 205-37.1 OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, WITH REVISIONS THEREIN.
3. UNLESS NOTED OTHERWISE ON THIS DETAIL, THE SEEPAGE BED SHALL BE INSTALLED IN ACCORDANCE WITH EAST GOSHEN TOWNSHIP REQUIREMENTS FOR STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROLS PER CHAPTER 135-ACT 167 ORDINANCE NO. 129-M-03, SUBDIVISION AND LAND DEVELOPMENT ORDINANCE SECTIONS 205-37.F AND 225-62 CHAPTER 131 AND PREP CHAPTER 102, WITH REVISIONS THEREIN.

NOTE THE FOLLOWING SPECIAL CONDITIONS FOR THE DOWNSPOUT SEEPAGE BEDS DURING CONSTRUCTION:

1. INSTALLATION OF DOWNSPOUT SEEPAGE BEDS TO BE CHECKED BY THE TOWNSHIP SITE INSPECTOR OR ENGINEER. INSPECTOR MUST BE NOTIFIED 36 HOURS IN ADVANCE OF INSTALLATION.
2. PRIOR TO THE PLACEMENT OF STONE IN THE SEEPAGE BED, THE CONTRACTOR OR PROPERTY OWNER SHALL MAKE A TEST PIT 2 FEET BELOW THE BED BOTTOM TO ENSURE THAT BEDROCK AND/OR GROUNDWATER ARE NOT PRESENT IN THIS ZONE. IN THE EVENT THAT GROUNDWATER AND/OR BEDROCK IS WITHIN 2 FEET OF BED BOTTOM, THE BED SHALL BE RELOCATED AND REDESIGNED BEFORE CONSTRUCTION MAY CONTINUE.
3. EXCAVATION FOR THE DOWNSPOUT SEEPAGE BEDS SHALL BE PERFORMED WITH EQUIPMENT WHICH WILL NOT COMPACT THE BOTTOM OF THE BED AREA.
4. DOWNSPOUT SEEPAGE BEDS SHOULD BE KEPT CLEAN OF SOIL / SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOIL HAS ENTERED ANY OF THE DOWNSPOUT SEEPAGE BEDS THAN APPROPRIATE MEASURES (I.E. CLEANING THE SOIL / SEDIMENT FROM FILTER FABRIC, STONE, ETC.) AND REPLENISHMENT OF THE FABRIC AND STONE) SHALL BE ADDRESSED.
5. AFTER DOWNSPOUT SEEPAGE BEDS IS COMPLETELY INSTALLED, ALL HEAVY CONSTRUCTION EQUIPMENT SHALL BE RESTRICTED FROM THE DOWNSPOUT SEEPAGE BEDS TO ELIMINATE IMPACTS WHICH MAY COMPROMISE IT. IN THE EVENT ANY IMPACTS COMPROMISE THE FUNCTIONALITY OF THE DOWNSPOUT SEEPAGE BEDS, IT MUST BE IMMEDIATELY REPAIRED OR REPLACED TO DESIGN SPECIFICATIONS.

CALCULATION OF LENGTH OF BED "L"

L=3 FT. IN LENGTH PER 50 S.F. OF INCREASED IMPERVIOUS COVERAGE (FOR UP TO 2000 S.F. OF INCREASED IMPERVIOUS COVERAGE)

OR
L=3 FT. DIVIDED BY 50 S.F.) TIMES _____ S.F. OF IMPERVIOUS COVERAGE (MAXIMUM 2,000 S.F.)

EXAMPLES

IMPERVIOUS COVERAGE INCREASE	LENGTH OF BED
50 S.F.	3 FT.
100 S.F.	6 FT.
1,000 S.F.	60 FT.
1,500 S.F.	90 FT.
2,000 S.F.	120 FT.

FINAL BED DIMENSIONS MAY VARY ACCORDING TO SITE CONDITIONS. FINAL BED DIMENSIONS MUST BE THE EQUIVALENT VOLUME OF STONE OF INITIAL CALCULATION. ANY VARIATIONS IN BED DIMENSIONS OR DESIGN THAN SHOWN MUST BE APPROVED BY THE TOWNSHIP.

STONE VOLUME = LENGTH TIMES WIDTH TIMES DEPTH TIMES 0.40 (40%)

INFILTRATION TRENCH DETAIL

PREPARED FOR
East Goshen Township
East Goshen Township • Chester County • Pennsylvania

Yerkes

YERKES ASSOCIATES, INC.

CONSULTING ENGINEERS

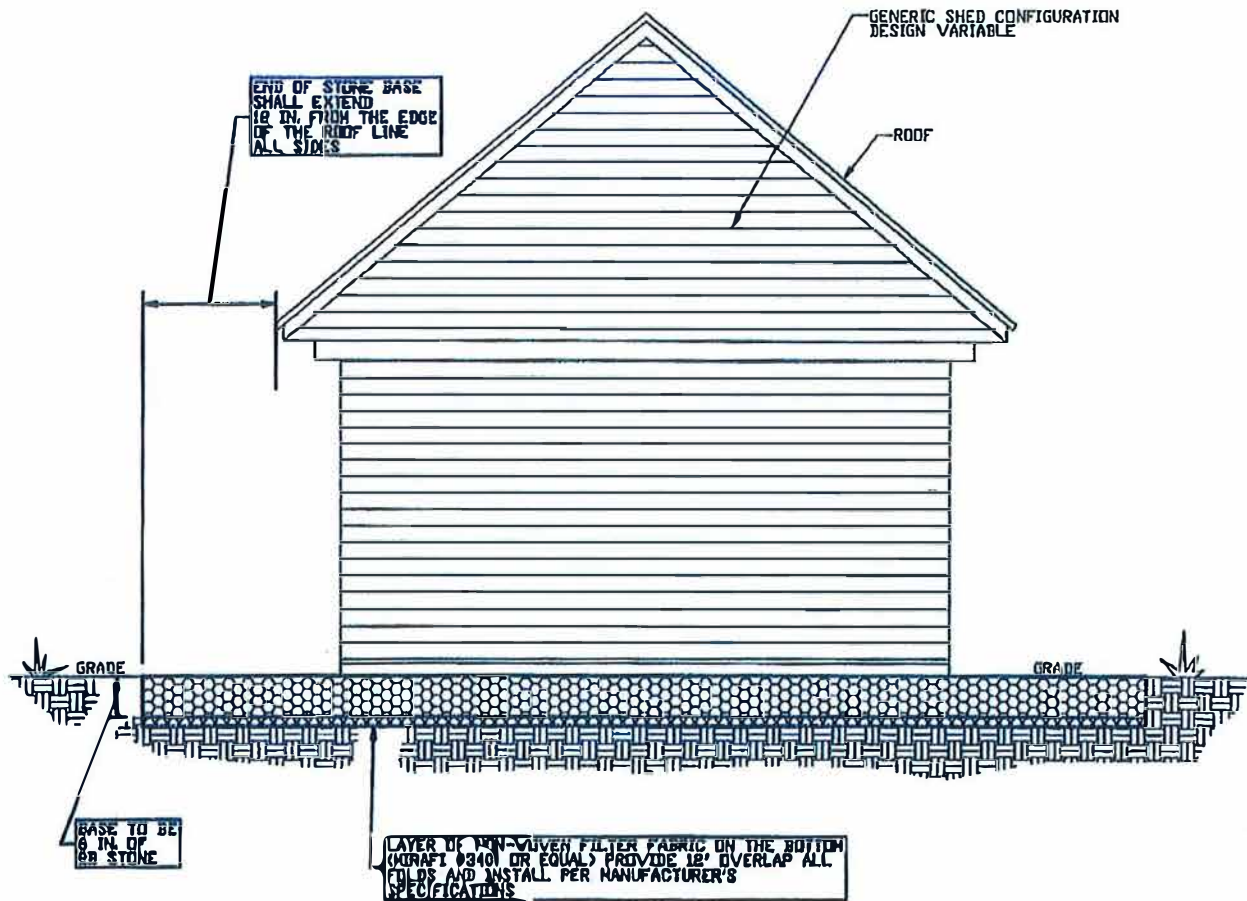
SITE PLANNERS

SURVEYORS

PROJECT -	W-13-0310-01
DATE -	10-17-2007
SCALE -	NOT TO SCALE
DRAWN -	CEJS
CHECKED -	X
CAD FILE -	W-06-3704-01 E:\Yerkes\dwg
TAX PARCEL -	N/A
NOTEDOK -	N/A
PLAN NO. -	N/A
SHEET NO. -	1

FIGURE A.3

FIGURE A.4



GENERAL NOTES

1. THIS DETAIL IS FOR THE INSTALLATION OF A STONE BASE BELOW THE AREA OF THE DECK AS SHOWN.
2. THE SHED DEPICTED IS A GENERIC REPRESENTATION AND IS NOT INTENDED TO BE AN APPROVED DESIGN BY EAST GOSHEN TOWNSHIP OR THIS OFFICE. THE SHED SHALL BE DESIGNED BY A PROFESSIONAL IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL BUILDING CODE REQUIREMENTS.
3. ALL SHEDS SHALL BE APPROVED BY THE EAST GOSHEN TOWNSHIP BUILDING INSPECTOR.

SHED STONE BASE DETAIL PREPARED FOR East Goshen Township

East Goshen Township Township * Chester County * Pennsylvania

Yerkes

YERKES ASSOCIATES, INC.

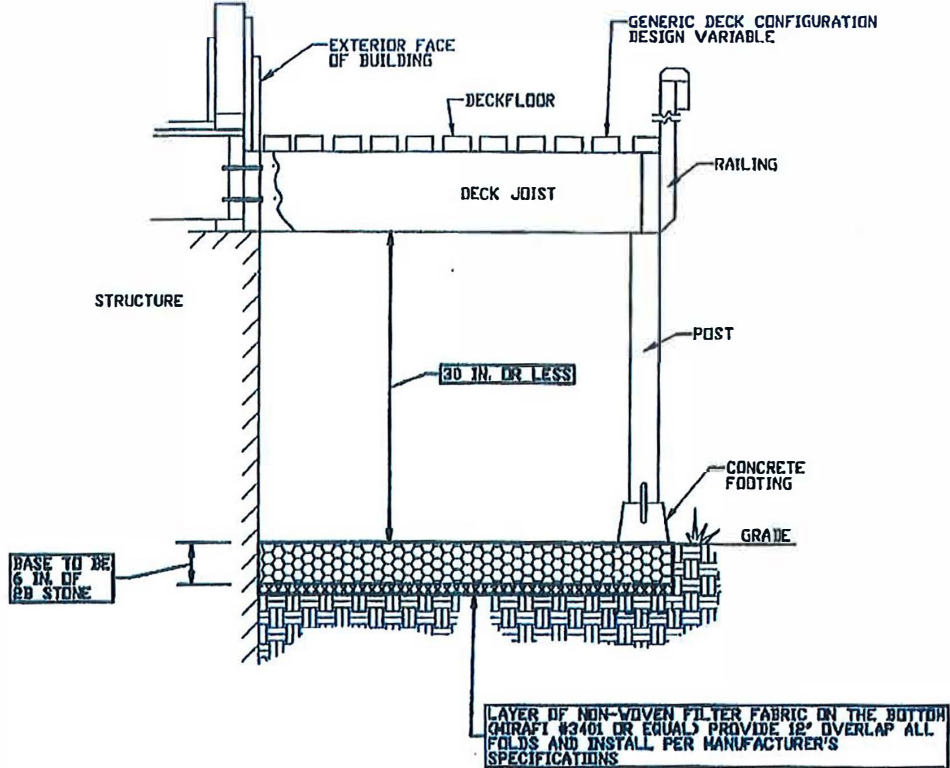
CONSULTING ENGINEERS

SITE PLANNERS

SURVEYORS

PROJECT --	W-13-0310-01
DATE --	OCTOBER 21, 2013
SCALE --	NOT TO SCALE
DRAWN --	CEJ3
CHECKED --	MC
CAD FILE	W-13-0310-01EOTdetails.pro
TAX PARCEL --	N/A
NOTEBOOK --	N/A
PLAN NO. --	N/A
SHEET NO. --	1

FIGURE A.5



GENERAL NOTES

1. THIS DETAIL IS FOR THE INSTALLATION OF A STONE BASE BELOW THE AREA OF THE DECK AS SHOWN.
2. THE DECK DEPICTED IS A GENERIC REPRESENTATION AND IS NOT INTENDED TO BE AN APPROVED DESIGN BY EAST GOSHEN TOWNSHIP OR THIS OFFICE. THE DECK SHALL BE DESIGNED BY A PROFESSIONAL IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL BUILDING CODE REQUIREMENTS.
3. ALL DECKS SHALL BE APPROVED BY THE EAST GOSHEN TOWNSHIP BUILDING INSPECTOR.

**DECK
STONE BASE DETAIL**
PREPARED FOR
East Goshen Township

East Goshen Township Township * Chester County * Pennsylvania

Yerkes

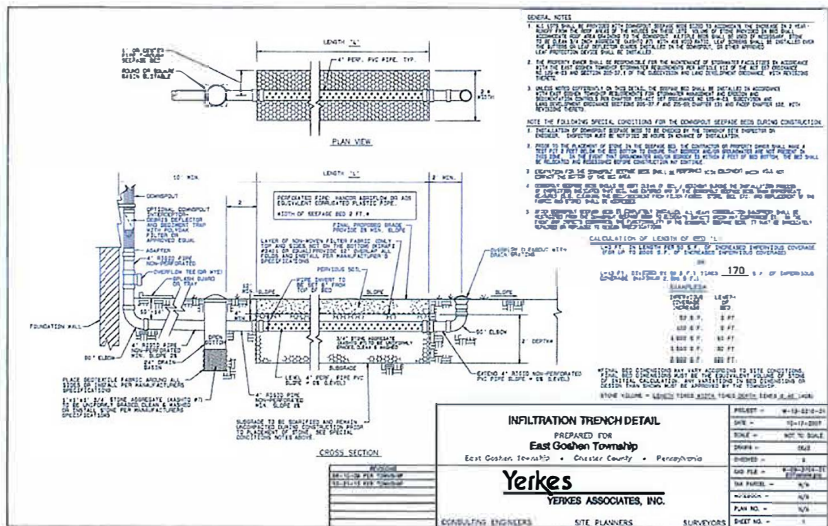
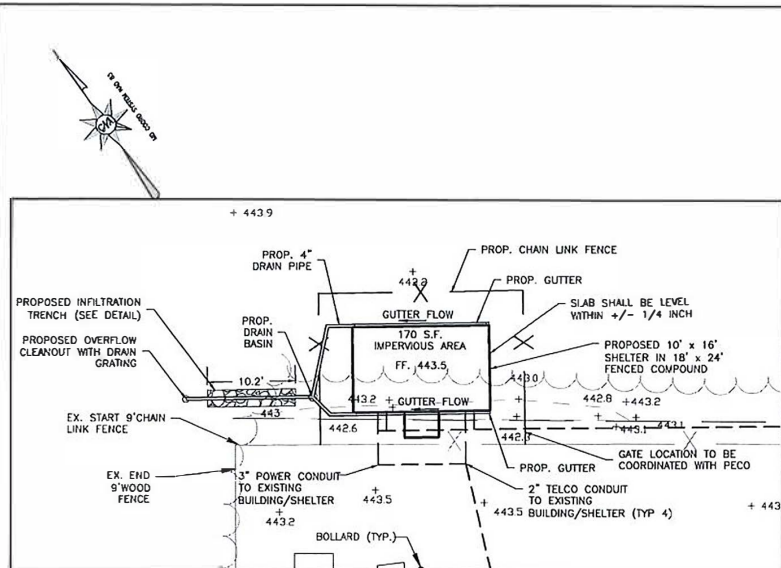
YERKES ASSOCIATES, INC.

CONSULTING ENGINEERS

SITE PLANNERS

SURVEYORS

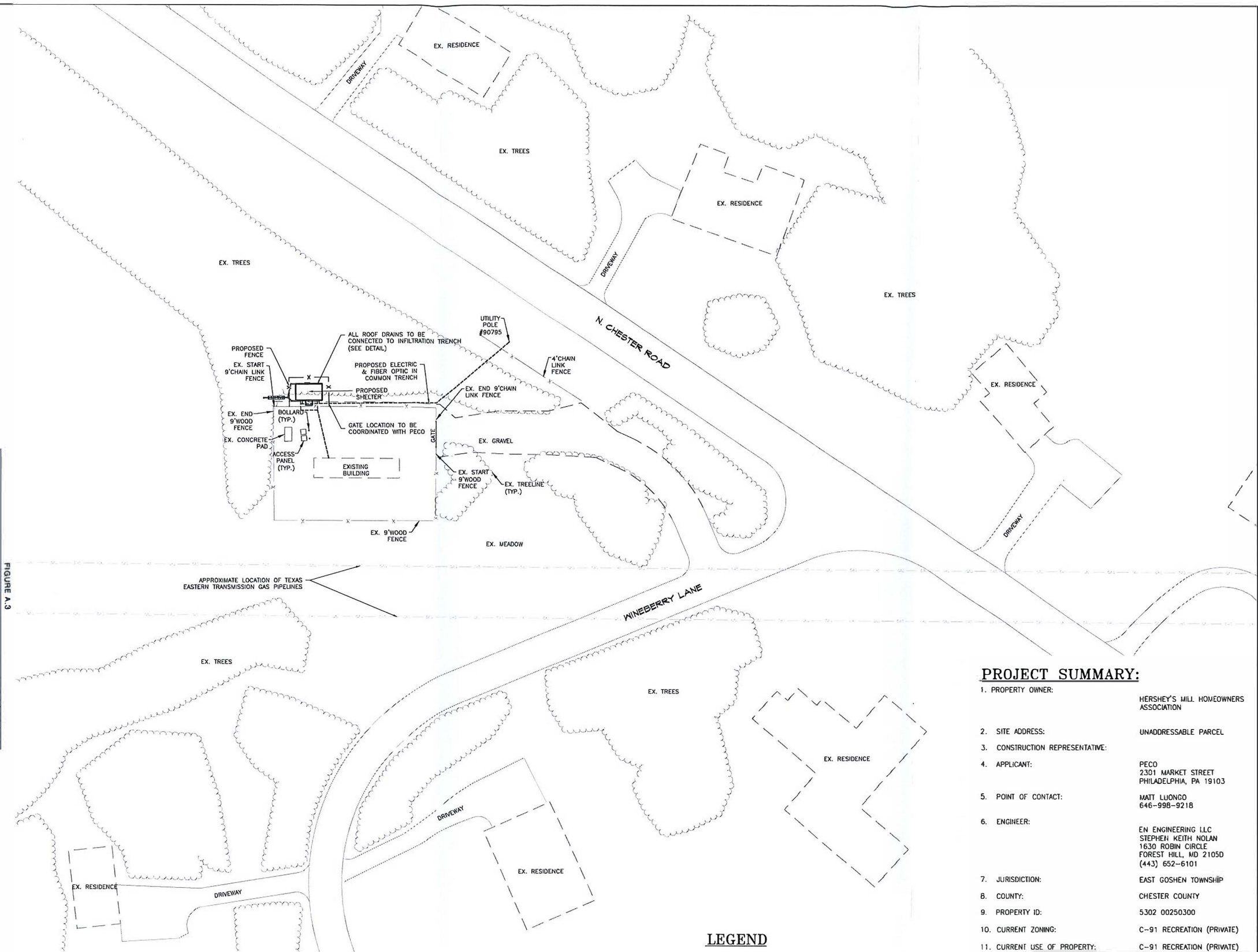
PROJECT --	W-13-0310-01
DATE --	OCTOBER 21, 2013
SCALE --	NOT TO SCALE
DRAWN --	CEJ3
CHECKED --	MC
CAD FILE	W-13-0310-01E0Tdet01a.pro
TAX PARCEL --	N/A
NOTEBOOK --	N/A
PLAN NO. --	N/A
SHEET NO. --	1



SAFETY NOTE:

A TAILBOARD CONFERENCE SHALL BE CONDUCTED BEFORE THE START OF EACH JOB. THE PRE-JOB TAILBOARD CONFERENCE SHALL COVER AT LEAST THE FOLLOWING SUBJECTS:

HAZARDS ASSOCIATED WITH THE JOB.
WORK PRACTICES INVOLVED.
SPECIAL PRECAUTIONS ASSOCIATED WITH THE JOB.
ENERGY CONTROL SOURCES.
PERSONAL PROTECTIVE EQUIPMENT



LEGEND

- EXISTING TREELINE
- EXISTING FENCELINE
- EXISTING BUILDING
- EXISTING MACADAM
- PROPOSED BUILDING
- PROPOSED ELECTRIC & FIBER OPTIC
- PROPOSED FENCELINE

ENEngineering

PROJECT SUMMARY:

1. PROPERTY OWNER: HERSHEY'S MILL HOMEOWNERS ASSOCIATION
2. SITE ADDRESS: UNADDRESSABLE PARCEL
3. CONSTRUCTION REPRESENTATIVE:
4. APPLICANT: PECO
2301 MARKET STREET
PHILADELPHIA, PA 19103
5. POINT OF CONTACT: MATT LUONGO
646-998-9218
6. ENGINEER: EN ENGINEERING LLC
STEPHEN KEITH NOLAN
1630 ROBIN CIRCLE
FOREST HILL, MD 21050
(443) 652-6101
7. JURISDICTION: EAST GOSHEN TOWNSHIP
8. COUNTY: CHESTER COUNTY
9. PROPERTY ID: 5302 00250300
10. CURRENT ZONING: C-91 RECREATION (PRIVATE)
11. CURRENT USE OF PROPERTY: C-91 RECREATION (PRIVATE)

PECO		EXELON FIBER OPTIC SYSTEM	
CONDITIONAL USE SITE PLAN FOR HERSHEY'S MILL SHELTER			
DRAWN BY	DATE	SCALE	
K.B.	2/15/19	AS SHOWN	
PAGE 1 OF 1		F813050.03	
No.	Date	Revisions	
1	1/11/19	DETAIL UPDATED	
2	4/10/19	REVISED PER EAST GOSHEN TOWNSHIP COMMENTS	

ISSUED FOR CONSTRUCTION

From: Friday, Malcolm:(Contractor - BSC) [<mailto:Malcolm.Friday@exeloncorp.com>]
Sent: Friday, March 29, 2019 10:29 AM
To: Sean Cramer
Cc: Christopher S. Herm (cherm@henkels.com); Sklaroff, Neil
Subject: [External] Approval Needed for Hershey's Mill Gas Gate Construction
Importance: High

Hello Sean,

Just to reintroduce myself, I am Malcolm Friday and I serve as the project manager for fiber optic installation to PECO's gas gate stations for the PECO Leased Line Optimization project.

We are currently coordinating with East Goshen Township for construction permits at Hershey's Mill Gate (1588 Wineberry Ln West Chester, PA) after we comply with their Conditional Use Application for the property. In our discussions and meetings with the Township Planning Commission, they have asked to provide an approval from Texas Eastern for us to bring a crane onto the site to place the 10' x 16' shelter, considering your pipeline runs through the site. The township just wants to make sure that we will not be disturbing the underground pipelines.

As you know, we have conducted this construction at many sites with Henkels & McCoy so I am sure you are aware of the logistics of placement of the shelter on these sites. Please let me know if you have any issues with bringing a crane onto this site or if you require some type of pavement or make-shift driveway for this crane to drive on prior to placement to avoid disturbance of these lines. Currently, I believe the driveway is gravel. I have attached the site plan for your reference.

Please let me know if you have any questions or concerns and feel free to add anyone from Texas Eastern to this email as you see fit.

Thanks,

Malcolm Friday
M: (804) 307-3703

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Friday, Malcolm:(Contractor - BSC)

From: Sean Cramer <Sean.Cramer@enbridge.com>
Sent: Thursday, April 18, 2019 9:47 AM
To: Friday, Malcolm:(Contractor - BSC)
Cc: Christopher S. Herm (cherm@henkels.com); Sklaroff, Neil; Mike Walsh
Subject: RE: Approval Needed for Hershey's Mill Gas Gate Construction

Malcolm,

Thanks for adding the pipelines to the drawing. As I see it, the crane should not be crossing or getting closet o our pipelines. One item to mention is that the outriggers of the crane shall not be placed within 3ft. of the pipeline. With that being said, I still do not see this being an issue. Please let us know when the crane plans to set up so we can have someone stop by to confirm its location.

Thanks, Sean

From: Friday, Malcolm:(Contractor - BSC) [mailto:Malcolm.Friday@exeloncorp.com]
Sent: Tuesday, April 16, 2019 5:41 PM
To: Sean Cramer
Cc: Christopher S. Herm (cherm@henkels.com); Sklaroff, Neil; Mike Walsh
Subject: [External] RE: Approval Needed for Hershey's Mill Gas Gate Construction

Hello Sean,

We have added the pipeline to the site plan and have provided orientation of where the crane will sit during offloading. Please provide confirmation that this is okay and let me know if you have further questions.

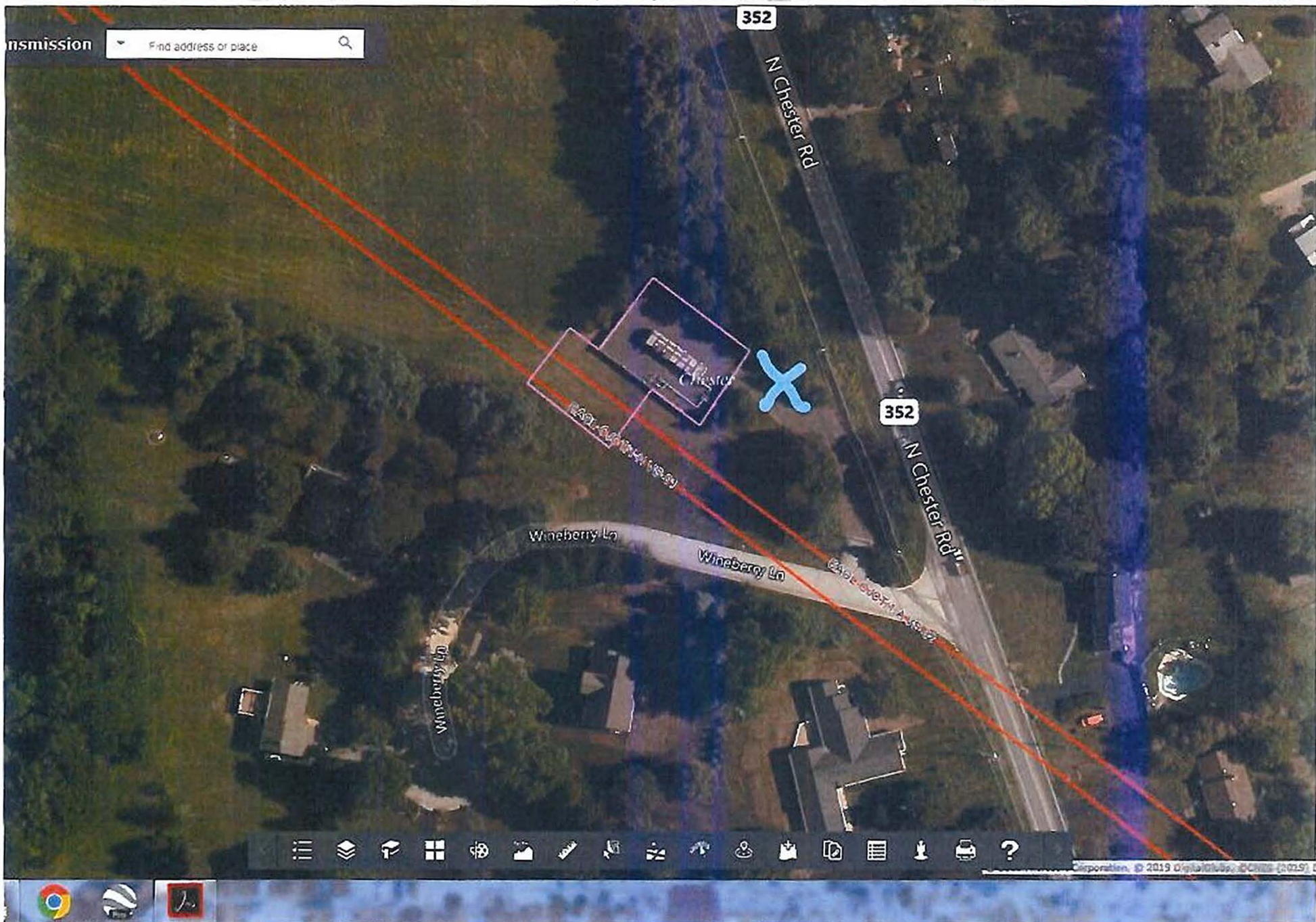
From: Friday, Malcolm:(Contractor - BSC)
Sent: Friday, March 29, 2019 11:42 AM
To: 'Sean Cramer' <Sean.Cramer@enbridge.com>
Cc: Christopher S. Herm (cherm@henkels.com) <cherm@henkels.com>; Sklaroff, Neil <nsklaroff@dilworthlaw.com>; Mike Walsh <Mike.Walsh@enbridge.com>
Subject: RE: Approval Needed for Hershey's Mill Gas Gate Construction

Sean, the pipelines will be added to the drawing.

The proposed location of the crane is labeled on the attachments with a blue "X." We should not need to cross the pipelines.

From: Sean Cramer <Sean.Cramer@enbridge.com>
Sent: Friday, March 29, 2019 9:50 AM
To: Friday, Malcolm:(Contractor - BSC) <Malcolm.Friday@exeloncorp.com>
Cc: Christopher S. Herm (cherm@henkels.com) <cherm@henkels.com>; Sklaroff, Neil <nsklaroff@dilworthlaw.com>; Mike Walsh <Mike.Walsh@enbridge.com>
Subject: RE: Approval Needed for Hershey's Mill Gas Gate Construction

Malcolm,



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: 4/26/2019
To: Planning Commission
From: Mark Gordon, Township Zoning Officer 
Re: Conditional Use Application / Zumpano Home Occupation, 1422 Ardleigh Circle.

Planning Commission Members,

Township has received a Conditional Use Application for a Home Occupation Use at 1422 Ardleigh Cir. The Owner, Mr. Zumpano, proposes to operate his custom wood working business from an accessory structure on the property.

STAFF RECOMENDATION

At this time staff has concerns about the intensity of the use in regards to the creation of noise, dust and fumes that will be produced by the woodshop and how those items will impact the surrounding residential properties.

Staff believes that there will be additional information needed to address these concerns and recommends that the PC defer their recommendation until those issues can be discussed in detail.

The Conditional Use Hearing is scheduled for June 18th.

Conditional Use Application and Checklist

East Goshen Township

To: Township Zoning Officer

Name of Applicant: Christopher Zumpano / CZ Woodworking

Applicant Address: 1422 Ardleigh Circle, West Chester, PA 19380

Telephone Number: 610 430-8000 Fax: _____

Email Address: czwoodworking@gmail.com / mthompson@lambmcderlane.com

Property Address: 1422 Ardleigh Circle, West Chester, PA 19380

Tax Parcel Number: 53-4-107 Zoning District: R-10 Acreage: 1.6

Description of proposed use:

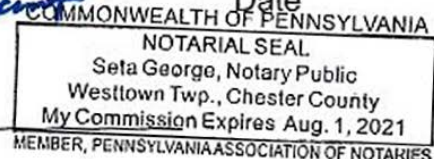
HOME OCCUPATION - WOOD SHOP

Conditional Use is provided in Zoning Ordinance Section: SEE ATTACHED

We hereby acknowledge that we have read this application and state that the above is correct and agree to comply with all provisions of the East Goshen Township Zoning Ordinance applicable to this project and property.

[Signature] 3/29/19
Signature of Applicant Attorney for Applicant Date

Attest: [Signature]



* Review the formal Planning Commission review procedure on page three.

Conditional Use Application and Checklist

Township Administration use only:

This checklist outlines the steps and items needed to insure completeness of the application and to insure the application follows the process and conforms to the timeframe outlined by the state of Pennsylvania and East Goshen Township. This checklist is broken into two parts, the Application process and the Review Process. The application process must be completed in its entirety prior to the applications advancement into the Review Process.

Application Checklist:

<u>Item</u>	<u>Date Complete</u>
1. Completed Township Application Form:	_____
2. All related materials submitted:	_____
3. Township application and review fees paid:	_____

Application accepted as complete on _____ by _____

Official Signature: _____ Title: _____

Review Process Checklist

<u>Item</u>	<u>Date</u>
1. Start date:	_____
2. Date of first formal Planning Commission Meeting following Submission of complete application:	_____
3. Sent to Twp. Engineer:	_____
4. Date presented to Planning Commission:	_____
5. Abutting Property Letter sent:	_____
6. Date sent to CB:	_____
7. Date sent To MA:	_____
8. Date sent to HC:	_____
9. Date sent to PRB:	_____
10. Date sent to TAB:	_____
11. Date by which the PC must act:	_____
12. Date by which Board of Supervisors must act:	_____
13. Drop Dead Date; (Day 60):	_____
14. Conditional Use Hearing Date:	_____
15. Dates of hearing advertisement:..... & _____	_____
16. Property Posted:	_____

L A M B ! M C E R L A N E ^{PC}
ATTORNEYS AT LAW

Mark P. Thompson, Esquire
Voice (610) 430-8000
Direct 610-701-4407
Fax (610) 692-6210
mthompson@lambmcerlane.com

March 29, 2019

Board of Supervisors, East Goshen Township
1580 Paoli Pike
West Chester, Pennsylvania, 19380

**Re: East Goshen Township Application for Conditional Use
Christopher Zumpano
Property: 1422 Ardleigh Circle, West Chester, PA 19380
UPI# 53-4-107
Property classification: LUC R-10**

Dear Board of Supervisors:

Please find enclosed a check in the amount of \$450.00 for the application of Christopher Zumpano ("Applicant") for conditional use for a home occupation in an accessory garage on the property at 1422 Ardleigh Circle (the "Property"). The Property consists of approximately 1.6-acres of land improved with a single-family dwelling where the Applicant resides with his family, as shown on the Aerial designated as Exhibit A-1. The Applicant proposes to conduct his handcrafted custom wood furniture making business as a Home Occupation in a garage on the Property.

The Applicant currently conducts his handcrafted wood-working business at a different location. The Applicant's new/proposed garage would be 672 sq ft on the first floor, with 500 sq ft designated as the wood working shop for the Home Occupation and the remaining square footage allocated for storage of personal household items such as bicycles and kids' toys, and with a 330sq ft "man cave" on the 2nd floor loft. The location of the proposed garage is shown on the diagram attached as Exhibit A-2. The Home Occupation on the Property is permitted by conditional use as follows:

First, Section 240-9. E governing accessory uses in the R-2 Low Density Residential District provides as follows:

E. Accessory uses. The following accessory uses shall be permitted in the R-2 District in accordance with the provisions of § 240-32 and/or such other section listed after each use:

(1) Home occupation, which may include day care as an accessory use...

Home occupation is defined by the Zoning Ordinance as follows:

A customary accessory use to a residential dwelling unit which is clearly incidental to the principal residential use of the dwelling unit, and which is carried on only within the dwelling unit or an approved accessory structure on the same lot on which the dwelling is located, and which complies with the standards for home occupations specified in § 240-32J of this chapter, and which is not a "No-impact home based business" as that term is defined in § 240-6 of this chapter.

Section 240-32.J of the Zoning Ordinance provides that "[a] home occupation shall be permitted by conditional use of the Board of Supervisors as an accessory use to a single-family detached dwelling. Such use must conform to the accessory use regulations of the zoning district in which the property is located and all standards listed in this section. Section 240-32.J(6) of the Zoning Ordinance provides that a home occupation must comply with all of the following standards (a) through (n). The Applicant's proposed compliance is set forth in bold for each section.

(a) Use. The home occupation must be an accessory use clearly incidental to the residential use of the dwelling and shall be conducted entirely within the principal dwelling unit where the owner of the dwelling and operator of the home occupation resides, or within a structure accessory to the principal residential dwelling located on the same lot as the principal residence.

The Applicant and his family reside in the dwelling on the Property and the proposed garage will be a structure accessory to the principal residential dwelling located on the same Property

(b) Size. The use shall not exceed a total area of 500 square feet, including any accessory space or structure and/or storage space.

The Applicant's new/proposed garage would be 672 sq ft on the first floor, with 500 sq ft designated as the wood working shop for the Home Occupation and the remaining square footage allocated for storage of personal household items such as bicycles and kids' toys, and with a 330sq ft "man cave" on the 2nd floor loft.

(c) Appearance. There shall be no change in the outside appearance of the dwelling unit, accessory structure and/or lot as they existed on the date of issuance of the home occupation permit arising from the home occupation use or other visible evidence of the

conduct of such home occupation, except for a sign which complies with the provisions in this section. The residential character of the neighborhood shall not be changed as a result of the home occupation.

The Applicant's new/proposed garage would look the same as any residential detached garage and there would no change to the residential character of the neighborhood as a result of the home occupation being inside the accessory garage.

(d) Nuisance. No equipment or process shall be used in a home occupation which creates noise, vibration, glare, fumes, odors, dust or electrical interference detectable to normal senses beyond the property line in excess of levels customarily generated by a residential use. No burning, heating or other process will take place which might produce toxic or noxious odors, fumes or gasses.

The Applicant's wood shop saws and other equipment will be operated inside the new garage with the doors closed to avoid any nuisance to the neighboring properties, which are between 60 to 95 yards in distance away from the proposed location of the garage on the Property as shown on the Aerial identified as Exhibit A-3.

(e) Storage. No outside storage, display or testing of materials, equipment or products shall be permitted. A dumpster shall not be brought onto the lot, or be utilized upon the lot, for the use of the home occupation.

The Applicant will have no storage of materials on the property related to the Home Occupation. All wood used for the operation is brought to the shop by the Applicant and disposed of off-site by the Applicant.

(f) Requirements. All home occupations shall comply with all requirements of any regulatory agency having jurisdiction over the occupation and related practices carried out upon the lot for which the permit is issued.

The Applicant will comply with any further government entity regulating the proposed Home Occupation.

(g) No violations. No permit shall be issued for any home occupation for a lot that is wholly or partly in violation of any Township ordinance.

There are currently no violations on the Property.

(h) Employees. Nonfamily members or nonresident family members working on the property shall not exceed one person, including any independent contractor. A person serving as an employee for the home occupation shall be considered an employee for the purpose of this section whether or not the person receives any remuneration.

The Applicant currently has no employees and agrees that he will have no more than one employee as part of the Home Occupation.

(i) Hours of operation. The home occupation shall not be open to the public before 7:00 a.m. or after 10:00 p.m., prevailing time.

The proposed Home Occupation is generally not open to the public, however such hours of operation for any possible persons visiting the Property associated with the use would be complied with.

(j) Parking. Any additional parking needs shall comply with the standards as enumerated for home occupations in § 240-33 of this chapter. There shall be a maximum of two additional spaces allowed. All parking for the home occupation shall occur only in either a side or rear yard.

The Applicant agree to designate two additional parking spaces for the Home Occupation in the either the side or rear yard as agreed to by the Zoning Officer.

(k) Servicing by truck. Pickup and delivery of parcels shall be limited to four vehicular trips per day and shall be permitted only between the hours of 7:00 a.m. and 7:00 p.m., prevailing time. Any event requiring the utilization of a tri-axle vehicle shall be limited to no more than two vehicle trips per week. Truck visits, for any purpose, shall be counted in the vehicular trip allowance specified below in Subsection J(6) below.

The Applicant does not anticipate any more than four delivery vehicle trips per day associated with the Home Occupation.

(l) Traffic. The traffic generated by the home occupation shall not exceed 16 vehicular trips per day, i.e., eight trips in and eight trips out.

The Applicant does not anticipate any more than sixteen vehicle trips per day associated with the Home Occupation.

(m) Sign. Only one nonilluminated identification sign, not to exceed two square feet, shall be permitted. Such sign shall generally be of neutral color(s) (such as earth tones) and not day-glow or garish colors. The allowable sign may be placed on the exterior of the residence or as an attachment to a mailbox post which is installed in the public right-of-way and meets the approval of the U.S. Postal Service and which houses an approved mailbox. A sketch of any proposed sign shall accompany the conditional use application.

The proposed Home Occupation will have one sign compliant with the provisions of this Section

(n) Solid waste and sewer discharge. The business activity may not generate any solid waste or sewage discharge, in volume or type, which is not normally associated with residential use in the neighborhood.

The Applicant uses specific woods for each project with any waste generated being minimal. There is no additional sewage waste anticipated as part of the proposed use.

In support of the application, I have attached additional photographs of the location of the Applicant's current wood-working shop, which is located directly adjacent to residential uses. We request that this application be placed on the next Township Planning Commission meeting for review and that a hearing be scheduled before the Board of Supervisors.

Please feel free to contact me with any questions you may have concerning this application.

Respectfully,

LAMB MCERLANE PC

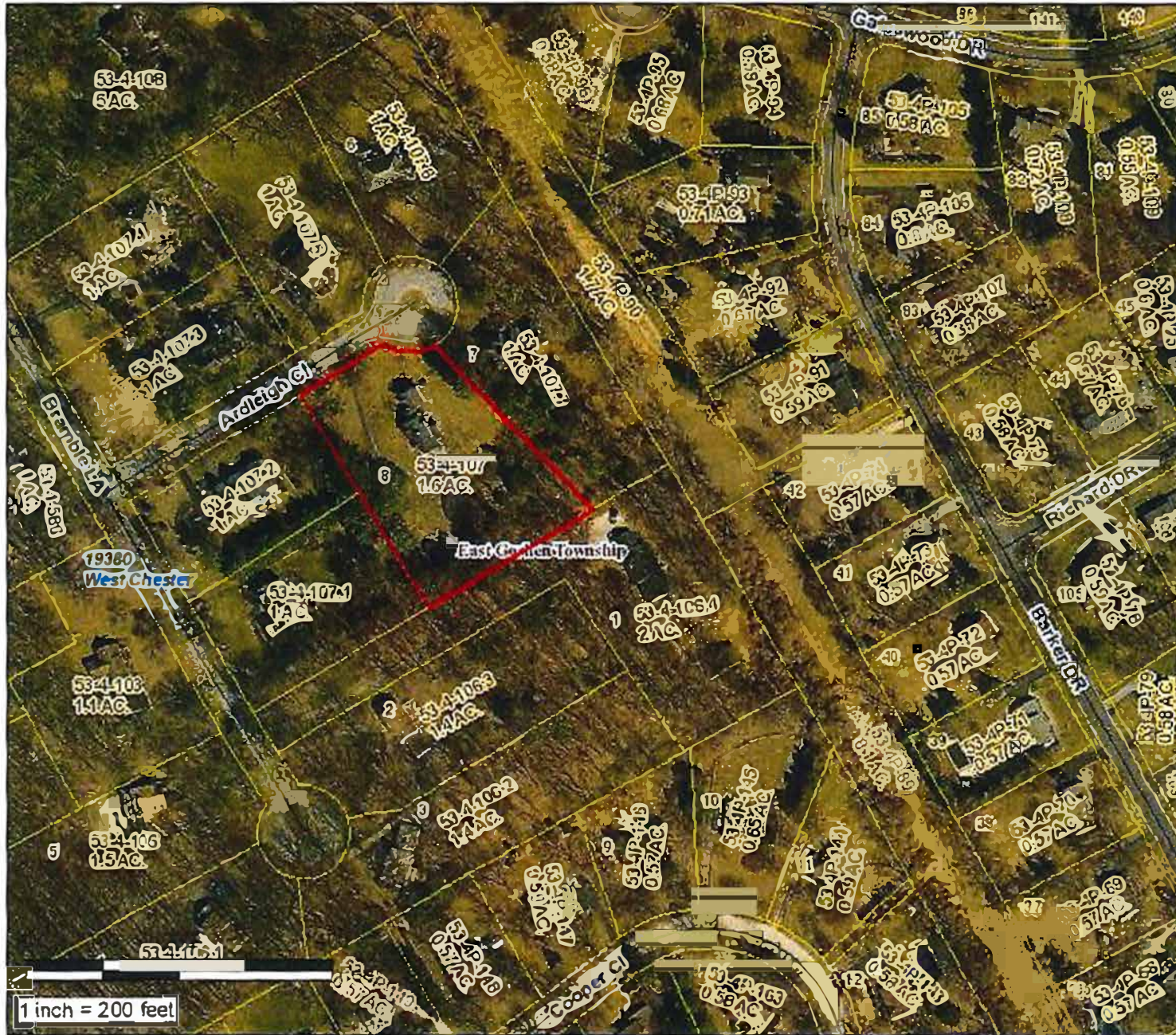
By: 

Mark P Thompson

Enclosures

cc: Christopher Zumpano

Map



COUNTY OF CHESTER PENNSYLVANIA



Find UPI Information

PARID: 5304 3107000E
 UPI: 53-4-107
 Owner1: ZUMFANO CHRISTOPHER
 Owner2: ZUMFANO AMY
 Mail Address 1: 1422 ARDLEIGH CIR
 Mail Address 2: WEST CHESTER PA
 Mail Address 3:
 ZIP Code: 19380
 Deed Book: 9839
 Deed Page: 977
 Deed Recorded Date: 11/5/2018
 Legal Desc 1: SS ARDLEIGH CIR. E OF
 BRA
 Legal Desc 2: 1.6 AC & DWG LOT 8
 Acres: 1.6
 LUC: R-10
 Loc: A 2683m em: \$ 72,490
 Property Assessment: \$ 202,350
 Total Assessment: \$ 273,450
 Assessment Date: 12/4/2018
 Property Address: 1422 ARDLEIGH CIR
 Municipality: EAST GOSHEN
 School District: West Chester Area

Map Created:
 Friday, March 20, 2019

County of Chester



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 County of Chester, Pennsylvania makes no claim to
 the completeness, accuracy, or existence of any data
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 merchantability or fitness for a particular use, nor are
 any warranties to be implied or inferred with
 respect to the information.
 For information on data
 Services page listed at:

ALL-STATE LEGAL

EXHIBIT

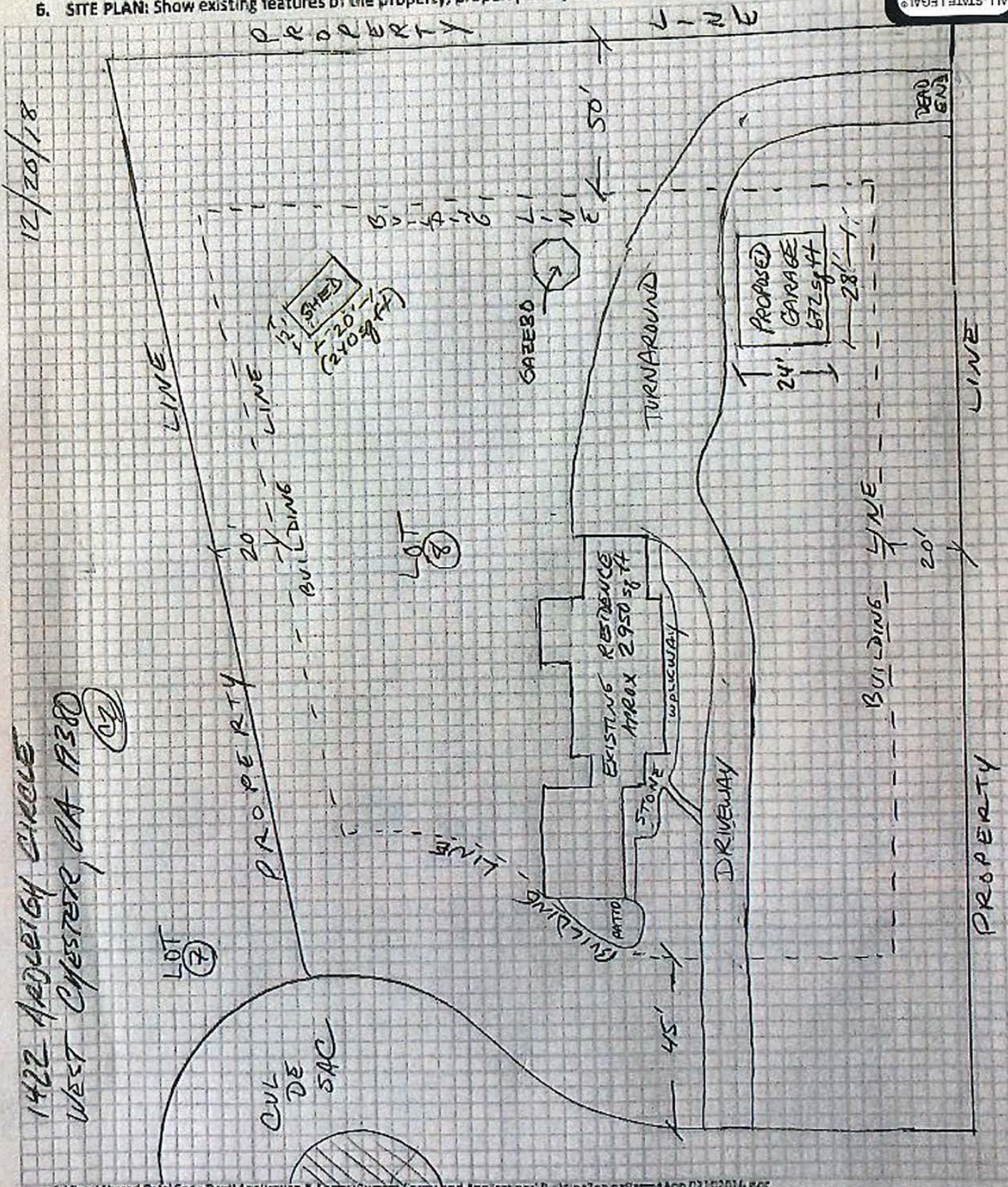
A-1

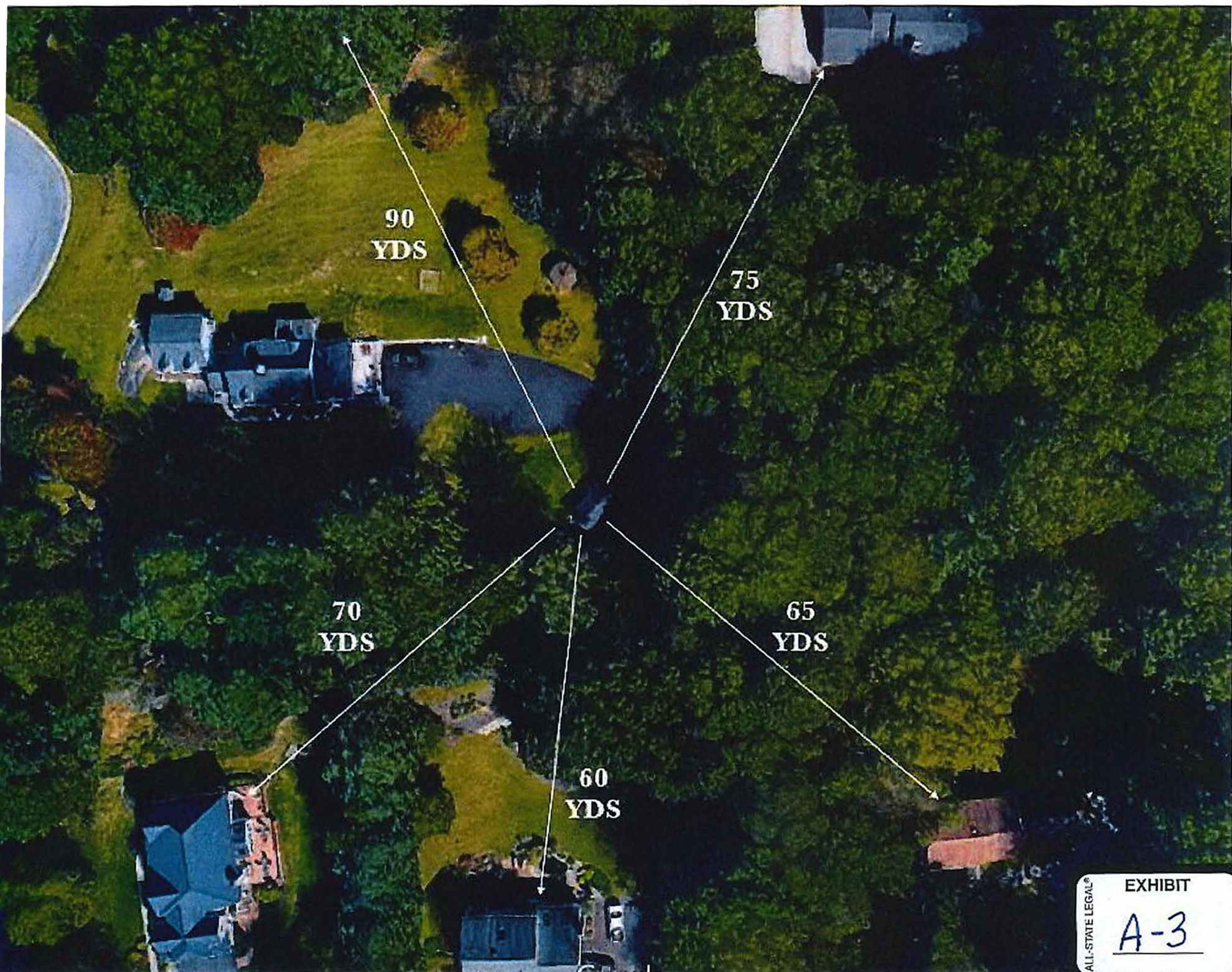
EAST GOSHEN TOWNSHIP
BUILDING & ZONING PERMIT APPLICATION
 1580 PAOLI PIKE WEST CHESTER, PA 19380-6199
 PHONE (610)-692-7171 FAX (610)-692-8950

EXHIBIT

A-2

6. SITE PLAN: Show existing features of the property, property lines, easements and project dimensions.





90
YDS

75
YDS

70
YDS

65
YDS

60
YDS

ALL-STATE LEGAL®

EXHIBIT

A-3

LAMB | MCERLANE^{PC}

ATTORNEYS AT LAW

Mark P. Thompson, Esquire
Voice (610) 430-8000
Direct 610-701-4407
Fax (610) 692-6210
mthompson@lambmcerlane.com

April 22, 2019

HAND DELIVERY

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

**Re: East Goshen Township Application for Home Occupation
Christopher Zumpano
Property: 1422 Ardleigh Circle, West Chester, PA 19380
UPI# 53-4-107
Property classification: LUC R-10**

Dear Mark:

Enclosed please find the Home Occupation Application of Christopher Zumpano/CZ Woodworking. As requested, I am enclosing photos showing (1) a layout of the proposed space for the business in the new building, (2) a picture of the proposed building, (3) a picture of the existing woodshop, and (4) proposed parking area. The last photo is the 'sign' which is used when working at client's homes. There are no signs on the property advertising the business.

Please let me know if you have any further questions.

Respectfully,

LAMB MCERLANE PC

By: 

Mark P Thompson

Enclosures

cc: Christopher Zumpano

EAST GOSHEN TOWNSHIP
HOME OCCUPATION, HOME RELATED BUSINESSES & NO-IMPACT
HOME-BASED BUSINESS APPLICATION

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199
PHONE (610)-692-7171 FAX (610)-692-8950

The purpose of this application is to apply for a permit for a home occupation, home related business or no-impact home-based business as defined in section 240-6 of the East Goshen Township Code and regulated by the provisions of sections 240-32.J (Home Occupations), 240-32.K (Home Related Business) and 240-32.U (No-impact Home-based Business).

(Please Print)

Applicant Information:

Name: Christopher A. Zumpano
Address: 1422 Ardleigh Circle

City, State, Zip: West Chester, PA 19380
Phone: (443) 350-1350

Property Information:

Property Owner's Name: Christopher A. Zumpano
Phone Number: (443) 350-1350
Address: 1422 Ardleigh Circle West Chester, PA 19380
TPN: 53-4-107
Square Footage of Dwelling Unit: 2900sq ft (Home) 1000sq ft (Detached Garage)

Proposed Use

Type of use:

- ☒ Home Occupation
☐ Home-Related Business
☐ No-impact Home Based Business

Nature of your business: Fine Woodworking
Business Name(if Applicable): CZ Woodworking, LLC
Square Footage Devoted to Business: 500sq ft

EAST GOSHEN TOWNSHIP

HOME OCCUPATION, HOME RELATED BUSINESSES & NO-IMPACT HOME-BASED BUSINESS APPLICATION

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199

PHONE (610)-692-7171 FAX (610)-692-8950

Questions

per day

Will you have customers or clients visit your business?	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	Approx 6/year
Will you have non-family employees on-site?	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	1
Will you have non-family volunteers on-site?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	
Will you have independent contractors on-site?	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	N/A
Will you have deliveries made to you on-site?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	
How will deliveries be made?			
Will you conduct direct sales of products or services on-site?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	
Will you erect a sign? (If yes, attach plan of sign)	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	
Do you have a business vehicle(s)?	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	Personal Truck
Does your vehicle(s) have a sign attached?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	and Trailer
How will you advertise your business?			(non-commercial)
What are your hours & days of operation?			No Advertising (*Social Media Only)
Does your business require a license or permit from any federal, state or county agency?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Mon-Fri 8am-5pm

Please list all vehicles and equipment associated with your business:

Vehicles	Number	Weight (for vehicles)
GMC Sierra 1500	Qty 1	4500 LBS
7x14 Enclosed Trailer	Qty 1	2000 LBS

What other businesses are operated from your property?

None

Type of Home:

- ☒ Single Family Detached Dwelling
☐ Multi-family Dwelling

This application must be accompanied by the following:

- ☒ Plot plan of the property showing all structures, driveways and existing landscaping.
☒ Plan showing proposed off-street parking areas, landscaping and sign location.
☒ Floor plan of the building used for the proposed business, with business space clearly delineated.
☐ Copy of all permits or licenses required by other agencies.

Engineered plans are not required; however, the plan must include sufficient detail so that the Township can determine if the requirements for the proposed use have been met.

EAST GOSHEN TOWNSHIP
HOME OCCUPATION, HOME RELATED BUSINESSES & NO-IMPACT
HOME-BASED BUSINESS APPLICATION

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199

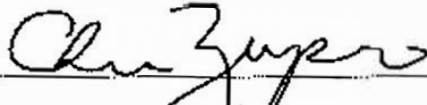
PHONE (610)-692-7171 FAX (610)-692-8950

Certification

I hereby certify that the owner of record authorizes the proposed use, I have been authorized by the owner to make this application, and I agree to conform to all applicable requirements related to the proposed use. This application has been examined by me and to my knowledge and belief is a true, correct and complete application.

By action of applying for a permit, the applicant grants permission for the Zoning Officer to inspect the property prior to the issuance of a permit and during the conduct of the proposed use.

Signature: _____



Name: _____

Christopher A. Zumpano

Date: _____

4/22/19

OFFICIAL USE ONLY

Determined to be: ☐ Home Occupation ☐ No-Impact ☐ HRB ☐ Prohibited

Permit required: ☐ Y ☐ N

Conditional Use: ☐ Y ☐ N

Attach photos of exterior of property:

APPROVAL:

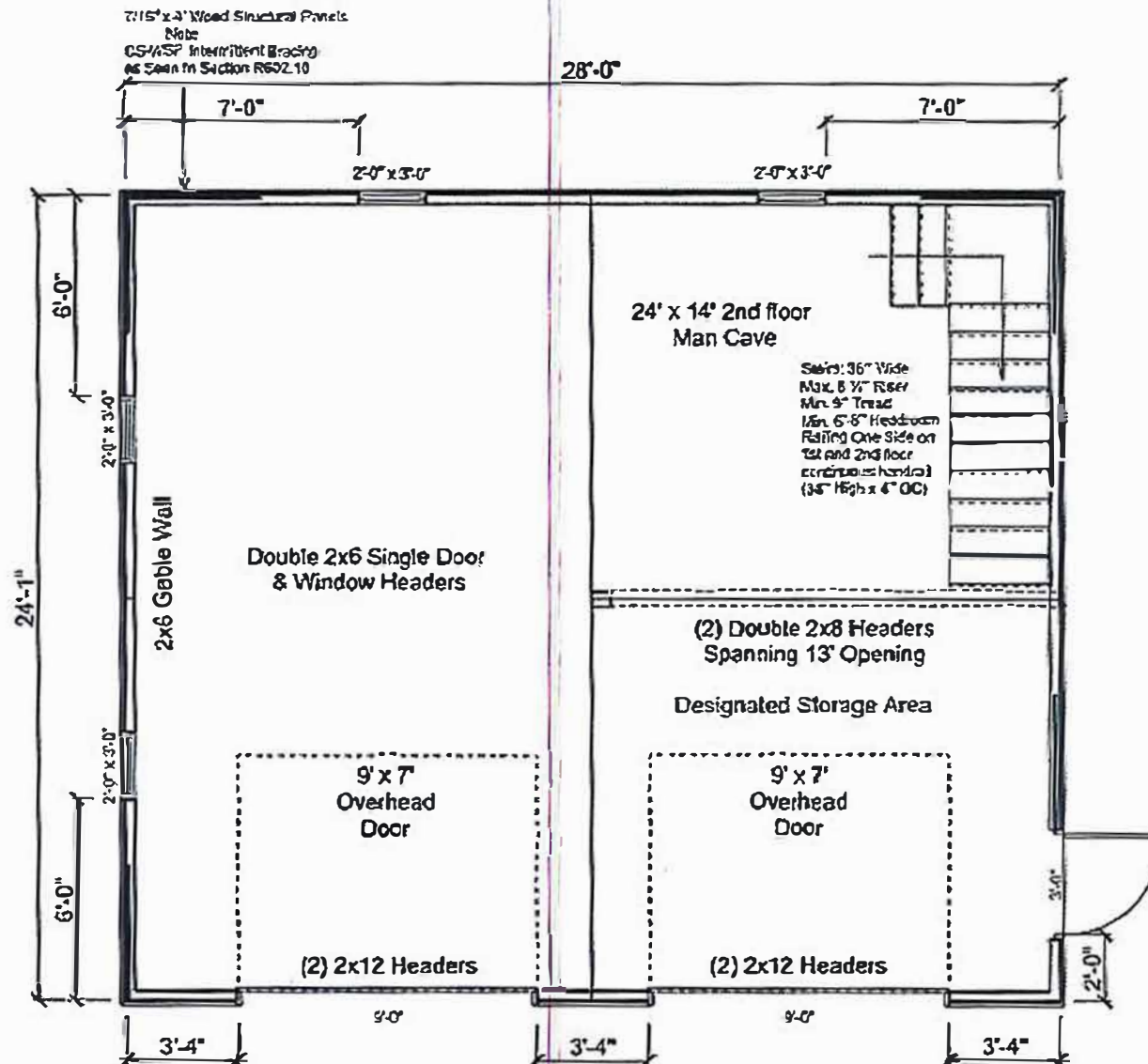
☐ YES

☐ NO

Official Signature: _____

Date: _____

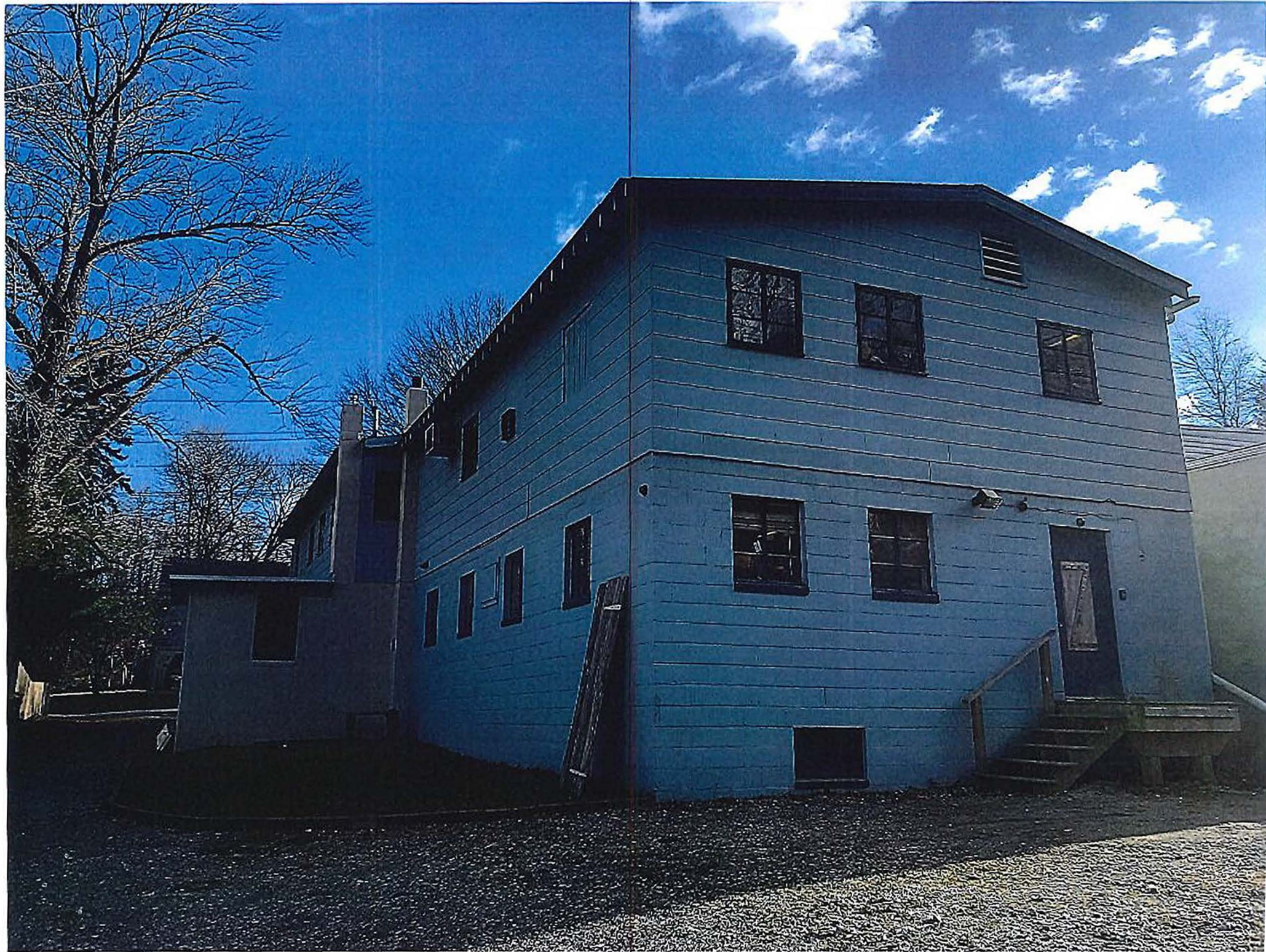
Permit No: _____

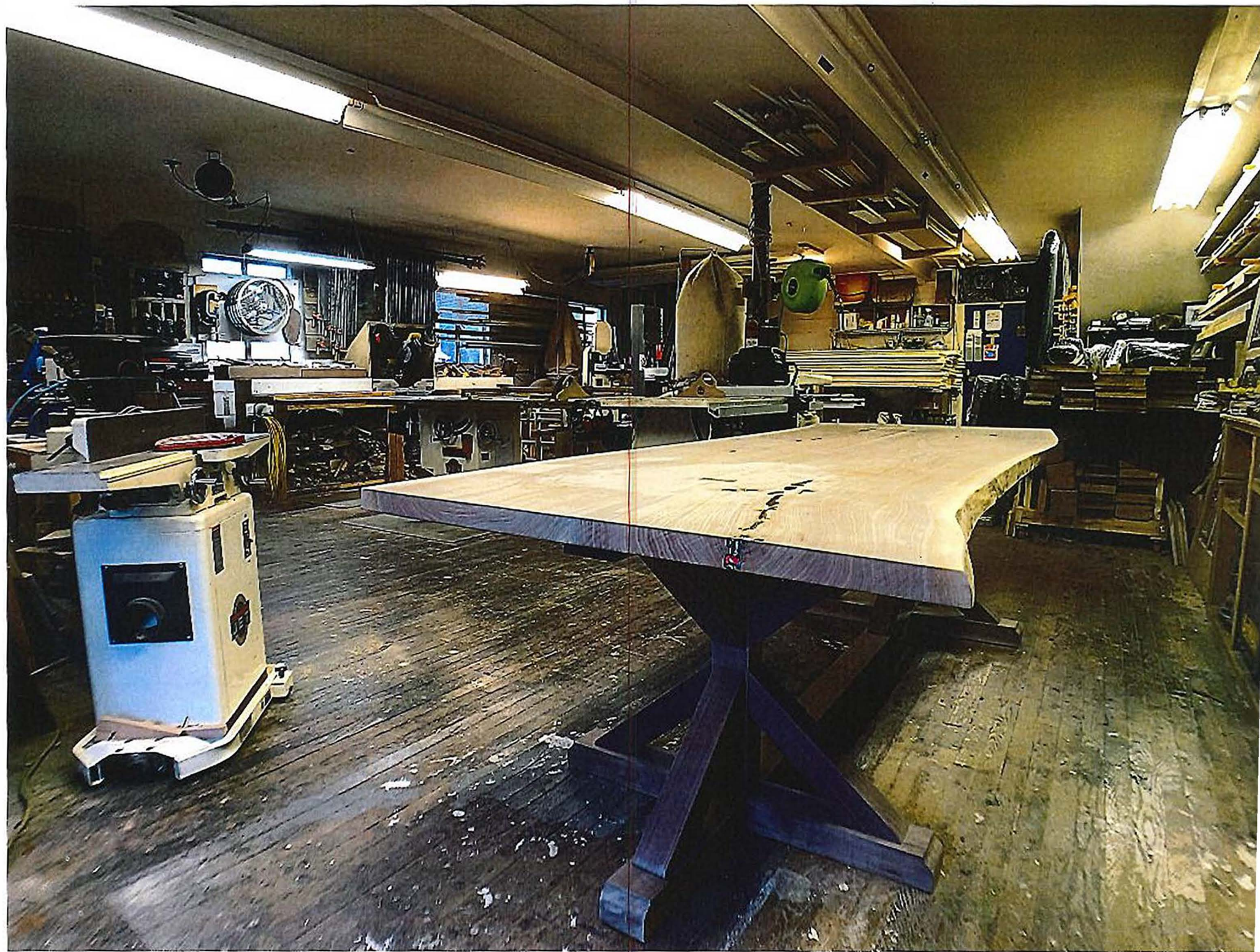


Floor Plan

Construction Notes:	Builders:	Job Name:	Dimensions:
Snow Load: 35 psf Wind Load: 515 mph Floor Live Load: 30 psf Weathering: Severe Termites: Moderate to Heavy Decay: Slight to Moderate Flood Hazard: see Local Flood Map	 Stalzus Structures 5075 Lower Valley Road Atglen, Pa 19100 www.mysheds.com	Chris Zumpano CZ Woodworking LLC 1422 Ardleigh Circle West Chester, PA 19380	24X28









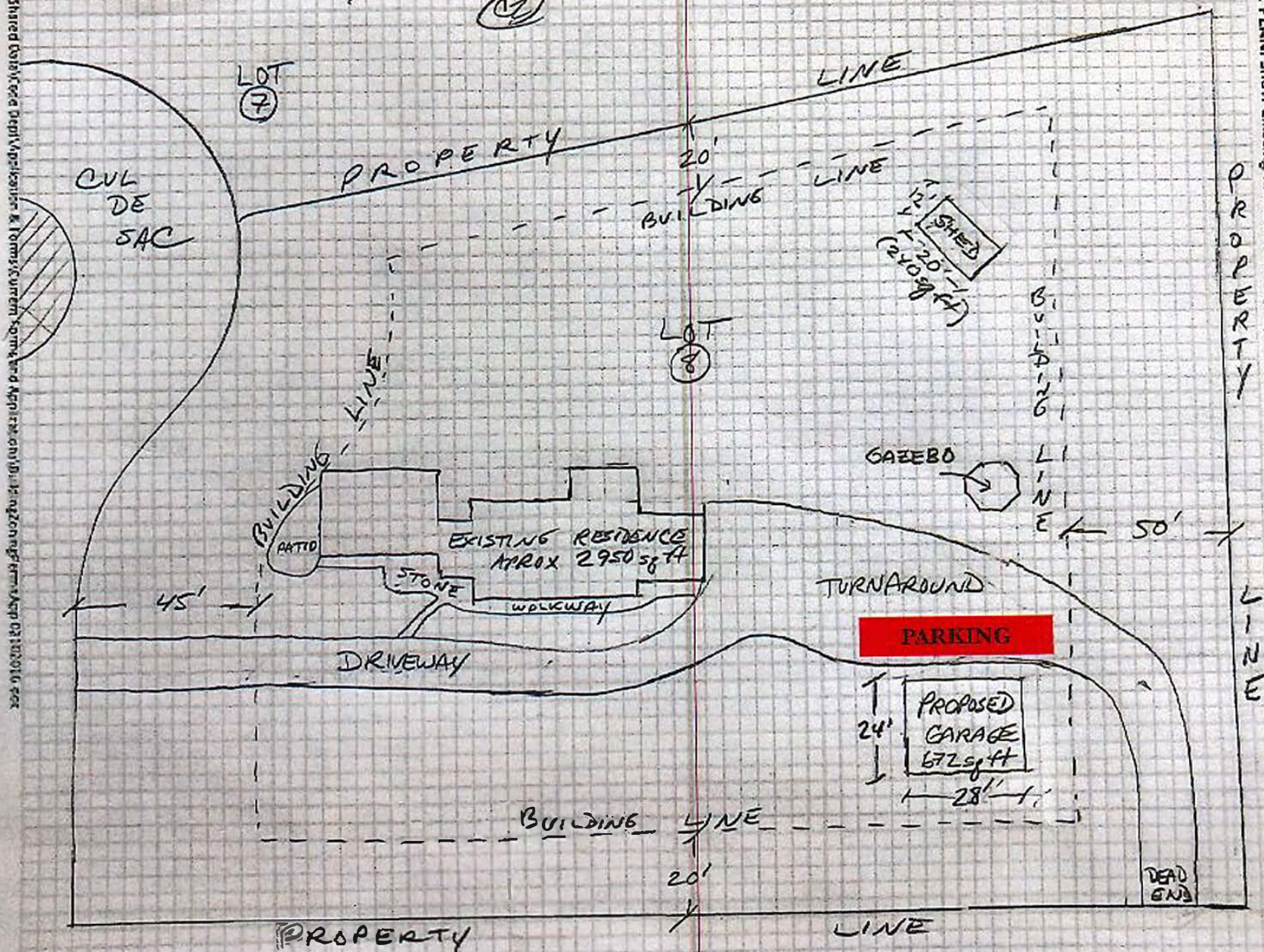
Field-assisted electron Deposition of Polyarylene Ether Sulfone and Acrylic Acid on Polypropylene for

6. **SITE PLAN:** Show existing features of the property, property lines, easements and project dimensions.

EAST GOSHEN TOWNSHIP BUILDING & ZONING PERMIT APPLICATION

1580 PAOLI PIKE WEST CHESTER, PA 19380-6195
PHONE (610)-692-7171 FAX (610)-692-8950

FAX (610)-692-3930





Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 6106927171
Fax: 610-692-8950
E-mail: mgordon@eastgoshen.org

Date: 4/26/2019
To: Planning Commission
From: Mark Gordon, Township Zoning Officer 
Re: West Whiteland and West Goshen township Comp Plan Updates

Planning Commission Members,

The Township has received Comp Plan updates for both West Goshen Township and West Whiteland Township.

Please review these documents briefly prior to the meeting so we can discuss any recommendations or comments you want to forward to each Township.

Links to the two plans are provided below.

West Whiteland Township

Bicycle and Pedestrian Plan Update

<https://www.westwhiteland.org/DocumentCenter/View/1193/Bike--Ped-Plan-Draft-?bidId>

Bicycle and Pedestrian Plan Update (MAP)

<https://www.westwhiteland.org/DocumentCenter/View/1194/Bike--Ped-Plan-Draft-Connections-Map?bidId>

West Goshen Township

2019 Comprehensive Plan Update

<https://www.westgoshen.org/download/WGT-Comp-Plan-Full-Draft-2.pdf>

Mark Gordon

From: Mark Gordon <mgordon@eastgoshen.org>
Sent: Wednesday, April 24, 2019 11:53 AM
To: 'Carmen Battavio (cbattavio@eastgoshen.org)'; 'David Shuey'; 'Janet Emanuel '; 'Martin Shane (mshane@eastgoshen.org)'; 'mlynch@eastgoshen.org'; 'Rick Smith'; 'brad.giresi.egt@gmail.com'; 'Dan Daley'; 'Ernest Harkness'; 'Jim McRee'; John Stipe; 'Mark Levy'; 'mikekozaegt@gmail.com'; 'Ruth Kiefer'
Subject: West Goshen Township and West Whiteland Township Comprehensive Plan Updates

Dear Board and Planning Commission Members,

Our Neighbors, West Whiteland and West Goshen, are updating their Comprehensive plans. The MPC requires municipalities to inform the neighboring municipalities about these plan updates and allows neighboring municipalities a 45 day comment period.

The plans are lengthy and produced in color with some large maps, I have included links to both documents here.

Should you require a hard copy we can provide you one.

Staff will review these plan updates and provide suggested comments for the Board of Supervisors to consider during their 5/14 meeting.

Please review and let me know if you have any questions.

West Whiteland Township

Bicycle and Pedestrian Plan Update

<https://www.westwhiteland.org/DocumentCenter/View/1193/Bike--Ped-Plan-Draft-?bidId>

Bicycle and Pedestrian Plan Update (MAP)

<https://www.westwhiteland.org/DocumentCenter/View/1194/Bike--Ped-Plan-Draft-Connections-Map?bidId>

West Goshen Township

2019 Comprehensive Plan Update

<https://www.westgoshen.org/download/WGT-Comp-Plan-Full-Draft-2.pdf>

Mark

Mark A. Gordon, CFM

Director of Code Enforcement / Zoning Officer

East Goshen Township

1580 Paoli Pike

West Chester, PA 19380

O: 610-692-7171

F: 610-692-8950

mgordon@eastgoshen.org

www.eastgoshen.org

101 Commerce Drive
Exton, Pennsylvania 19341



Tel: (610) 363-9525
www.westwhiteland.org

April 11, 2019

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

APR 12 2019

In re: State-mandated Township review of a proposed amendment to the West Whiteland Township Comprehensive Plan.

Dear Mr. Smith:

At their meeting of April 10, 2019, the West Whiteland Township Board of Supervisors directed me to begin the process of adopting, as an amendment to the Township Comprehensive Plan, the attached final draft of the West Whiteland Township Bicycle and Pedestrian Plan prepared by the Township. I am therefore requesting review of this draft by Monday, May 27, 2019 by the Township pursuant to §301.3 and §302(a) of the Pennsylvania Municipalities Planning Code ("MPC").

We are also sending copies of this draft to the Chester County Planning Commission and the West Chester School District and asking for their comments as required by §302(a) of the MPC. The contiguous municipalities, the school district and the County all have at least forty-five (45) days to provide us with their comments. The Township Planning Commission will be holding the public meeting required by that same section of the MPC on May 21, 2019 at 7:00 p.m. in the Township Building. The date of the public hearing to be held by the Board of Supervisors will be June 12, 2019 at 6:30 p.m.

Thank you for your attention in this matter. If you or any of your staff have any questions or concerns regarding the draft or our planning process, please do not hesitate to contact me.

Regards,


John R. Weller, AICP
Director of Planning & Zoning / Zoning Officer
West Whiteland Township



ROBIN STUNTERBECK, *Chair*
HUGH J. PURNELL JR., *Vice-Chair*
MARY H. LASOTA, Esq., *Member*
EDWARD G. MEAKIM JR., *Member*
CHRISTOPHER PIELLI, Esq., *Member*

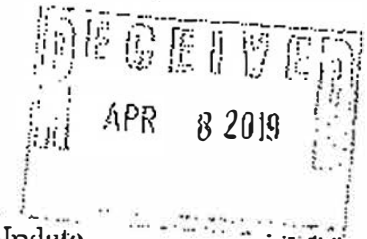
Board of Supervisors

CASEY LALONDE, *Township Manager*

1025 Paoli Pike • West Chester, PA 19380-4699
610-696-5266 ~ Fax: 610-429-0616
twp@westgoshen.org
www.westgoshen.org

April 3, 2019

Mr. Rick Smith
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380



Re: West Goshen Township Comprehensive Plan Update

Dear Rick,

I hope to find you well.

Please find enclosed our final draft of West Goshen Township's 2019 Comprehensive Plan update. The Comprehensive Plan Task Force has worked since October 2017 in updating this document. Please review the Plan and provide comment, per the Pennsylvania Municipalities Planning Code.

Thank you for your assistance with this project and please contact me with any questions.

Sincerely yours,

Casey Lalonde
Township Manager

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

FYI

April 18, 2019

Dear Property Owner:

The purpose of this letter is to inform you that the owner of 1422 Ardleigh Cir., West Chester, PA 19380, has submitted a Conditional Use Application to operate a Home Occupation from his home, for review and approval by the Township.

The property owner, Christopher Zumpano, has submitted a Conditional Use application seeking approval to operate his woodworking business as a Home Occupation from his home. The wood working business will be conducted within the new 24'x28' 2 story accessory building on the property.

Conditional Uses applications are reviewed by the Planning Commission and the Board of Supervisors. Pursuant to Township policy, property owners within 1000 feet of the subject property are notified of Conditional Use applications.

The meeting dates and times scheduled for the review and discussion of this application are listed below:

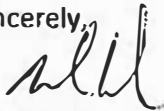
May 1, 2019 - Planning Commission (7:00 PM)

June 5, 2019 - Planning Commission (7:00 PM)

June 18, 2019 - Board of Supervisors - Conditional Use Hearing (7:00 pm)

All meetings are held at the Township Building and are open to the public. The plan is available for review at the Township building during normal business hours. Please give me a call if you have any questions or need additional information.

Sincerely,



Mark A. Gordon
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions