

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, July 10, 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. June 5, 2019**
- F. Subdivision and Land Development Applications
- G. Conditional Uses and Variances**
 - 1. 1339 Enterprise Drive – CTDI - (Conditional Use)**
Amendment to the existing Conditional Use Approval
- H. Ordinance Amendments**
 - 1. 1351 Paoli Pike (Sketch Plan for Zoning Amendment)**
The Hankin Group - Planned Apartment Development
- I. Old Business
- J. 2019 Goals
- K. Any Other Matter**
 - 1. Review West Whiteland Township Official Map Update**
- L. Liaison Reports
- M. Correspondence
- N. Announcements

Bold Items indicate new information to review or discuss.

East Goshen Township Planning Commission
Application Tracking Log

July 10, 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
1351 Paoli Pike / The Hankin Group		SK	5/31/2019	NA	NA	NA	5/31/2019	NA	NA	NA	NA	NA	NA
1339 Enterprise Drive	CU	Sk	5/30/2019	5/30/2019	NA	NA	6/11/2019		7/10/2019	7/16/2019	7/16/2019	7/29/2019	

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.
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	CONT.

DRAFT
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
June 5, 2019

The East Goshen Township Planning Commission held a regular meeting on Wednesday, June 5, 2019 at 7:00 p.m. at the East Goshen Township building. Members present were: Chair Brad Giresi, Ernest Harkness, Dan Daley, John Stipe, Michael Koza, and new member Edward Decker. Also present was Mark Gordon, (Township Zoning Officer).

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 May 1, 2019 meeting were approved as corrected.

B. CONDITIONAL USES AND VARIANCES

1. 1422 ARDLEIGH CIR. (Home Occupation – Wood Shop) -Mark Thompson, Attorney and Chris Zumpano, Applicant, were present. For those who weren't at the last meeting, Brad briefly explained the request. Mr. Thompson commented that, on Wednesday May 29, 2019, they met with Mark Gordon at the property to take decibel readings. They had all of the machines running, using wood, with the doors and windows open then shut, at 30 ft, 50 ft and 100 ft. The data is summarized in their report. No reading went beyond 60 decibels, which is the maximum. After the test was done, Mr. Zumpano moved the machines into his 2-car garage and did some wood working during the weekend, which was personal use. Mr. Thompson referred to the conditions on the proposed motion. They would like to change #4 – Mr. Zumpano would like to put up a sign and #7 he would like to change the hours of business to 7:00 am to 7:00 p.m.

Dan Dailey asked about the interior layout. Mr. Zumpano showed that there is a total of 672 s.f. The area for the business is 500 s.f.

Mr. Thompson explained that Conditional Uses are special exceptions where the applicant needs to demonstrate that this use will not impact neighboring properties. Home occupation is permitted in this area under the Township Code. Section 156.5 gives the types of uses that are prohibited and the decibels allowed.

PLANNING COMMISSION

Dan commented that if there is a complaint for noise, the Zoning Officer will investigate. Also, Mr. Zumpano will have no employees so not all of the machines will run at the same time.

Mr. Thompson spoke about how the machines are used. Mr. Zumpano mentioned that for the next month he will be off site, not working in his shop.

Ernie asked about hours of work. Mr. Zumpano will work Monday thru Friday and would like to change the hours from 9:00 am – 5:00 pm to 7:00 am - 7:00 pm. Ernie asked if he was going to have a decibel test done by a certified engineer. Mr. Zumpano does not feel that more testing is necessary. The building is still under construction. Mr. Zumpano explained the type of insulation he used to help reduce noise.

1 Brad reviewed what a home occupation is and the requirements. Mr. Zumpano needs to provide
2 clarification of the area of the building and layout. Since Mr. Zumpano wants a sign, it can only be on the
3 building not the street and he needs to provide a sketch plan of the sign showing the location on the
4 building. There is no outside storage. Two additional parking spaces are permitted. Delivery by trucks is
5 limited to no more than 2 times per week, between 7 am & 10 pm.

6 John asked if he uses mats on the floor to help with mitigation of noise. Mr. Zumpano does use mats for
7 comfort.

8 Ed asked about the meter. Mr. Zumpano got a new meter before the first meeting then felt that the
9 Township should do the test. Mr. Gordon brought two different meters for the test.

10 Mr. Zumpano commented that he started his business in his house garage in Glen Mills on 1/3 acre. He
11 never had a complaint. Currently he is working in a business building surrounded by residential
12 properties. He has several residents that will give testimonials for him.

13
14 PUBLIC

15 1. Gregory Jehanian, 1417 Bramble Lane - Mr. Jehanian explained that he made videos of the noise
16 coming from Mr. Zumpano's property this weekend. He would like to show them. Mr. Thompson
17 pointed out that what he recorded was coming from an open garage as a residential use. Mr. Jehanian
18 spoke about decibels and went through sections of the Township Code, then showed his video.

19 2. Joe Corvino, 1420 Bramble Lane - Mr. Corvino pointed out that 55 decibels should be the maximum
20 not 60. He heard the same sounds from this deck this weekend.

21 3. Andrea Voehringer, 1423 Ardleigh Cl - They moved here 8 years ago and it is a very quiet
22 neighborhood. She is very surprised that a business like this is allowed in residential areas. She would
23 like to have a certified reading done. If not all of the equipment was there and used for the test, what
24 would it sound like with all of it.

25 4. Mr. Corvino had copies of an ad for employees that Mr. Zumpano put on Instagram and, on Facebook,
26 a description of the use of the area as office, design center, showroom. Mark Gordon commented that
27 these items are not part of the application. This can be done at the official hearing and get it on the record
28 there.

29 5. Susan Boswell, Esq. attorney for Jennifer Biehn, 1424 Ardleigh Circle - The living room of their
30 home directly faces the shed. There is no buffer. She requests that this be added as a condition. She
31 agrees that this is a constant thing and there is concern about the noise all day. Fumes, dust, odors
32 moving through the air is a concern. Testing by a third party certified engineer is requested.

33 Brad asked Mr. Zumpano how dust is handled. Mr. Zumpano explained that he uses a dust collection
34 system, which automatically turns on when the machines turn on. He explained how it cleans the air,
35 which affects him too. He does not strip furniture. His website is out of date and it was listed when he
36 started his business. He spoke about the materials he uses which are natural. Finishes are wiped on not
37 sprayed. Mark Gordon showed a view of Ms. Biehn's property.

38 6. Daniel Walsh, 1415 Bramble La. - There is no buffer between his house and Mr. Zumpano. Mark
39 Gordon explained what a home occupation is and commented that landscaping can be added as a
40 condition.

41 7. Louis Ottaviano, 1424 Ardleigh Circle - It is confusing because there is some personal and business
42 use. Mark Gordon will manage it through communication. The permit has to be renewed every year.
43 After approval it is administrative each year.

44 8. Justin Meiller, 1414 Bramble La - What tools were used for the test? Mark Gordon read the list of
45 tools. Mr. Meiller's father had a wood working shop and Mr. Meiller spoke about the tools he used. He
46 questions the results of the test. Has the impact on the value of the homes been considered? Mark
47 Gordon commented that the standards are what the Planning Commission and Board of Supervisors have
48 to go by.

49 9. James Cucinotta, 1342 Hollyberry La. - There are three properties for sale now in this development.
50 He spoke about the concerns of the people. Mark Gordon mentioned that letters are sent to the property
51 owners only.

52 10. Jim Williams, 1524 High Meadow La. - What kind of wood was used during the test? Mark Gordon
53 replied that all were running hardwood during the test.

11. Diane Jehanian, 1417 Bramble La. – She feels that trees and shrubs won’t provide enough protection from the noise.

Planning Commission Comments

John feels a condition should be added to not allow CNC machines. Mr. Zumpano agreed.

Dan asked Mr. Zumpano about screening. Mr. Zumpano doesn’t feel the view will change so he doesn’t think screening will be needed.

Dan asked about using an acoustical engineer to do a test. Mr. Thompson feels the testing that was done is enough and shows they are in compliance. Mark Gordon mentioned that the Township has access to a sound engineer. Mr. Thompson will discuss it with Mr. Zumpano.

Susan Boswell commented that the request for screening is a visual issue for her client. Concerning changes to the application, she feels the hearing should be delayed until all items are corrected. She pointed out that the concern is the continuity of the sound.

Mark will check with the Township Solicitor. As of now the hearing is scheduled for June 18, 2019.

Ernie moved 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 hearing for the Home Occupation Permit.*
4. *The use shall have a sign on the property in accordance with the Township Ordinance.*
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 7am to 7 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 regulations during the development of the property and operation of wood working shop and business.*

Mike seconded the motion. Dan suggested the addition of the following conditions:

10. *No CNC machine shall be used.*
11. *Applicant shall have sound readings done by an expert including additional tools.*
12. *Application shall be amended prior to the hearing to clarify the use of doors and windows in the business.*

Ernie accepted the amendments. John seconded the amended motion. Brad opposed the motion. The rest of the Commission members approved the motion. The motion passed. The applicant heard and understands the conditions.

2. 1351 PAOLI PIKE (Sketch Plan) – The Hankin Group – Planned Apartment Development. Neil Fisher represented the Applicant. Brad commented that the Hankin Group, equitable owner of 1351 Paoli Pike, 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

1 Business Park (BP) zoning district. The Hankin Group is seeking feedback from the Planning
2 Commission on developing the property as a Planned Apartment Development. The BP district is not
3 currently zoned for this use. The applicant will require a zoning change to accommodate their proposed
4 plan.

5 Mr. Fisher explained who the Hankin Group is and developments they have constructed:

- 6 1. Eagleview – a mixed use planned community
- 7 2. New Kent Apartments in East Goshen built about 45 years ago.

8 The Hankin Group looks at things long term. This property is part of the Goshen Corporate Park. There
9 is also an historic house on the property, which in the historic resources is called the Hunt House.
10 Corporate centers are changing. They are retrofitting corporate centers to include residential and retail.
11 Great Valley Corporate center is an example. He pointed out the things that make East Goshen unique –
12 the Paoli Pike trail, YMCA, Goshen Corporate Park and Goshenville. They are considering making the
13 historic house a restaurant. The landscaping will stay with the house. He showed where the property is.
14 He spoke about the entrance across from Meadow Drive, which may be able to get a traffic signal. He
15 feels there is adequate traffic to meet PennDOT's requirements. He explained the materials that will be
16 used on the apartment buildings. There will be 1 & 2 bedroom apartments – a total of 175 units. About
17 10-15% of the apartments will be furnished to be used by business travelers for 6 -12 months.
18

19 PLANNING COMMISSION

20 Dan recused himself from this project.

21 Ernie asked about access from the corporate center and traffic flow. Neil commented that with traffic in
22 general the more access points the more traffic. Putting a light at Meadow Drive will improve traffic on
23 Paoli Pike. Neil is amazed to see how many people are walking in the corporate park but have no place to
24 go, thus, the breakfast/lunch restaurant. Getting people on the trail is important.

25 Mike asked if there was any retail planned. Neil replied no.

26 John asked about 4 floors at 45 ft high when the current is 3 floors 35 ft high. Neil commented that the
27 Goshenville plan is to increase height. John mentioned that when New Kent closed their retail they never
28 connected to the shopping center. Neil mentioned that they will participate when the planned spurs from
29 the trail are done.

30 Ed asked what the distance would be to the light at Reservoir Road. Neil commented about 1,000 feet.
31 There would be timing of all the lights on Paoli Pike.
32

33 PUBLIC

34 1. Nicholas Lebresco, 634 Meadow Dr. – Any turn lanes or widening at Meadow Drive? Neil mentioned
35 that Paoli Pike is a state road so they have to go to PennDOT. They need to get a traffic study done, then
36 go to PennDOT for approval and then something will be done based on that approval. Mr. Lebresco
37 mentioned that traffic to the schools in the am is bad. How close will the buildings be to Paoli Pike. Neil
38 explained how right of way determines how far back they will be placed.

39 2. Michele Truitt, 1430 Grand Oak La. – She asked about parking. She feels there will be about 560
40 residents. Neil commented 1.4 spaces for 1 bedroom and 2 spaces for 2 bedroom.

41 3. Dean Moore, 618 Meadow Dr. – He commented about the impact on the value of the homes. Neil
42 commented that no home values have ever dropped because of their building. He explained that when
43 you look at Exton, they are bringing residential to help build the retail. He spoke about Eagleview and
44 the changes that included businesses, who found it easier to get employees in the mixed use community.

45 4. Brian Cattie, 630 Meadow Dr. – He feels that traffic lights slow the traffic down. Neil mentioned that
46 traffic trips are different based on the use. Mr. Cattie doesn't want a multi-family building there. Ernie
47 pointed out that currently a business could build there with no problem.

48 5. Amarildo Capuni, Vice President, Techniplast, Enterprise Dr. – He is familiar with Hankin and the
49 quality of their work. Mr. Capuni has seen changes. There is a need for daily, weekly, monthly rental.
50 Are the furnished units going to be only long term? The traffic flow is increasing now. Cars for this may
51 be about 300. Current employees use Enterprise Dr. to walk at lunch. They have asked to put a path in
52 the corporate park. Parking may be a problem, which could flow to QVC or the ball field. Neil
53 acknowledged that extended stay use has increased. They will talk with the businesses to meet their need.

1 Hankin would support a trail around Enterprise Dr. Mr. Capuni mentioned that the baseball field is used
2 by leagues. Neil spoke about recreational facilities at New Kent. They will do the same here.
3 6. Elizabeth Uebele, 639 Meadow Dr. – She has been here since 1980. The view is changing and she
4 doesn't like it. She is concerned about a 4 story building.
5 Brad thanked everyone for coming. The next meeting is July 10th because of the holiday.
6

7 **ANY OTHER MATTER**

8 Brad reminded the Commission members of the BOS meeting on **June 25 at 6:00 pm** with Tom Comitta
9 to present the TND proposal. Everyone should try to be there.
10

11 **ADJOURNMENT**

12 There being no further business, Dan made a motion to adjourn the meeting. Ernie seconded the
13 motion. The meeting was adjourned at 10:40 pm. The next regular meeting will be held on
14 **Wednesday, July 10, 2019 at 7:00 p.m.** because of the holiday.
15

16
17 Respectfully submitted, _____
18 *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: 6/25/2019
To: Planning Commission
From: Mark Gordon, Township Zoning Officer *mdg*
Re: Conditional Use Application / 1339 Enterprise Drive / CTDI / Manufacturing Facility of Precision Instruments and Similar Products

Planning Commission Members,

The Township has received a Conditional Use application for the property at 1339 Enterprise Drive. CTDI is the current owner and occupant and currently operates a Warehouse and Distribution use which was approved by Conditional Use in the 1980's.

CTDI has applied to amend the existing Conditional Use application to a "Manufacturing Facility of Precision Instruments and Similar Products". CTDI proposes to manufacture the proprietary precision testing equipment that they use to test electronic equipment such as cell phones, cable TV control units, etc.

The Use proposed is a permitted conditional use in the BP district. CTDI proposes no change to the building footprint, or the parking lot. The uses will not generate additional traffic due to a reduction of the number of employees and a reduction is the amount of truck traffic.

STAFF RECOMENDATION

Staff did not require any consultant reviews for this CU application due to the minor nature of the change, nor did we believe a traffic study was warranted.

Staff has no object with the PC making a motion to move this application on to the Board for the Conditional Use Hearing on 7/16/2019.

DRAFT MOTION

Mr. Chairman, I move that the Planning Commission recommend approval of the Conditional Use application to amend the existing Conditional Use application from Warehouse and Distribution to "Manufacturing Facility of Precision Instruments and Similar Products" as outlined in the application and supporting materials.

Conditional Use Application and Checklist

East Goshen Township

To: Township Zoning Officer

Name of Applicant: Parsons Reita III

Applicant Address: 1373 Enterprise Drive, West Chester PA. 19380

Telephone Number: 610 476 3776 Fax: 610 436 4110

Email Address: manderson@ctdi.com

Property Address: 1339 Enterprise Drive, West Chester, PA. 19380

Tax Parcel Number: 5304-01700000 Zoning District: BP Acreage: 4.001

Description of proposed use:

R&D facility for (i) electrical /mechanical engineering design, (ii) prototype development for the production and testing of proprietary precision electronic testing equipment and (iii) the manufacture and assembly of such equipment.

Conditional Use is provided in Zoning Ordinance Section: 240-21, C. (5,9)

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 _____ Date _____

Attest: _____

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



We submit this request for East Goshen Township review to change our existing conditional occupancy from "Warehousing and Distribution" to "Manufacturing Facility of Precision Instruments and Similar Products" with respect to the property located at 1339 Enterprise, as permitted in Chapter 240-21, (C 9) for the BP District in East Goshen Township.

It is intended that the property located at 1339 Enterprise Drive will be CTDI's R&D facility for (i) electrical/mechanical engineering design, (ii) prototype development for the production and testing of proprietary precision electronic testing equipment and (iii) the manufacture and assembly of the foregoing equipment. We feel we meet all general standards for conditional use for this facility as outlined in section 240-31 Section (C,2). We have no planned changes to the property or exterior of the building. This occupancy change request is primarily for operational functions and capabilities inside the facility.

- a. The new proposed use does not create a significant hazard to the public health and safety, including but not limited to fire, toxic or explosive hazards.
- b. The new proposed use is highly suitable for the property in question.
- c. No changes to the exterior of the building or grounds are required or planned. The property will remain in harmony with the BP guidelines and the character of the existing or intended development of the general vicinity.
- d. Since no exterior changes are planned to the property, the change in the conditional use will not result in any additional detriment to neighboring properties. Specifically, the new proposed use will not impact setbacks, buffering berming, screening or outside activity or operations at the property.
- e. All existing access points for public services and emergency services will remain intact without any changes.
- f. The new proposed use will significantly reduce commercial and private vehicle traffic to and from the property. When reviewed with Mark Gordon, he did not feel that a new traffic study would be needed.
- g. This property is in the center of the business park with no historic buildings on or adjacent to the property.
- h. No structural changes are currently planned for this property that would impact or disrupt existing natural topography, waterways, ponds, groundwater discharge woods or any other important natural resources on the site.

CTDI designs and builds its r proprietary testing platforms and equipment in East Goshen Township. The expansion of these operations into CTDI's existing property at 1339 Enterprise Drive will provide the space needed for the future growth and long-term success of the company. We appreciate the long-term partnership we have built with everyone here in East Goshen Township and thank you for your consideration of this request.

Regards

Michael A. Anderson
CTDI, Senior Facilities Manager,

SUMMARY

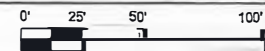
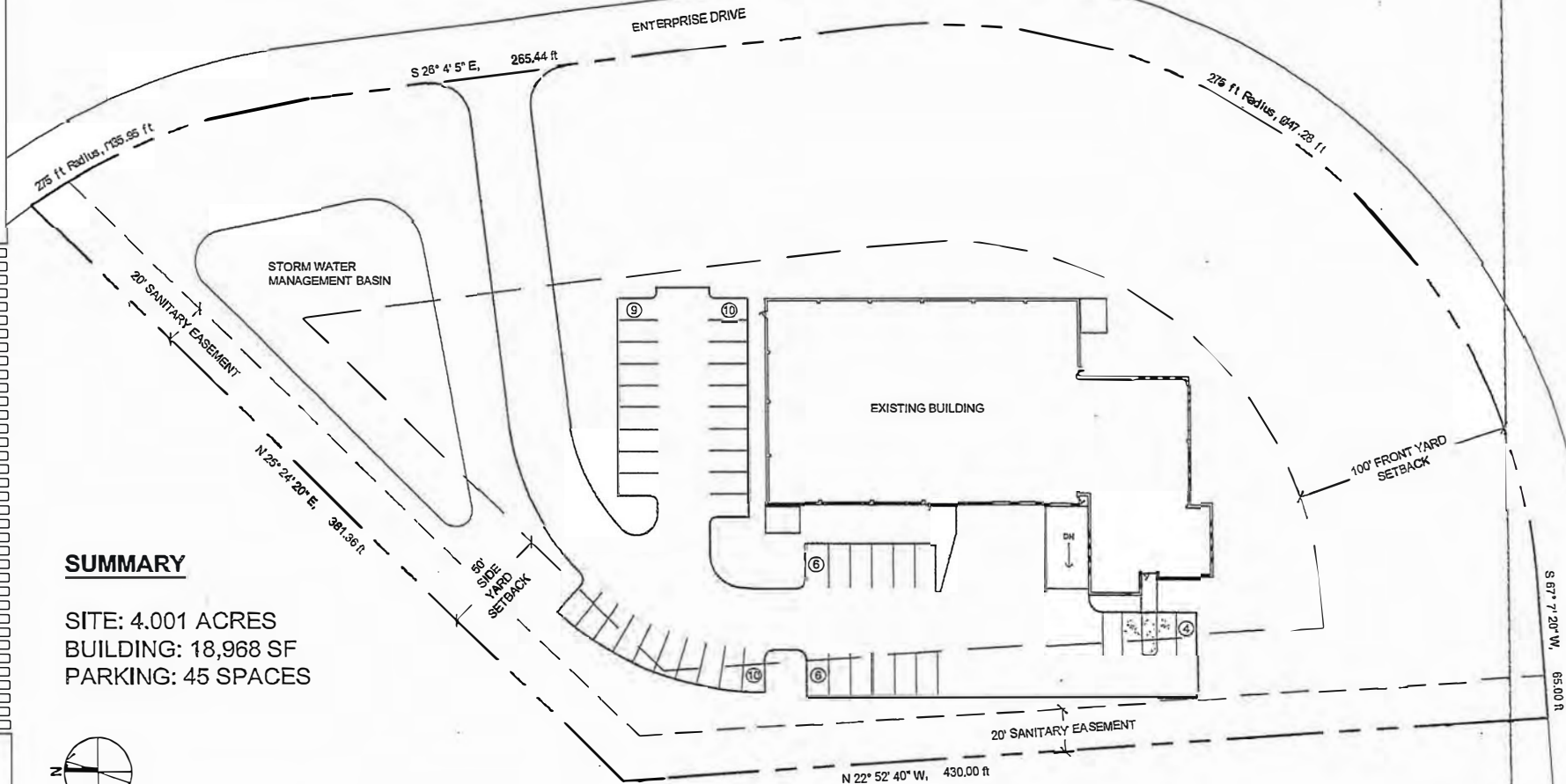
SITE: 4.001 ACRES
BUILDING: 18,968 SF
PARKING: 45 SPACES



1

SITE PLAN

SCALE: 1" = 50'



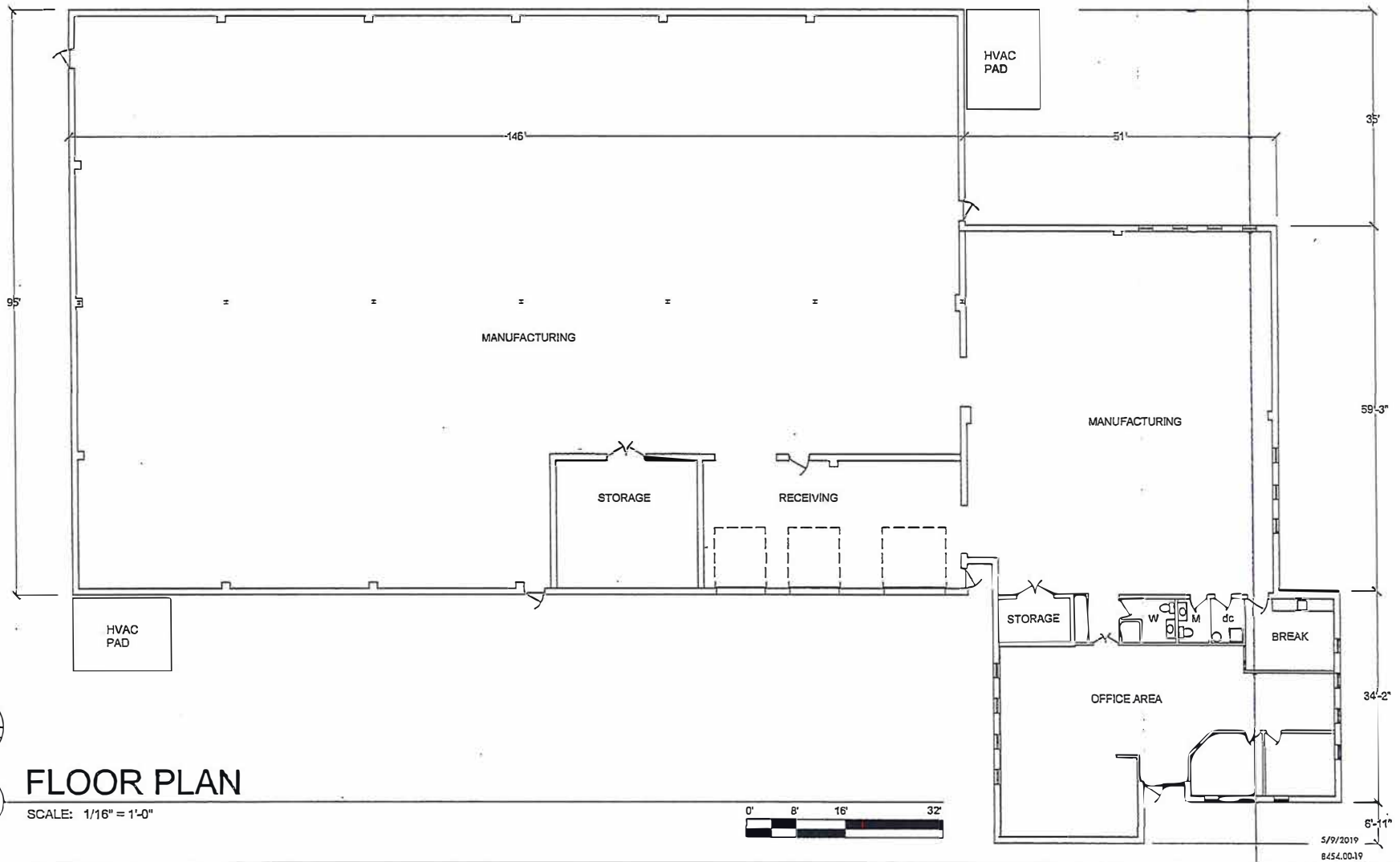
OWNER:
Parsons Rental II
1373 Enterprise Drive
West Chester, PA

CTDI
1339 ENTERPRISE DRIVE
East Goshen Township
Chester County, PA

5/9/2019
8:54:00-19

BERNARDON

177 Enterprise Drive, Suite 101, Warminster, PA 18951
L. 616-691-2990 www.bernardon.com



OWNER:
Parsons Rental II
1373 Enterprise Drive
West Chester, PA

CTDI
1339 ENTERPRISE DRIVE
East Goshen Township
Chester County, PA

BERNARDON
 133 Junction Street, Suite 101, West Chester, PA 19381
 L 856 444 2990 www.bernardon.com

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

September 27, 1989

Mr. Eric Miller
Communications Test Design, Inc.
1373 Enterprise Dr.
West Chester, PA 19380

RE: Tax Parcel #53-4-170
Lot #9 Goshen Corporate Park
1339 Enterprise Drive

Dear Eric:

In response to your request, be advised that American Institute was issued an occupancy permit for a storage and distribution center, with incidental office space. Accordingly, CTDI can operate a storage and distribution center from the structure without obtaining a new occupancy permit.

However, any additional uses or intensification of the incidental use would require a new occupancy permit.

Sincerely yours,

Rick
Louis F. Smith, Jr.
Township Manager

LFS/dlc

FILE

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

September 2, 1992

Mr. Lawrence E. Morgan
Communications Test Design, Inc.
1373 Enterprise Dr.
West Chester, PA 19380

RE: Tax Parcel #53-4-170
Goshen Corporate Park - Lot #9
1339 Enterprise Drive

Dear Larry:

I am in receipt of your application for additional parking at the above referenced property.

The plans and stormwater calculations have been sent to the Township Engineer for review.

The original land development plan for the property depicted 12 parking spaces. The plans which you submitted, indicate that you intend to install 32 new spaces which would indicate that significantly more people will be working in this facility.

In September of 1989, Eric Miller contacted me about your proposed use of the building and I advised him that CTDI could operate a storage and distribution center with incidental office space without obtaining a new occupancy permit (see attached).

If the proposed parking is needed to accommodate employees engaged in the storage and distribution area, a new occupancy permit is not required, however if these employees are engaged in repairing or testing equipment, or some other use, then it would be necessary for you to apply for a new occupancy permit.

This would necessitate a conditional use hearing.

Please advise.

Sincerely yours,

RC/c

Louis F. Smith, Jr.
Township Manager

LFS/dlc

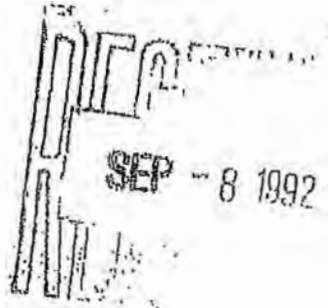


Communications Test Design, Inc.

Goshen Corporate Park • 1373 Enterprise Drive • West Chester, PA, USA 19380-5959

September 8, 1992

Mr. Rick Smith, Jr.
Township Manager
Board of Supervisors
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380



Dear Rick:

I am writing to inform you that CTDI is not contemplating changing the current use of our facility at 1339 Enterprise Drive, that being a storage and distribution center. The additional parking is for employees engaged in the storage and distribution of telephone equipment.

If CTDI would consider using that facility for something other than a storage and distribution center, CTDI would apply for conditional use.

Very truly yours,

Lawrence E. Morgan, CPA
Controller

LEM/kas

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

FYI

June 11, 2019

Dear Property Owner:

The purpose of this letter is to inform you that East Goshen Township has received a Conditional Use application for 1339 Enterprise Dr., West Chester PA 19380. The property owner, Parsons Rental II d.b.a. Communications Test Design Inc., is seeking approval to modify the existing Conditional Use Approval from a "Warehouse and Distribution" use with incidental office space, to a "Manufacturing Facility for Precision Instruments and Similar Products" use with incidental office space.

The property is approximately 4 acres in size, is located in the BP (Business Park) Zoning District, and the existing building on the property has approximately 19,000 s.f. of floor area. Approximately 17,000 s.f. of the existing floor area will be used for manufacturing of precision electronic testing equipment, and approximately 2000 s.f. floor area will be utilized as incidental office space. This modification to the use will not create any changes to the exterior of the building or the parking lot. The traffic impact for the proposed manufacturing use will be similar to the existing use.

Pursuant to Township policy, property owners within 1000 feet of the subject property are notified when Conditional use applications are received. **The meeting dates for this matter are listed below and subject to change without further written notice:**

July 10, 2019 – Planning Commission (7:00 PM)

July 16, 2019 – Board of Supervisors (7:00 PM – Conditional Use Hearing)

These meetings will be held at the Township Administration Building and will be open to the public. The Application is available for review at the Township building during normal business hours. If any person who wishes to attend the hearing has a disability and/or requires an auxiliary aid, service or other accommodation to observe or participate in the proceedings, he or she should contact East Goshen Township at 610-692-7171 to discuss how those needs may be accommodated.

Sincerely,



Mark A. Gordon
Township Zoning Officer

Memorandum

East Goshen Township

1580 Paoli Pike

West Chester, PA 19380

Voice: 610-692-7171

Fax: 610-692-8950

E-mail: mgordon@eastgoshe.org

Date: 6/26/2019

To: Planning Commission

From: Mark Gordon, Township Zoning Officer *mg*

Re: Zoning Amendment Request / (Sketch Plan)

1351 Paoli Pike

The Hankin Group

Planned Apartment Development

(SECOND DISCUSSION WITH PLANNING COMMISSION)

Planning Commission Members,

As you know, The Hankin Group (the APPLICANT) has a pending agreement of sale for two parcels in the Goshen Corporate Park (BP Zoning District), 1531 Paoli Pike, West Chester, PA 19380. Currently, one lot (53-4-166) is an agriculture use and the other one has two single family homes (one of which is a historic resource) and several accessory buildings. The combined lot area of the two parcels is approximately 8.1 acres and is located in the Business Park (BP) zoning district.

The Applicant has prepared a sketch plan showing a proposed multi-family Planned Apartment Development which incorporates the historic resource into the project. The BP district is not zoned for a Planned Apartment Development use. The applicant will require a zoning change to accommodate their proposed plan.

Per your request the applicant has prepared additional information for the Planning Commission to review, which includes a traffic evaluation of the proposed apartment use, a fiscal impact summary, and a draft ordinance amendment.

STAFF RECCOMENDATION

Staff has reviewed the information provided by the applicant however we have not forwarded this material to our consultants for their input. A high level review of the proposed draft zoning ordinance amendment request is provided for your consideration. **This overview is cursory, a full review will be completed with the assistance of our planning and legal consultants should this request move forward.**

Staff believes that the request has merit for further discussion. At this time staff has no objection to move this process forward. Should the PC concur, I have provided a draft motion moving this request forward.

§240 Zoning

- 240-21 C. Apartments are not permitted in the BP District; apartments will need to be added to the list of permitted uses.
- This has been addressed in the proposed draft ordinance amendment.
- 240-21 C. Restaurants are permitted as a principle use in the BP District; by conditional use.
- If a restaurant or other commercial use is proposed for the adaptive reuse of the Historic resource, it will need to be known and addressed in the zoning amendment.
- 240-21 G. Front yard setback is 100 feet.
- A minimum front yard setback of 50' has been added to the proposed draft ordinance amendment.
- 240-23 D. (6) The consolidated lots is considered a "Through Lot" – Through lots are required to have a 100' setback from both streets.
- This will need to be addressed in the proposed draft ordinance.
- 240-21 G. The required Side yard setback is 50 feet. A 15' setback is proposed along the eastern lot line.
- This has been addressed in the proposed draft ordinance amendment.
- 240-27 A (3) (a) Paoli Pike has an ultimate Right-of-way of 100'
- This needs to be addressed on the plans and could effect the setbacks and layout of the development.
- 240-27 B (3) Large Developments may not have vehicle access to an arterial street
- This section will need to be addressed

240-29 Planned Apartment Development

- 240-29 C (3) Density - We currently require 3,000 sq. ft. of lot area per dwelling unit (14.5 units per acre) – the plan proposes 2,000 sq. ft. of lot area per unit (21.6 units per acre)
- This has been addressed in the proposed draft ordinance amendment.
- 240-29 C (6) Building Height (max 45 feet) and Number of Stories (max 3) they propose 4 stories
- This has been addressed in the proposed draft ordinance amendment.



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

June 13, 2019

Mr. Neal Fisher
The Hankin Group
707 Eagleview Boulevard
Exton, PA 19341

RE: Hicks Tract – Traffic Evaluation

East Goshen Township, Chester County, PA
TPD No. HANK.00024

Dear Neal:

As requested, Traffic Planning and Design, Inc. (TPD) has conducted a preliminary traffic evaluation for the Hicks Tract located in East Goshen Township, Chester County, PA. The subject property is bound by Enterprise Drive to the north and Paoli Pike (SR 2014) to the south. The two (2) following development options were evaluated:

- 90,000 square-foot office building with access to Enterprise Drive;
- 175 apartments with access to Enterprise Drive and to Paoli Pike, opposite Meadow Drive.

The sketch plans for both development options are **attached**.

Trip Generation

Trip generation rates for the proposed site were obtained from the manual *Trip Generation*, Tenth Edition, 2017, an Institute of Transportation Engineers (ITE) Informational Report. The following land uses from *Trip Generation* were used to calculate the number vehicular trips the development would generate during the average weekday, weekday A.M. and weekday P.M. peak hours:

- Office: Land Use Code 710 - General Office Building
- Apartments: Land Use Code 221 - Multifamily Housing (Mid-Rise)

The trip generation rates are shown in **Table 1**, and the trip generation comparison for the two (2) development options are summarized in **Table 2**.

TABLE 1
ITE TRIP GENERATION DATA

Land Use	ITE #	Time Period	Equations/Rates	Entering %	Exiting %
Office	710	Weekday A.M. Peak Hour	$T = 0.94*(X) + 26.49$	86%	14%
		Weekday P.M. Peak Hour	$\ln(T) = 0.95*\ln(X) + 0.36$	16%	84%
		Weekday (24-Hour Total)	$\ln(T) = 0.97*\ln(X) + 2.50$	50%	50%
Apartments	221	Weekday A.M. Peak Hour	$T = 0.36*(X)$	26%	74%
		Weekday P.M. Peak Hour	$T = 0.44*(X)$	61%	39%
		Weekday (24-Hour Total)	$T = 5.44*(X)$	50%	50%

TABLE 2
TRIP GENERATION COMPARISON

Development Options	New Trips		
	Total	Enter	Exit
Weekday A.M. Peak Hour			
90,000 square-foot Office	111	95	16
175 Apartments	63	16	47
<i>Difference</i>	<i>-48</i>	<i>-79</i>	<i>+31</i>
Weekday P.M. Peak Hour			
90,000 square-foot Office	103	16	87
175 Apartments	77	47	30
<i>Difference</i>	<i>-26</i>	<i>+31</i>	<i>-57</i>
Average Weekday (24-Hour Total)			
90,000 square-foot Office	959	479	480
175 Apartments	952	476	476
<i>Difference</i>	<i>-7</i>	<i>-3</i>	<i>-4</i>

As shown in **Table 2**, the 175 apartments is anticipated to generate less total trips than a 90,000 s.f. office building during the weekday A.M. and P.M. peak hours, and during a typical weekday.

Site Access & Traffic Operations

Under either development scenario, access would be provided to Enterprise Drive, a loop road with external access to Paoli Pike via Reservoir Road, and Boot Road. Enterprise Drive is a local road, and therefore a PennDOT Highway Occupancy Permit (HOP) would not be required for access. In addition to the Enterprise Drive access, the potential apartment development would also have access to Paoli Pike, opposite Meadow Drive. Since Paoli Pike is a state-maintained roadway (S.R. 2014), an HOP would be required.

As noted, in **Table 2**, the apartment development scenario would generate less traffic than the office development scenario. In addition, the apartment development with the provision for a second access would further disperse the site traffic to the surrounding roadways.

TPD also developed preliminary traffic volumes at the Paoli Pike intersection with Meadow Drive/ potential site access. These volumes were developed utilizing historical traffic data along Paoli Pike, the site trip generation for the apartment development and the ITE trip generation data for the existing residential homes served by Meadow Drive. Based on these preliminary traffic volumes and related traffic evaluation, the following was determined:

- Turn lane warrants for an eastbound Paoli Pike left turn lane may be satisfied. This lane would accommodate entering left turns into the Hicks Tract. If an eastbound left turn lane is required at this location, a westbound Paoli Pike left turn lane, which would accommodate left turns onto Meadow Drive will also be required to shadow the roadway widening. The left turn lanes are sketched on the **attached** apartment plan.
- Paoli Pike is a state-maintained roadway and the proposed access and roadway configurations will need to be further evaluated through the HOP process, including sight distance evaluation, consideration for traffic signalization, etc.

TRAFFIC PLANNING AND DESIGN, INC.



Guido W. DiMartino, P.E.

Senior Project Manager

GDiMartino@TrafficPD.com

Attachments

Fiscal Impact Summary
Hicks Tract Residential Development
East Goshen Township, Chester County, PA

	Residential (Apartments)
Residential Units	175
Anticipated Value per Unit	\$360,429
Market Value of Proposed Development	\$63,075,000
Assessed Value (approx. 51.28% of market value)	\$32,346,154
New Residential Population	295
New School-Aged Children	23
East Goshen Township	
Real Estate Tax Revenue (1.25 mills)	\$ 40,433
Non-Property Tax Revenue	\$ 23,293
Earned Income Tax Revenue (0.5%)	\$44,064
Real Estate Transfer Tax (0.5%)	\$ -
Local Services Tax (\$52 per resident worker)	\$ 3,068
Total Township Revenues	\$ 110,858
Total Township Expenditures	\$ (136,140)
Net Township Fiscal Impact	\$ (25,282)
West Chester Area School District	
Real Estate Tax Revenue (21.2723 mills)	\$ 688,077
Non-Property Tax Revenue	\$ 6,479
Intergovernmental Revenue	\$ 90,981
Earned Income Tax Revenue (0.5%)	\$44,064
Real Estate Transfer Tax (0.5%)	\$ -
Total School District Revenues	\$ 829,602
Total School District Expenditures	\$ (509,553)
Net School District Fiscal Impact	\$ 320,049
Total Development-Generated Revenues (Township + School District)	\$ 940,459
Total Development-Generated Expenditures (Township + School District)	\$ (645,693)
Total Net Annual Fiscal Impact	\$ 294,766

NOTES:

- This analysis assumes the following mix of multi-family apartment unit types and values:
50 1-bedroom apartment units valued at \$262,000 per unit.
20 1-bedroom furnished apartment units valued at \$425,000 per unit.
105 2-bedroom apartment units valued at \$395,000 per unit.
- Population estimates for total household size and number of school-aged children based on demographic multipliers published by the Rutgers University Center for Urban Policy Research (2006).

Fiscal Impact Summary
Hicks Tract Residential Development
East Goshen Township, Chester County, PA

3. Assessed Value based on Chester County common-level ratio of 1.95, which equates to approximately 51.28% of market value.
4. "Non-property tax revenues" for East Goshen Township includes revenues from licenses & permits, fines & fees, and charges for services. (Source: East Goshen Township 2019 Budget.)
5. "Non-property tax revenue" for West Chester Area School District includes revenues from District activities, rentals, and contributions and donations from private sources. "Intergovernmental revenue" to the West Chester Area School District includes funding from State and Federal sources. (Source: West Chester Area SD 2018-2019 Final General Fund Budget.)
6. Earned Income Tax (EIT) revenue calculation assumes a median household income based on an affordability ratio where household income represents 30% of rent. The calculation further assumes that approximately 60% of households in the proposed development will be eligible to pay the EIT, i.e., they are not retired or are not temporary residents who live elsewhere on a permanent basis.
7. This summary table represents ongoing annual fiscal impacts after project completion. It is not anticipated that the proposed development will generate Real Estate Transfer Tax revenue on an annual basis because it is unlikely that it will undergo such frequent transfer of ownership. However, significant Transfer Taxes would be paid when/if the property is sold. Using the estimated 2019 market value shown in this table as a basis, the Township and School District could each anticipate Transfer Taxes totaling \$310,485 on a future sale of the property.
($\$62,097,000$ market price \times 0.5% transfer tax rate = \$310,485 to each taxing authority.)

EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

RESOLUTION NO. _____

**AN ORDINANCE OF THE TOWNSHIP OF EAST GOSHEN,
CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER
240 OF THE EAST GOSHEN TOWNSHIP CODE, TITLED
“ZONING”, TO AMEND THE USE REGULATIONS FOR THE BP
BUSINESS PARK DISTRICT TO ALLOW BUSINESS PARK
APARTMENTS BY CONDITIONAL USE AND TO ENACT
STANDARDS FOR SUCH BUSINESS PARK APARTMENTS.**

BE IT ENACTED AND ORDAINED by the Board of Supervisors of East Goshen Township that Chapter 240 of the East Goshen Zoning Code, titled, “Zoning”, shall be amended as follows:

SECTION 1. Section 240-6 shall be amended to add the definition of Business Park Apartments, as follows:

“BUSINESS PARK APARTMENTS – Apartment Dwelling units located in the BP Business Park District with frontage on a road designated by the Township as an arterial road.”

SECTION 2. Section 240-21.C shall be amended as follows:

“(27) Business Park Apartments, in accordance with Section 240-21.H”

SECTION 3. Section 240-21 shall be amended to add a new Section 240-21.H, as follows:

H. Lot area, width, building coverage, height, yard regulations, and other area and bulk requirements for Business Park Apartments only:

Minimum Lot Area	7 acres
Minimum Lot Width	
Building Line	400 ft
Street Line	300 ft
Maximum Land Coverages	
By Buildings	40%
By Total Impervious Coverage	60%
Maximum Building Height	
Stories	4
Height	45 ft
Minimum Front Yard	50 ft

Minimum Side Yard	15 ft
Minimum Rear Yard	25 ft
Minimum lot area/dwelling unit	2,000 ft
Minimum Building Separation	
Distance	20 ft
Unit Mix	
1 bedroom	40% (min.)
2 bedroom	60% (max.)

SECTION 4. Severability. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 5. Repealer. All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 6. Effective Date. This Ordinance shall become effective in five days from the date of adoption.

ENACTED AND ORDAINED this ____ day of _____ 2019.

ATTEST:

**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS**

Louis F. Smith, Secretary

Janet L Emanuel, Chair

E. Martin Shane, Vice Chair


Carmen R. Battavio, Member

Michael Lynch, Member

David E. Shuey, Member

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380
Voice: 610-692-7171
Fax: 610-692-8950
E-mail: mgordon@eastgoshe.org

Date: 7/3/2019
To: Planning Commission
From: Mark Gordon, Township Zoning Officer 
Re: West Whiteland Township Official Map Amendment

Dear Commission Members,

West Whiteland Township is updating their Official Map. As per the Municipalities Planning Code, Townships are required to notify surrounding municipalities of these types of changes. Official Maps are used by municipalities to identify future road and public facilities that will or may be needed within the community.

I have reviewed the changes to their map and none of the changes are in close proximity to the East Goshen boundary and should not have any impact to east Goshen roads and or infrastructure.

Draft Motion:

Mr. Chairman, I move that the Planning Commission recommend that the Board of Supervisors send a letter to West Whiteland Township supporting their efforts on their Official Map Update.

101 Commerce Drive
Exton, Pennsylvania 19341



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

June 27, 2019

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



In re: State-mandated Township review of a proposed update to the West Whiteland Township Official Map.

Dear Mr. Smith:

At their meeting of June 26, 2019, the West Whiteland Township Board of Supervisors directed me to begin the process of adopting the attached update to the Township's Official Map and Ordinance, prepared by the Township. I am therefore requesting review of this draft Map and Ordinance in accordance to §402 and §408 of the Pennsylvania Municipalities Planning Code ("MPC").

We are also sending copies of this draft to the County Planning Commission and the West Chester Area School District and asking for their comments as required by §402 and §408 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 date of the public hearing is to be held by the Board of Supervisors at their meeting on August 14, 2019 at 6:30 p.m. We ask if you could expedite your review of this Map and Ordinance by August 5th for Staff to process potential changes in time for this meeting.

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,

Justin Smiley, AICP
Township Planner
West Whiteland Township

**BOARD OF SUPERVISORS
WEST WHITELAND TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

DRAFT ORDINANCE NO. _____

**AN ORDINANCE ADOPTING THE WEST WHITELAND TOWNSHIP OFFICIAL
MAP OF 2019 AND REPEALING ORDINANCE NO. 294 AS AMENDED BY
ORDINANCE 312 2004**

BE IT HEREBY ENACTED AND ORDAINED by the Board of Supervisors of West Whiteland Township, Chester County, Commonwealth of Pennsylvania as follows:

Section 1. Adoption of Map

The Map attached and appended hereto as Exhibit 1 titled "Official Map West Whiteland Township, Chester County, Pennsylvania" dated June 14, 2019, prepared by West Whiteland Township, consisting of one sheet, is hereby adopted as the Official Map of West Whiteland Township.

Section 2. Legislative Authority

- A. This Ordinance is enacted and ordained under the grant of powers by the General Assembly of the Commonwealth of Pennsylvania in the Pennsylvania Municipalities Planning Code, Act 247, as amended (hereinafter "MPC"), 53 P.S. § 10101 et seq.
- B. This Ordinance shall be interpreted and applied consistent and in accordance with MPC Article IV. All actions of the Township taken pursuant to this Ordinance or the Official Map adopted hereby shall be consistent and in accordance with MPC Article IV.

Section 3. Purpose

This Ordinance is enacted for the purpose of serving and promoting the public health, safety, convenience, and general welfare; to facilitate adequate provision of public streets and facilities; to improve traffic circulation; and to provide for the recreational and open space needs of the community.

Section 4. Contents of Map

The Official Map includes the following locations, sites, and routes as authorized by Article IV of the MPC:

- A. All existing conditions as identified and depicted on Exhibit 1.
- B. All proposed sidewalk and trail alignments, intersection improvements, and streetscape enhancements identified in the Township Bicycle and Pedestrian Plan of 2019 as identified on Exhibit 1.

Streetscape enhancements include, but are not necessarily limited to, landscaped buffer strips, wider sidewalks, street trees, lighting, benches, and other pedestrian amenities.

- C. All proposed roadway improvements identified within the Township Transportation Capital Improvements (Act 209) Plan of 2015 as identified on Exhibit 1.

Section 5. Time Limitations Reservations for Future Taking

The aforesaid properties and features as depicted on Exhibit 1 are hereby reserved for future taking or acquisition for public use in perpetuity until actually acquired by the Township in accordance with the terms set forth in Section 406 of the MPC.

Section 6. Recordation

The Board of Supervisors directs that following adoption of this Ordinance in accordance with Section 402 of the MPC a copy of the Official Map of West Whiteland Township, verified by the Board of Supervisors, shall be submitted to the Recorder of Deeds of the County of Chester to be recorded within sixty (60) days of the effective date hereof.

Section 7. Appeals

Any appeal from a decision or action of the Board of Supervisors or of any officer or agency of the Township in matters pertaining to this Ordinance shall be made in the same manner and within the same time limitation as is provided for zoning appeals in Article X-A of the MPC, 53 P.S. § 11001-A, as amended.

Section 8. Repeals

Ordinances Nos. 294 and 312 are repealed.

Section 9. Effective Date

This Ordinance shall become effective and be in force five (5) days from the date of enactment.

ENACTED AND ORDAINED this _____ day of _____, 2019.

BOARD OF SUPERVISORS
WEST WHITELAND TOWNSHIP

Theresa Santalucia, Chairman

Michele Moll, Vice-Chairman

Beth Jones, Supervisor

ATTEST:

Township Manager

DRAFT

Official Map

WEST WHITELAND TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

Map Features

- Intersection Improvements
- Existing Trails
- Design/Construction Trails
- Proposed Trails
- Existing Sidewalks
- Proposed Sidewalks
- Roadway Improvements
- Streetscape Enhancements
- Other Township Lands
- Township Owned Parks
- County Lands

Base Features

- Rail Stations
- Railroad Lines
- Major Roads
- Local Roads
- Existing Buildings
- Parcels
- Municipal Boundaries

DRAFT Map: June 14, 2019

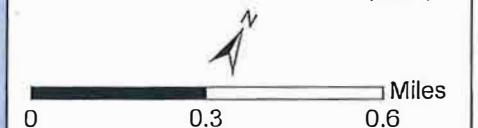
- NOTES:
- This map was prepared by Township Staff with information provided from Chester County DCIS-GIS.
 - Completeness or accuracy of the locations, sizes of buildings, roadways, property lines, and other features on this map cannot be guaranteed and must be verified.
 - Intersection Improvements consist of intersections to add and/or update lane configurations, pedestrian signalization and crossings.
 - All existing and proposed trail & sidewalk alignments are from the Township Bicycle and Pedestrian Plan, 2019 amendment to the 1994 Comprehensive Plan. Descriptions to these alignments are located within the Bicycle and Pedestrian Plan.
 - Roadway Improvements:
 - 1. Ship Road Couplet - New Loop Road and Multi-Use Trail (Twp. Act 209)
 - 2. Pottstown Pk. - New third northbound travel lane and intersection at Exton Train Station (Twp. Congestion Mitigation Study)
 - 3. Whitford Rd. - Road widening, sidewalks and traffic signal improvements (Twp. Act 209)
 - Streetscape Enhancements:
 - 4. Lincoln Hwy. - Complete sidewalk gaps, intersection improvements and pedestrian amenities.
 - 5. Pottstown Pk. - Complete sidewalk gaps, intersection improvements and pedestrian amenities.

This is to certify this is the Official Map of West Whiteland Township. Reviewed by the Board of Supervisors of West Whiteland Township on the _____ day of _____, 2019

(Chair)

(Vice-Chair)

(Member)



Prepared by: West Whiteland Township, 2019
Data Source: Sidewalks & Trails - West Whiteland Township, 2019;
Base Features - Chester County DCIS, 2019

UWCHLAN TOWNSHIP

CHARLESTOWN TOWNSHIP

EAST CALN TOWNSHIP

EAST BRADFORD TOWNSHIP

EAST WHITELAND TOWNSHIP

WEST GOSHEN TOWNSHIP

EAST GOSHEN TOWNSHIP