

**EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION  
Meeting Agenda  
Wednesday, June 5, 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. May 1, 2019**
- F. Subdivision and Land Development Applications
- G. Conditional Uses and Variances**
  - 1. 1422 Ardleigh Cir. (Conditional Use)**  
Mr. Zumpano  
Home Occupation – Fine Woodworking Shop
  - 2. 1351 Paoli Pike (Sketch Plan)**  
The Hankin Group  
Planned Apartment Development
- H. Ordinance Amendments
- I. Old Business
- J. 2019 Goals
- K. Any Other Matter
- L. Liaison Reports
- M. Correspondence
- N. Announcements**
  - 1. Reminder: TND Presentation to Board of Supervisors on June 25, 2019 @ 6:00 PM**
  - 2. Reminder: July PC meeting is on 7/10/2019**

**Bold Items indicate new information to review or discuss.**

East Goshen Township Planning Commission  
Application Tracking Log

June 5, 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
CZ Woodworking / 1422 Ardleigh Cir.	CU	Sk	3/29/2019	3/29/2019	NA	NA	4/22/2019	1	6/5/2019	6/18/2019	6/18/2019	6/27/2019	
1351 Paoli Pike / The Hankin Group		SK	5/31/2019	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

**Bold = New Application or PC action required**

**Completed in 2019**

ESKE Development / Ducklings	LD	P/F	1/18/2019	2/6/2019	2/23/2019	2/23/2019	2/29/2019		4/3/2019	4/9/2019	NA	5/6/2018	APPVD.
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	APPVD.

**DRAFT**  
**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**May 1, 2019**

The East Goshen Township Planning Commission held a regular meeting on Wednesday, May 1, 2019 at 7:00 p.m. at the East Goshen Township building. Members present were: Chair Brad Giresi, Dan Daley, John Stipe and Michael Koza. Also present was Mark Gordon, (Township Zoning Officer); and Janet Emmanuel (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 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.
4. The minutes of the April 3, 2019 meeting were approved as corrected.

**B. CONDITIONAL USES AND VARIANCES**

1. PECO ENERGY CO. (Modifying existing Conditional Use approval) - Neil Sklaroff, Attorney with Dilworth Paxson; and Malcolm Friday, PECO Contractor were present. Mr. Sklaroff clarified that they are not a telecommunication business. John asked if there would be heating or air-conditioning for the unit. Malcolm commented that there would be HVAC for the unit and the noise level would be minimal. Mark mentioned that the noise level allowed is 60 decibels at the property line. Neil commented that they will provide landscaping if necessary.

Dan asked about the cutting of vegetation. Malcolm commented that the metal building will be put on a concrete slab. If landscaping is needed they will provide it.

Dan asked about lighting. Malcolm commented that there will be a photocell at the door with motion detection. Also Hershey Mill owns the property and amended the existing easement. Mark suggested that they have the documentation from Hershey Mill for the BOS hearing.

Mike made a motion that the PC recommend that the BOS 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 site during the delivery of the equipment shelter.

Dan seconded the motion. The motion passed unanimously. Neil commented that they accept the conditions.

2. 1422 ARDLEIGH CIR. (Home Occupation – Wood Shop) - Mark Thompson, Attorney and Chris Zumpano, Applicant, were present. Mr. Thompson explained the request for a home occupation of wood working. Mr. Zumpano is constructing a 2-car detached garage to the rear of his property for the proposed wood working shop. He currently rents a commercial facility in Delaware. Mr. Zumpano described the type of tools and machinery he will use. He makes everything from cutting boards to built-in cabinets. He makes hand crafted, one-of-a-kind pieces of furniture. He reviewed some of the kinds of work he has done, mostly residential. He explained that he does not mill the wood. He gets processed lumber from lumberyards. Every project is different so he does not store surplus materials. He has no employees. He started his business 8 years ago out of his garage in Glen Mills. Neighbors embraced him there. The building in Delaware is in a residential area and has 4 artisans in it. He does not work late nights, weekends or holidays. He doesn't have a C&C machine. He does upgrades when he can. He likes to meet with clients at their homes. Occasionally a client may stop in to see their project but it is not his intention to have them come to his location. Also occasionally, he works with a designer or architect that may come to review the project. His property at 1422 Ardleigh is 1.7 acres. He has a long driveway with a turn around where he parks his truck. The garage is hard to see from the street. Painting will be done off site at a current co-tenant's spray booth. He described the other finishes/stains that he uses which have no fumes and are applied using a cloth. He will have a dust collection system. The machines are HEPA certified so dust is collected as the machine is used. Windows and doors will not be open. Half of the time is hand tool work. He took decibel readings at his current location inside and outside, with/without machines. 100 feet away from the building was 40 decibels. He provided a copy of his report, which Brad reviewed. Mark Gordon commented that he will measure decibels at the property line when the garage is complete. John asked if the garage doors are insulated. John asked if the test was done with machines running as usual. Chris answered that the doors are insulated and the machine and dust collection system were on. Mike asked about the square footage. Chris answered it is 500 sq. ft. with a pitched ceiling and 2<sup>nd</sup> floor area. He spoke about the use of the areas. Mark Gordon suggested that he indicate the use of the building showing the 2<sup>nd</sup> floor as personal use. The square footage of his current space is 800 sq. ft. Mike pointed out that on the application there was a "no" for a sign but he shows one on the plan. Chris spoke about his business hours and website which doesn't include his address, only his phone number. There will be no sign on the street, maybe a small one of the side of the building if allowed. Mark Thompson mentioned that the ordinance does not allow the business to be open before 7 am or after 10 pm. Brad asked about additional parking. Chris commented that the turn around is all paved and could fit 3-4 cars but he doesn't anticipate that need. Mark Gordon suggested he identify the enclosed trailer on his plan. Brad asked about security. Chris commented that there are locks on all doors and security lights. Chris mentioned that he has a Home Improvement License in Delaware and Pennsylvania, which covers decks, pergolas, small remodels, etc. He does not use heavy equipment such as backhoes. Dan asked, if he doesn't get the approval for the home occupation, will he still use the building for personal wood working. Chris answered yes. Dan reviewed the decibel numbers. He also wants the allocation of the space shown on the plan. Chris mentioned that he doesn't get delivery of materials. He picks materials up so he can select what he needs.

#### Public Comments:

1. Greg Jehanian, 1417 Bramble Ln. – His concern is noise. He has hearing issues because he has always worked in similar conditions. He has a generator, which says 40 decibels but his neighbor said he heard it running all day Sunday. He pointed that the noise from a saw turning wood is louder than just the saw running. He spoke about other situations creating noise and noise pollution. He is very concerned about a commercial operation in this neighborhood and the noise it will create. In the pictures he saw a large exhaust fan. Will there be one in his shop? Other than the noise, welcome to the neighborhood.

2. Louis Ottaviano – He is representing Jennifer Biehn of 1424 Ardleigh Cir., who couldn't be here tonight. He commented that there was no mention of fire alarms. Mark Gordon commented that they



aren't required. Louis mentioned that Ms. Biehn intends to get legal counsel so he asked respectfully to delay any decision so she can do this. He submitted photos of the applicant's property taken from her deck.

Mark Gordon explained the process. This is the first meeting with the Planning Commission. The applicant has given a 30-day extension. The next meeting will be with the Planning Commission on June 5<sup>th</sup>. It will go to the BOS for a hearing on June 18<sup>th</sup>. Louis appreciated the explanation. Janet Emanuel added that when the BOS hears this, they can add conditions which have to be accepted by the applicant.

3. Daniel Walsh, 1415 Bramble Ln – He asked if the shop would be open in July and August with the extreme heat. Chris mentioned that he does work in the weather hot or cold. Daniel asked what happens if they sell the property. Mark Gordon explained that the Conditional Use would have to be exactly the same, otherwise they have to go through this process. Chris agreed to adding no use of C&C machines as a condition. Daniel mentioned that he can hear the contractors building the garage. Chris feels it will change when the interior is done.

4. Joseph Corvino, 1420 Ardleigh Cir. - Joe mentioned that he just met Mrs. Zumpano and welcomed her to the neighborhood. Their house is for sale. They can also hear the noise from the construction. He can see the building and trailer from his house. He doesn't feel a commercial business belongs in a residential neighborhood.

5. Chris Droogan, 1425 Ardleigh Cir. – He asked about tri-axel trucks. Mark Gordon commented that there could be no deliveries other than the normal UPS, Amazon, etc. Brad mentioned that if this approved with conditions, Mr. Zumpano will be held to all of them. Mr. Droogan asked about the R2 zone. Mark Gordon explained the different levels of home occupations. Two are done by township staff reviews. This is the highest level so it has to go thru Conditional Use.

6. Diane Droogan, 1425 Ardleigh Cir. – She is not familiar with woodworking equipment. When her father would leave his saw running it was a hum. Can that be heard outside? Chris is not sure.

7. Tricia Defibaugh – 1424 Ardleigh - She is Jennifer's mother and she lives with her, This is not what people come to Chester County for. This should not be allowed in a residential neighborhood. She can see the building. She would want landscaping if it passes. Brad mentioned that this can be added as a condition. She feels Real Estate values will be affected. Mark Gordon commented that the previous owner of this property had a home occupation too. This is not commercial zoning. It is residential with home occupations.

Brad thanked everyone for coming.

### **C. ANY OTHER MATTER**

1. West Goshen Township Comp Plan Update – Dan didn't see anything that would impact East Goshen. Mark mentioned that they have shown plans for more density. John raised a question about the zoning of the airport. Mark will check and make any necessary comments that East Goshen would need to be involved in.

2. West Whiteland Township – Amendment to Comp Plan – Reviewed.

3. TND Amendment – Mark mentioned that Tom Comitta will make a presentation to the BOS on June 25<sup>th</sup>. PC members should try to be there.

4. Rte. 352 & King Road – Mark reported that there have been meetings with East Whiteland regarding this intersection. They looked at 5 options, each had positive and negative impacts. They are trying to schedule a public meeting for East Goshen and East Whiteland residents.

1  
2 **D. LIASION REPORTS**

3 1. Board of Supervisors – Janet reported that they are working on traffic on Boot Road during the  
4 evening rush hour between Wilson Dr. and Greenhill Rd. A plan is to narrow the driving lanes so there  
5 will be one going south, 2 going north and a center turn lane. West Goshen did not approve it and sent  
6 their manager to meet with PennDOT.

7  
8 2. Futurist Committee – Brad mentioned that the FC members have attended the ABC meetings to  
9 introduce the Goshenville concept to them.

10  
11  
12 **ADJOURNMENT**

13 There being no further business, Dan made a motion to adjourn the meeting. John seconded the  
14 motion. The meeting was adjourned at 10:00 pm. The next regular meeting will be held on  
15 Wednesday, June 5, 2019 at 7:00 p.m.

16  
17  
18 Respectfully submitted, \_\_\_\_\_  
19 *Ruth Kiefer, Recording Secretary*

# Memorandum

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East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

Voice: 610-692-7171

Fax: 610-692-8950

E-mail: [mgordon@eastgoshe.org](mailto:mgordon@eastgoshe.org)

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Date: 5/31/2019

To: Planning Commission

From: Mark Gordon, Township Zoning Officer 

Re: Conditional Use Application / Zumpano Home Occupation, 1422 Ardleigh Circle.  
**SECOND PRESENTATION**

Planning Commission Members,

As you know, the 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 above referenced property.

As we discussed at the May meeting, I met with Mr. Zumpano to measure sound levels at the property lines. With the help of three friends, Mr. Zumpano had three saws running and cutting wood, an in-line saw dust collector and a air scrubber while we took sound measurements at the property lines, with noise meters. We measured the sound with the doors and windows open, then closed. No significant difference was observed.

The applicant has submitted those measurements in his submission for your meeting and I can verify the results as presented. I did not witness sound levels that would require enforcement action.

## **STAFF RECOMMENDATION:**

Staff has no objection to the Planning Commission making a recommendation to the Board of Supervisors on this application as long as your concerns and questions are satisfactorily addressed.

(see pg. 2 for draft motion)

**DRAFT MOTION:**

Mr. Chairman, I move that the Planning Commission recommend that the Board of Supervisors approve the Conditional Use application of Mr. Christopher A. Zumpano to operate his "Fine Wood Working" business as a Home Occupation as outlined in §240-32J. of the Township Zoning Ordinance, with the following conditions:

1. *The business shall be operated as stated in the Conditional Use application and the Home Occupation Application and testimony given.*
2. *Should the nature or intensity of the business change or increase from how it was stated in the Conditional use and Home Occupation permit application or the testimony given during the Conditional Use application review process, the applicant shall apply to the Township for a modification to the approval(s).*
3. *The layout of the wood shop shall not exceed 500 s.f. of floor area in the detached garage and shall be detailed on a plan and verified by the Township Zoning Officer prior to the issuance of a Home Occupation Permit.*
4. *The use **shall not** have a sign on the property.*
5. *The use **shall not** have more than one employee or independent contractor on site.*
6. *The use **shall not** conduct direct sales on the property.*
7. *The hours of operation of the use, and use of any equipment associated with the use, shall only occur Monday through Friday 8am to 5 pm*
8. *Should noise from the business exceed the maximums outlined in §156 and create a noise violation as outlined in the Township code, the applicant shall work with the Township to implement noise mitigation measures in order to bring the use into compliance with the code; within a reasonable period of time.*
9. *The applicant shall follow all applicable federal, state, county and township laws, rules and regulation during the development of the property and operation of the day-care use.*

Ask the applicant if they agree to these conditions



# CZ Woodworking, LLC

1422 Ardleigh Circle | West Chester, PA | 19380

## Updated Decibel Readings – “CZ Woodworking Proposed Workspace”

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**Re: Noise Concerns**

**Prepared for: East Goshen Township Planning Commission (et al)**

**Prepared by: Christopher A. Zumpano - with Mark Gordon as witness to readings.**

**Date Recorded: 5/29/2019 @ 9am**

**Location of Readings: CZ Woodworking Proposed Workspace, 1422 Ardleigh Circle / West Chester, PA 19380**

**Purpose:**

The intent of this documentation is to provide accurate decibel readings of the proposed workspace and common machinery used. This data will help to provide answers to any ambiguity that may arise in regards to the noise levels of the intended workspace at 1422 Ardleigh Circle. The readings were all recorded with a UA-961 Digital Sound Level Meter at an accuracy of +/- 2.0 dB, along with Mark Gordon's decibel meter (brand/model N/A) for a comparative reading level at the same locations. Readings were recorded outside of the shop from the adjacent property lines, with machines running (motors on and blades engaged) and in-use (i.e solid wood being sent through each machine at time of recording) and with windows/doors both open and closed.

**Recordings:**

Please see Pg 2 below.

Thank you,

Chris Zumpano

Owner/Operator/Craftsman

CZ Woodworking, LLC



WEBSITE

[www.CZWoodworking.com](http://www.CZWoodworking.com)

PHONE

(443) 350-1350

EMAIL

[czwoodworking@gmail.com](mailto:czwoodworking@gmail.com)

## Decibel Readings

### **Machines Running Simultaneously:**

JET 10" Table Saw  
JET 14" Band Saw  
DEWALT 12" Chop Saw  
JET Air Filtration Unit  
DELTA 1.5HP Dust Collector

### **30ft (Behind Shop):**

Ambient – 55-56 dB

#### **Windows/Doors Open**

Reading 1 – Approx. 58.5 dB

Reading 2 – Approx. 60 dB

#### **Windows/Doors Closed**

Reading 1 – Approx. 56-57 dB

Reading 2 – Approx. 60 dB

### **50ft (Left of Shop):**

Ambient – 52-53 dB

#### **Windows/Doors Open**

Reading 1 – Approx. 59-60 dB

Reading 2 – Approx. 60 dB

#### **Windows/Doors Closed**

Reading 1 – Approx. 58.2 dB

Reading 2 – Approx. 58 dB

### **100ft (Front of Shop):**

Ambient – 56-57 dB

#### **Windows/Doors Open**

Reading 1 – Approx. 58-59 dB

Reading 2 – Approx. 59 dB

#### **Windows/Doors Closed**

Reading 1 – Approx. 56 dB

Reading 2 – Approx. 57-59 dB

**\*\*R1 = Chris Zumpano**

**\*\*R2 = Mark Gordon**

WEBSITE

PHONE

EMAIL

[www.CZWoodworking.com](http://www.CZWoodworking.com)

(443) 350-1350

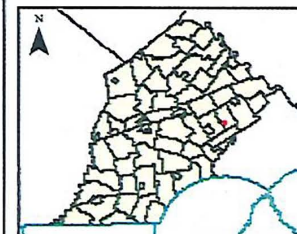
[czwoodworking@gmail.com](mailto:czwoodworking@gmail.com)



Map



## P E N N S Y LVANIA



PARID: 5304 01070000  
 UPT: 53-4-107  
 Owner1: ZUMPAÑO CHRISTOPHER  
 Owner2: ZUMPAÑO AMY  
 Mail Address 1: 1422 ARDLEIGH CIR  
 Mail Address 2: WEST CHESTER PA  
 Mail Address 3:  
 ZIP Code: 19380  
 Dead Book: 9839  
 Dead Page: 977  
 Dead Recorded Date: 11/5/2018  
 Legal Desc 1: SS ARDLEIGH CIR - E OF  
 BRA  
 Legal Desc 2: 1.6 AC & DWG LOT S  
 Acres: 1.6  
 LUC: R-10  
 Lot Assessment \$ 72,590  
 Property Assessment \$ 202,860  
 Total Assessment \$ 275,450  
 Assessment Date: 12/14/2018  
 Property Address: 1422 ARDLEIGH CT  
 Municipality: EAST GOSHEN  
 School District: West Chester Area

Map Created:  
Thursday, May 30, 2019



County of Chester

**Limitations of Liability and Use:**  
County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at [www.chesco.org/gis](http://www.chesco.org/gis).



























**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	<b>Approx 6/year</b>
Will you have non-family employees on-site?	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<b>1</b>
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	<b>N/A</b>
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	<b>Personal Truck</b>
Does your vehicle(s) have a sign attached?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<b>and Trailer</b>
How will you advertise your business?			<b>(non-commercial)</b>
What are your hours & days of operation?			<b>No Advertising (*Social Media Only)</b>
Does your business require a license or permit from any federal, state or county agency?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<b>Mon-Fri 8am-5pm</b>

Please list all vehicles and equipment associated with your business:

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

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: \_\_\_\_\_



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@lambmcerlane.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:

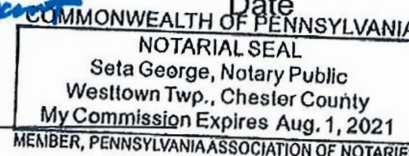
HOME OCCUPATION - WOOD SHOP

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

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:**

<b><u>Item</u></b>	<b><u>Date Complete</u></b>
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**

<b><u>Item</u></b>	<b><u>Date</u></b>
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: .....	_____

# LAMB | McERLANE<sup>PC</sup>

ATTORNEYS AT LAW

Mark P. Thompson, Esquire  
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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.**

Board of Supervisors, East Goshen Township

March 29, 2019

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(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:

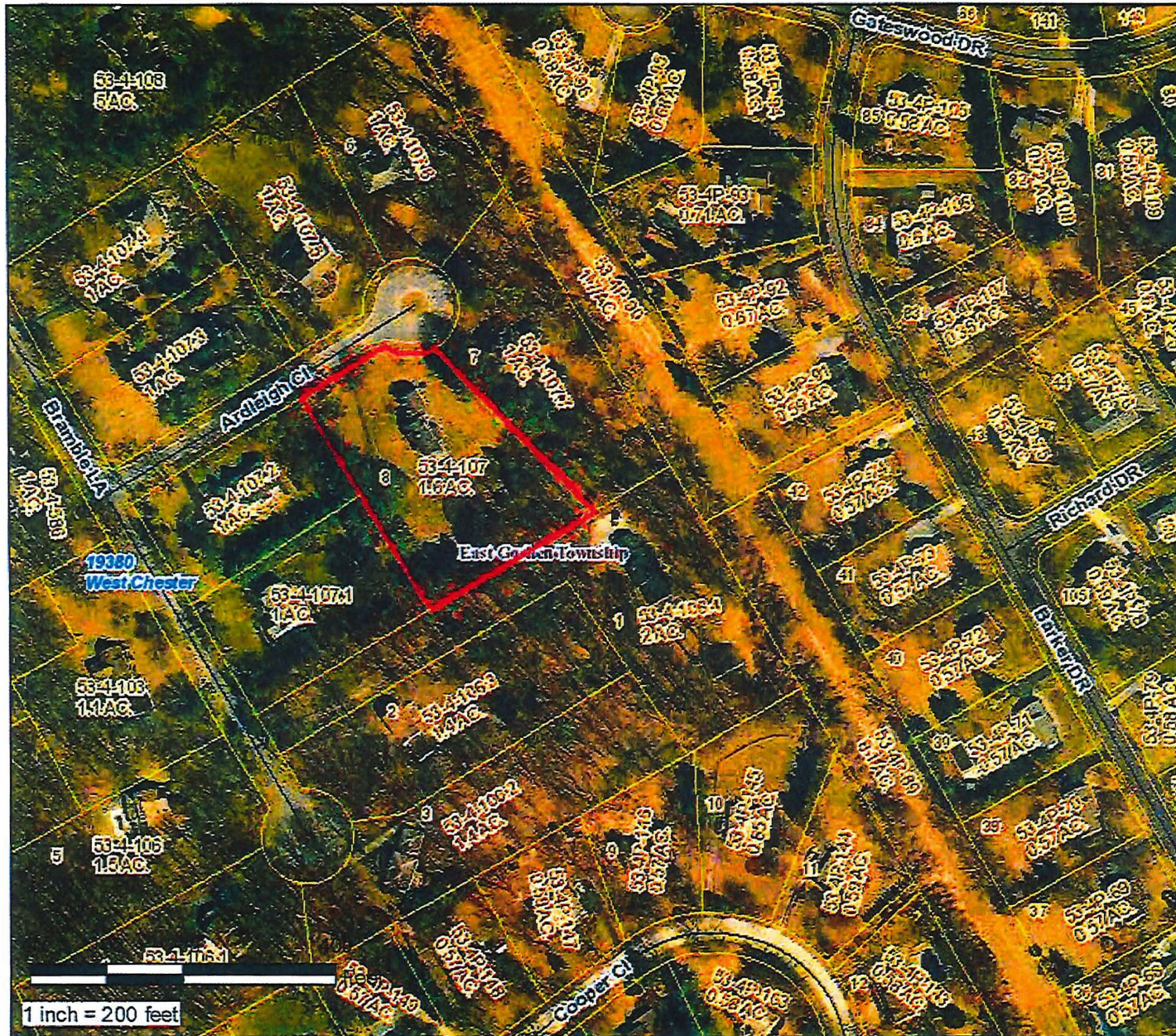
  
Mark P Thompson

Enclosures

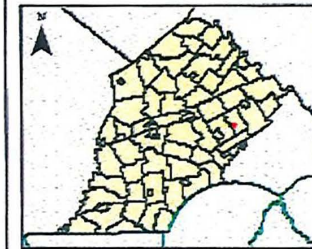
cc: Christopher Zumpano



# Map



## COUNTY OF CHESTER PENNSYLVANIA



Find UPI Information

PARID: 5304 01070000  
 UPI: 53-4-107  
 Owner1: ZUMPANO CHRISTOPHER  
 Owner2: ZUMPANO 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 S  
 Acres: 1.6  
 LUC: R-10  
 Lot A Assessment: \$ 72,590  
 Property Assessment: \$ 202,860  
 Total Assessment: \$ 275,450  
 Assessment Date: 12/14/2018  
 Property Address: 1422 ARDLEIGH CIR  
 Municipality: EAST GOSHEN  
 School District: West Chester Area

Map Created:  
 Friday, March 29, 2019

County of Chester



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 For information on data  
 Services page listed at

EXHIBIT

A-1

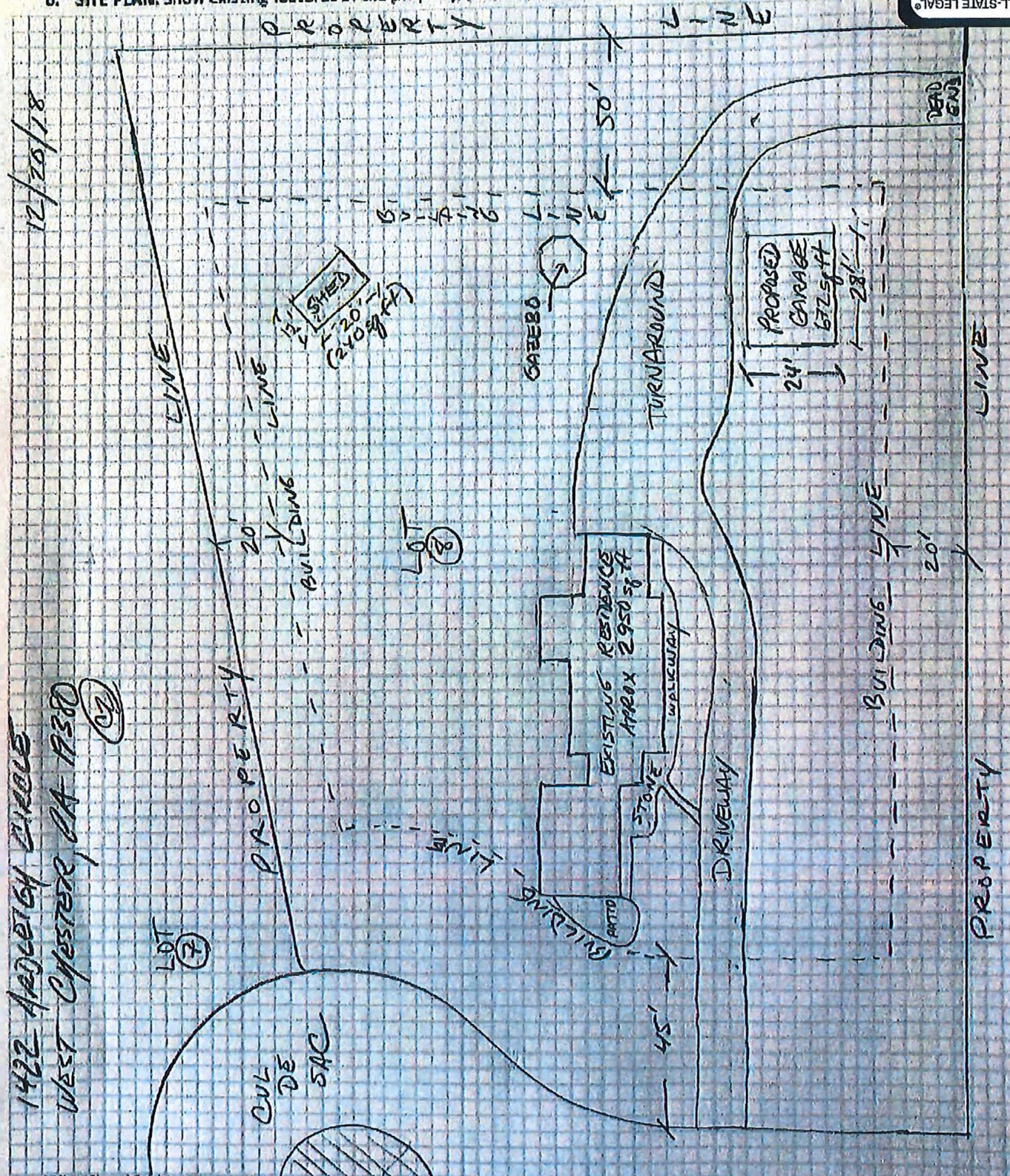
ALL-STATE LEGAL



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

A-2

ALL-STATE LEGAL®

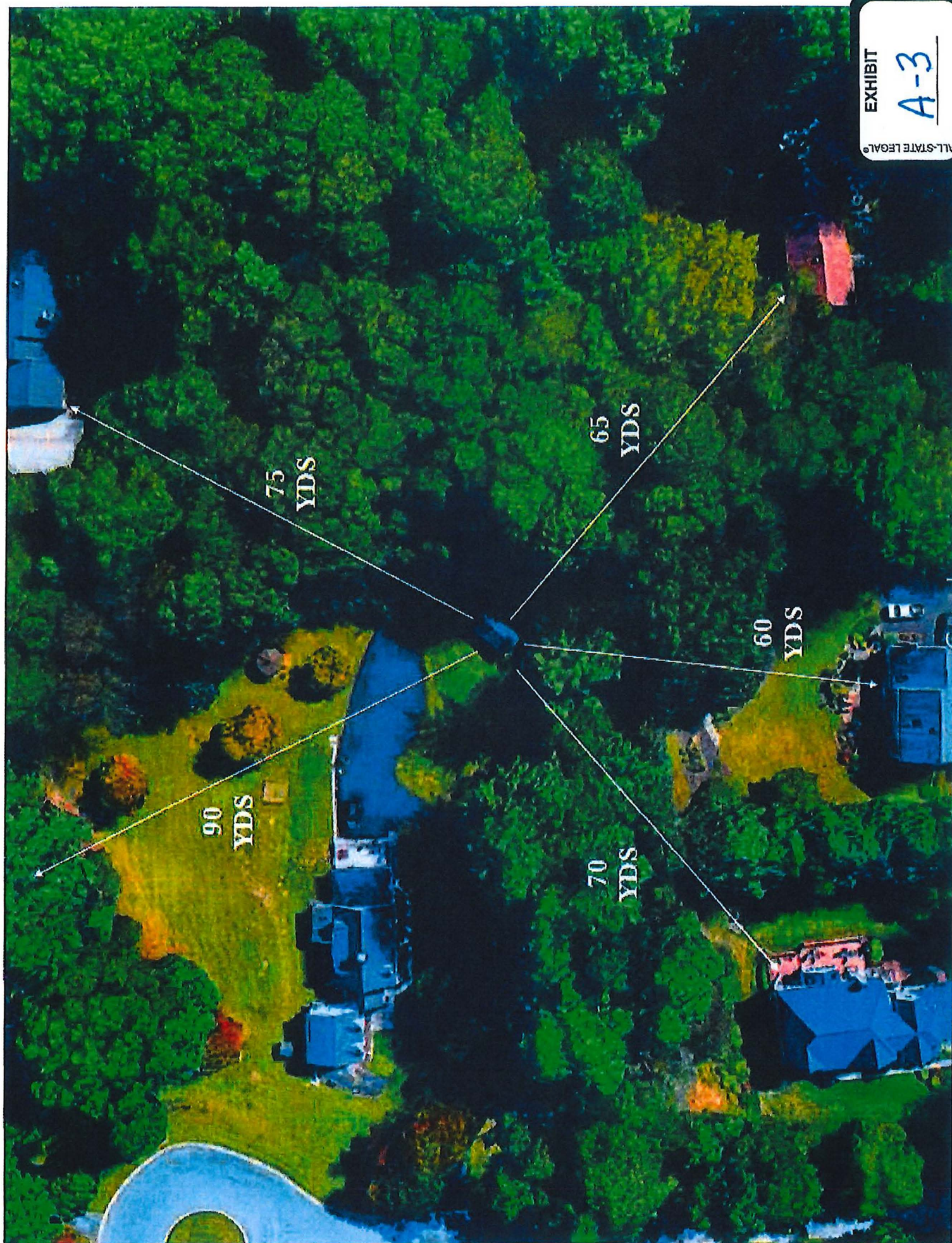




EXHIBIT

A-3

ALL-STATE LEGAL®





# Memorandum

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East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

Voice: 610-692-7171

Fax: 610-692-8950

E-mail: [mgordon@eastgoshen.org](mailto:mgordon@eastgoshen.org)

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Date: 5/31/2019

To: Planning Commission

From: Mark Gordon, Township Zoning Officer

Re: 1351 Paoli Pike

The Hankin Group

Planned Apartment Development / (Sketch Plan)

***CLICK HERE FOR SKETCH PLAN***



Planning Commission Members,

The purpose of this memo is to inform you that the equitable owner of 1531 Paoli Pike, West Chester, PA 19380, The Hankin Group, has submitted a sketch plan for review and comment by the Township Planning Commission. The property consists of two lots with a combined lot area of approximately 8.1 acres and is located in the Business Park (BP) zoning district.

The Hankin Group (equitable owner) is seeking feedback from the Township Planning Commission on developing the property as a Planned Apartment Development. The BP district is not currently zoned for a Planned Apartment Development use. The applicant will require a zoning change to accommodate their proposed plan.

The purpose of reviewing a sketch plan is to discuss the proposed use, ask questions, and provide feedback to on the proposed use.

This is not an official application or petition to amend the Zoning Ordinance, the Hankin Group is looking for your input on a conceptual use of the property.

The Chester County Planning Commission has some good resources relating to Commercial Landscapes, specifically "Reinventing Office Parks for the 21st Century". It may be helpful to review this planning guide series in preparation for this discussion.

<https://www.chescoplanning.org/MuniCorner/ComLand/overview.cfm>

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

May 31, 2019

Dear Property Owner:

The purpose of this letter is to inform you that the equitable owner of 1531 Paoli Pike, West Chester, PA 19380, The Hankin Group, has submitted a sketch plan for review and comment by the Township Planning Commission. The property consists of two lots with a combined lot area of approximately 8.1 acres and is located in the Business Park (BP) zoning district.

The Hankin Group (equitable owner) is seeking feedback from the Township Planning Commission on developing the property as a Planned Apartment Development. The BP district is not currently zoned for a Planned Apartment Development use. The applicant will require a zoning change to accommodate their proposed plan.

The sketch plan is being reviewed in order to discuss the proposed use and provide feedback to the Hankin Group. **NO ACTION WILL BE TAKEN ON THIS SKETCH PLAN AT THIS MEETING.**

Pursuant to Township policy, property owners and residents within 1000 feet of the subject property are notified of sketch plan submissions. This sketch plan is being accepted and reviewed by the Planning Commission without the benefit of Township consultant reviews.

**The meeting date and time scheduled for the review and discussion of this sketch plan is outlined below and subject to change without further written communication.**

**June 5, 2019** - Planning Commission meeting (workshop at 7:00 pm, formal meeting @ 7:30 pm) **(Presentation of Sketch Plan)**

All meetings are held at the Township Building and are open to the public. The plans are available for review at the Township building during normal business hours. Please give me a call at or email me at [mgordon@eastgoshen.org](mailto:mgordon@eastgoshen.org) if you have any questions or need additional information.

Sincerely,

*Mark A. Gordon*

Mark A. Gordon  
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions