

AGENDA  
EAST GOSHEN TOWNSHIP  
CONSERVANCY BOARD MEETING  
September 11, 2019, 7:00 PM

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE
2. **APPROVAL OF MINUTES**  
**July 10, 2019**
3. CHAIRMAN’S REPORT
4. OLD BUSINESS
5. SUB DIVISION REVIEW
6. NEW BUSINESS
  - a. Fall Planting/Fall Project
  - b. Review 2019 Budget Request
  - c. Discuss a request from Jason about participating with WC Garden Club and EGT Parks and Rec. They are going to start an ecological scavenger hunt in the spring for elementary aged kids.
7. VARIANCES/CONDITIONAL USES
  - a. ZEKS, 1302 Goshen Parkway (CU - Request to modify conditions of approval)
8. BOARD MEMBER CONCERNS
9. LIAISON REPORTS
10. CORRESPONDENCE
11. DATES OF IMPORTANCE

Sep 12, 2019	Historical Commission	07:00pm
Sep 17, 2019	Board of Supervisors	07:00pm
Sep 19, 2019	Board of Supervisors (Pipeline)	07:00pm
	Fugett Middle School Auditorium	
Sep 19, 2019	Futurist Committee	07:00pm
Sep 23, 2019	Sustainability Advisory Committee	07:00pm
Sep 26, 2019	Pipeline Task Force	05:00pm
Oct 01, 2019	Board of Supervisors	07:00pm
Oct 02, 2019	Planning Commission	07:00pm
Oct 03, 2019	Park & Rec Commission	07:00pm
12. PUBLIC COMMENT
13. ADJOURNMENT

**Draft**  
**EAST GOSHEN TOWNSHIP**  
**CONSERVANCY BOARD MEETING**  
**July 10, 2019**

The East Goshen Township Conservancy Board held a regularly scheduled meeting on Wednesday, July 10, 2019 at 7:00 p.m. at the Township Building. In attendance were: Chairman Erich Meyer, Walter Wujcik, and Andy Tyler.

**Call to Order**

Erich called the meeting to order at 7:00 p.m.

**Pledge of Allegiance & Moment of Silence**

Erich led those present in the Pledge of Allegiance and then asked for a moment of silence to remember those who serve in our military and our first responders.

**Minutes**

The minutes of the June 12, 2019 meeting were approved.

**Chairman's Report**

The Board members discussed the need for an August meeting. Walter made a motion to cancel the August meeting. Andy seconded the motion. The motion passed unanimously. The next meeting will be Wednesday, September 11, 2019.

**Old Business**

1. Fall Planting - The Board members discussed a planting for November. They will discuss recommended sites at the September 11<sup>th</sup> meeting and evaluate on a site walk Saturday, September 14, 2019. Potential planting dates are November 9, 16, or 23. Walter noted that more wood chips have been place for our use at Clymer's Woods stockpile area.
2. Marydell Pond - Andy mentioned that the Marydell Pond restoration is progressing. Completion date is uncertain.

**Liaison Report**

1. Municipal Authority - Walter reported that the Ridley Creek plant was in compliance for May and June.

**Adjournment**

There being no further business, Walter moved to adjourn the meeting. Andy seconded the motion. The meeting was adjourned at 8:00 p.m. The next meeting will be September 11, 2019 at 7:00 pm.

Respectfully submitted,

Ruth Kiefer, Recording Secretary  
Notes supplied by Walter Wujcik

# Memo

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To: Conservancy Board, Parks & Rec Commission, Pipeline Task Force, Futurist Commission, Sustainability Commission & Historical Commission  
From: Jon Altshul  
Re: 2020 Budget Request  
Date: July 11, 2019

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As we enter the second half of 2019, it is time to begin thinking about the Township's budget for 2020.

To that end, if your ABC has its own budget, attached please find an Excel worksheet with individual tabs for each of your ABCs showing:

- 2019 year-to-date budgeted and actual expenditures through June.
- A blank column for the 2020 budget request.

I would be grateful if you could provide me with:

- 1) 2020 budget requests for each line item
- 3) A justification for your 2020 budget request. This justification is particularly important for any line item for which you are requesting more budget authority in 2020 than you received in 2020. Please use a separate page if your justification can not fit in the Excel cell.

Note that the Township has many "ABC-related" expenditures. For example, the Township needs to maintain the Blacksmith Shop/Plank House. The Township also incurs legal costs related to the pipeline and consulting costs related to planning work, etc. These line items are separate from your ABC budget; however, to the extent that your ABC intends to make upcoming recommendations to the Board of Supervisors that could result in the expenditure of Township funds beyond current levels, please let me know as soon as possible!

As always, 2019 will be a tight budget year. Preliminary forecasts suggest that the Township will need to continue to deplete its general fund balance in order to achieve a balanced budget. Thus, all Township departments and ABC groups will be under pressure to identify cost savings.

When developing your budget request, remember your group's mission, goals and objectives. Then ask yourselves, what do you need in order to realize your objectives and what do you merely want? Expenditures that don't meet the "need" threshold are unlikely to receive BOS approval.

Please don't hesitate to contact me by phone or email over the summer.

As we plan to have preliminary budget materials prepared for discussions with the Board in early autumn, **please return this completed worksheet to me by no later than Friday, September 27<sup>th</sup>**. I will follow up with you if I have any questions.

**Thank you!**

		2019	2019 YTD	2019	2020 Budget	
		Budget	Expenses	Projection	Request	Justification
CONSERVANCY BOARD						
MATERIALS & SUPPLIES	01461 2480	250	0			
GENERAL EXPENSE	01461 2482	400	0			
BLACKSMITH SUPPLIES	01461 2485	0	253.47			
PROFESSIONAL SERVICES	01461 3100	500	0			
LANDSCAPING	01461 3720	3000	0			
SUBTOTAL		4150	253.47	0	0	

**BOARD OF SUPERVISORS**  
EAST GOSHEN TOWNSHIP

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

July 17, 2019

Dear Property Owner:

The purpose of this letter is to inform you that the equitable owner of 1351 Paoli Pike, West Chester, PA 19380, The Hankin Group, "the Applicant", has submitted a sketch plan for review and comment by the Township.

The subject property consists of two parcels, with an area of approximately 8.1 acres, and includes two residential dwellings and several accessory buildings. One of the residential dwellings is a Historic Resource.

The Applicant is proposing to develop the property with residential apartments. The applicant also proposes to save, restore and incorporate the Historic Resource into the proposed development. The property is located in the Business Park (BP) District. The BP district is not currently zoned for residential uses; therefore, the applicant will require the Board of Supervisors to approve a zoning change to accommodate their proposed plan.

The Township Planning Commission has reviewed the proposal and forwarded a recommendation to the Board of Supervisors. The Applicant is currently revising their proposal based on the comments received during the Planning Commission meeting on June 5<sup>th</sup> and July 10<sup>th</sup>.

Pursuant to Township policy, property owners and residents within 1000 feet of the subject property are notified of these types of submissions.

**The Board of Supervisors will hold a meeting to discuss this proposal with the Applicant and the public on Tuesday August 20, 2019 at 7:00 PM.**

Township meetings are held at the Township Building and are open to the public. The revised plans for this proposal will be available for review during normal business hours at the Township building on or before August 14<sup>th</sup>. Please give me a call 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

BOARD OF SUPERVISORS  
EAST GOSHEN TOWNSHIP

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

August 5, 2019

Dear Property Owner:

The purpose of this letter is to inform you that the equitable owner of 1351 Paoli Pike, West Chester, PA 19380, The Hankin Group, "the Applicant", has submitted a sketch plan and proposed zoning ordinance change to the Township for review and consideration by the Board of Supervisors.

The subject property consists of two parcels, with an area of approximately 8.1 acres, and includes two residential dwellings and several accessory buildings. One of the residential dwellings is a Historic Resource.

The Applicant proposes to develop the property with residential apartments. The applicant also proposes to save, restore and incorporate the Historic Resource into the proposed development. The property is located in the Business Park (BP) District. The BP district is not currently zoned for residential uses; therefore, the applicant will require the Board of Supervisors to approve a zoning change to accommodate their proposed plan.

The Applicant is currently revising their proposal based on the comments received during the Planning Commission meeting on June 5<sup>th</sup> and July 10<sup>th</sup>.

Pursuant to Township policy, property owners and residents within 1000 feet of the subject property are notified of these types of submissions.

**The Board of Supervisors will hold a public meeting on Tuesday, August 20, 2019, at 7:00 PM to discuss this proposal.**

Township meetings are held at the Township Building and are open to the public. The revised plans for this proposal will be available for review during normal business hours at the Township building on or before August 14<sup>th</sup>. Please give me a call 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

BOARD OF SUPERVISORS  
EAST GOSHEN TOWNSHIP

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

**FYI**

August 29, 2019

Dear Property Owner:

The purpose of this letter is to inform you that East Goshen Township has received a Conditional Use application for 1302 Goshen Parkway, West Chester, PA 19380, located in the I-1 Light Industrial zoning district. The applicant, ZEKS Compressed Air Solutions, is seeking a modification to a condition of approval from the March 18, 1998 Board of Supervisors approval decision and order. The Applicant is requesting the Township allow Outdoor Storage for their existing manufacturing use, as outlined in §240-32M., of the Zoning Ordinance.

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:**

**September 4, 2019 – Planning Commission (7:00 PM)**

**September 11, 2019 – Conservancy Board (7:00 PM) - IF NEEDED**

**October 2, 2019 – Planning Commission (7:00 PM) - IF NEEDED**

**October 15, 2019 – Board of Supervisors (7:00 PM - Conditional Use Hearing)**

These meetings will be held at the Township Administration Building and are 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

Cc: Casey LaLonde, Township Manager, West Goshen Township  
Township Authority, Boards and Commissions

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



September 5, 2019

Dear Property Owner:

The purpose of this letter is to inform you that the East Goshen Township Board of Supervisors will consider a Deed of Consolidation for two parcels owned by William and Evelyn Howard at 250 Line Rd. Malvern, PA 19355, at their meeting on September 17, 2019. The property owners are requesting approval to consolidate two parcels they own (UPI 53-5-16 and UPI 53-5-16.1). One of the parcels is improved with a single family home the other is a vacant parcel with no improvements.

Pursuant to Township policy, property owners within 1000 feet of the subject property are notified when requests like this are received. **The meeting date when this matter will be discussed and possibly approved is listed below and subject to change without further written notice:**

**September 17, 2019 – Board of Supervisors (7:00 PM)**

This meeting will be held at the Township Administration Building and is 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,

A handwritten signature in black ink, appearing to read 'M. Gordon'.

Mark A. Gordon  
Township Zoning Officer

Cc: Sally Slook, Township Manager, Willistown Township

*Would you like more information about the latest news in the Township and surrounding area? East Goshen Township and Chester County offer two valuable resources to stay informed about important local issues. East Goshen communicates information by email about all Township news through Constant Contact. To sign up, go to [www.eastgoshen.org](http://www.eastgoshen.org), and click the "E-notification & Emergency Alert" button on the left side of the homepage. Chester County offers an emergency notification system called ReadyChesco, which notifies residents about public safety emergencies in the area via text, email and cell phone call. Signing up is a great way to keep you and your loved ones informed and safe during emergencies. Visit [www.readychesco.org](http://www.readychesco.org) to sign up today!*





July 31, 2019

## GRANT OPPORTUNITY PECO GREEN REGION TURNS 15!

Over the years, numerous municipalities, regional recreational authorities, and nonprofits in southeastern Pennsylvania have undertaken a variety of open space projects. Recognizing the importance of these initiatives, PECO is partnering with Natural Lands to provide grants to assist in these efforts. Eligible applicants include municipalities and regional recreational authorities within PECO's suburban service territory, which includes portions of Bucks, Chester, Delaware, Montgomery, Philadelphia, and York counties. Within the City of Philadelphia, incorporated nonprofit neighborhood organizations are also eligible.

Through the PECO Green Region Open Space Program, PECO awards grants in amounts up to \$10,000. A committee made up of county, conservation, and PECO representatives reviews proposals and awards grants each year. The grants are to be used with other funding sources to cover expenses such as consulting fees, trail construction, land acquisition, habitat improvement, and the cost of creating and implementing an open space plan. You can find the PECO Green Region grant application online at [natlands.org/greenregion](http://natlands.org/greenregion). **This year's deadline for submitting funding request applications is 11:59pm October 31, 2019.**

Since PECO Green Region's inception in 2004, over \$2 million has been awarded across the region for a wide range of open space projects. **In honor of the Program's 15<sup>th</sup> anniversary, please stay tuned for information regarding a special Bonus Round grant to be announced after the regular grant period!**

We hope that PECO Green Region funds will make a real difference as you work to preserve and protect farmland, watersheds, parks, and trails for this and future generations. If you have questions or need additional information, please contact Estelle Wynn Dolan, administrator of the PECO Green Region Open Space Program, by calling 610-353-5587 ext. 213, or by email at [edolan@natlands.org](mailto:edolan@natlands.org). We look forward to the opportunity to support your conservation efforts.

**Romona Riscoe Benson**  
Corporate Relations Manager  
PECO

**Estelle Wynn Dolan**  
PECO Green Region Program Administrator  
Natural Lands