

**EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION  
Meeting Agenda  
Wednesday, April 7, 2021  
VIA Telephone / Video Conference  
7:00 PM**

**During this tele-conference Planning Commission meeting, public participation and comments will be handled as follows:**

- Participants must call in by 6:55 pm and identify themselves with full name and address for the record.
- The public will remain muted during the meeting when the Commission is conducting business.
- The Chairman will ask for any public comment on agenda items. Audience members who wish to make comments must unmute, identify themselves with name and address, to ask questions and make comments.
- Participants wishing to comment must state their name and address and must speak one at a time.

- 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. **March 3, 2021**
- F. Subdivision and Land Development Applications
- G. Conditional Uses and Variances**
  - 1. **1365 Enterprise Drive / Zoning Variance Request**
- H. Ordinance Amendments
- I. Old Business**
  - 1. **Paoli Pike Commercial District / (TC - Town Center)**
- J. New Business
- K. Any Other Matter**
  - 1. **Electric Vehicle Charging Stations with and without signage / advertising**
- L. Liaison Reports
- M. Correspondence
- N. Announcements

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

East Goshen Township Planning Commission  
Application Tracking Log

**April 7, 2021 PC Meeting**

Application Name	Application (CU,LD,ZO, 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
1365 Enterprise Drive	V	Sk	4/1/2021	4/1/2021	NA	NA	4/1/2021		5/5/2021	5/18/2021	TBD	5/31/2021	

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

**Completed in 2021**

198 Oneida Ln	V	Sk	1/26/2021	1/27/2021	NA	NA	1/28/2021		2/3/2021	1/16/2021	2/25/2021	3/26/2021	
Pipeline HMS / Consultation Zone Ord.	ZO / SALDO	DRAFT	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

**Completed in 2020**

1631 E. Strasburg Rd	V	Sk	9/29/2020	9/29/2020	NA	NA	10/2/2020		10/7/2020	10/20/2020	10/27/2020	11/28/2020	
Solar Ordinance Amendment	ZO	Sk	10/30/2020	NA	NA	NA	NA		NA	NA	12/1/2020	NA	NA
Synthes USA / 1303 Goshen Parkway	LD	P/F	4/27/2020	5/6/2020	4/28/2020	4/30/2020	4/30/2020	1	9/15/2020	9/2/2020	NA	10/2/2020	
Boyle, 1137 N. Chester Rd.	V	Sk	7/29/2020	7/29/2020	NA	NA	7/31/2020		9/2/2020	9/15/2020	8/26/2020	9/25/2020	

Draft  
**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**March 3, 2021**

The East Goshen Township Planning Commission held their regular monthly meeting on Wednesday March 3, 2021. Because of the COVID-19 restrictions the meeting was held via teleconference using Zoom.

Members present are highlighted:

**Chair – Ernest Harkness**

**Vice Chair – John Stipe**

**Dan Daley**

**Edward Decker**

**Michael Koza**

**Mark Levy**

**Michael Pagnanelli**

Also present were:

**Mark Gordon, Zoning Officer**

**Marty Shane, Township Supervisor**

**Michele Truitt, Township Supervisor**

**John Hertzog, Township Supervisor**

**David Shuey, Township Supervisor**

**Bill Wegemann, Vice Chair, East Goshen Pipeline Task Force**

**COMMON ACRONYMS:**

*BOS – Board of Supervisors*

*BC – Brandywine Conservancy*

*CB – Conservancy Board*

*CCPC – Chester Co Planning Commission*

*CPTF – Comprehensive Plan Task Force*

*CVS – Community Visioning Session*

*SWM – Storm Water Management*

*ZHB – Zoning Hearing Board*

**A. FORMAL MEETING – 7 p.m.**

1. Ernest 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, military and healthcare providers.
2. Ernest asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. The tracking log had nothing listed.
4. The minutes of the February 3, 2021 meeting were approved.
5. Mark Gordon explained the procedure for public comments.

**B. ANY OTHER MATTER**

Ernest acknowledged Bill Wegemann and asked him to introduce himself. Bill commented that he has been an East Goshen resident for 21 years. He is the Vice Chair of the Pipeline Task Force and volunteered to be the liaison to the Planning Commission. He lives near the pipeline construction area. He appreciates all the work the Planning Commission has done on the proposed pipeline ordinance. He mentioned the 660 ft measurement from the center line of a pipeline. Ernest mentioned the letter he sent about the proposed ordinance and that he will be submitting it to the BOS on March 16<sup>th</sup>. It is not on the agenda for this meeting.

**C. CONDITIONAL USE & VARIANCES – None**

1  
2 **D. ORDINANCE AMENDMENTS - None**  
3  
4

5 **E. OLD BUSINESS - None**  
6  
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8 **F. NEW BUSINESS**

9 **Paoli Pike Commercial District** – Ernest spoke about the TND overlay that was developed for the area on  
10 Paoli Pike between Boot Road and Rt. 352. The staff suggested that the commission discuss what they  
11 see for the future 15-20 years in this area. The Trail is open and some properties are changing.

12 Mark Gordon commented that the concern is the residential component that was added and some of the  
13 design standards; i.e. moving closer to the road/trail. He and Rick Smith have discussed what kind of  
14 place it can be. It could be a hybrid of the C2 and C5 districts. Maybe combine the best of those two  
15 districts for a Town Center. Ernest mentioned doing an analysis of uses not permitted in the zones.

16 Marty commented that the bank next to the Township Building has been sold and the TD bank is being  
17 sold. He heard some comments about the need for fast food, take out business. In the past we didn't want  
18 a McDonald's but maybe a new upscale one would be ok.

19 A Starbucks drive through was mentioned. Mark Gordon mentioned that there may not be enough room  
20 for the traffic in the drive through.

21 Ed mentioned that some type of food stand, like an ice cream stand, would be good for the people on the  
22 trail.

23 John Stipe commented that you can't discriminate on the drive through. Mark Gordon mentioned that for  
24 the Dunkn Donuts they used a café with drive through. David commented that Starbucks has no grills or  
25 ovens. John mentioned that the TND reduced parking requirement. He also mentioned the need for  
26 pedestrian crossing to New Kent. Mark Gordon commented that they aren't working on regional  
27 connections yet.

28 Mike Koza spoke about the overlay and gas stations. He feels gas stations should not be allowed.

29 Mark Gordon commented that there is probably not enough room for today's type of gas stations, Wawa  
30 Etc.

31 Mark Levy asked for the status of the trail. Mark Gordon mentioned that sections C, D, & E started right  
32 after Covid. Section A has received a bid. Section B they are working on easements. B is over \$3M and  
33 they can't apply for grants without easements.

34 Marty suggested looking for ideas to combine the two districts. What is in place now needs to be looked  
35 at for additional uses.

36 Dan reviewed how the TND was developed. We are looking for a sense of place. This is an essential  
37 area. We are looking for places to gather. Originally, he wasn't in favor of the residential component.

38 Traffic is bad in this area at certain times of the day, but on weekends it's not too bad. He thinks it should  
39 be an area to gather and see neighbors. He understands the pushback on the residential. He spoke about

40 stacking in drive throughs out onto the main road. C5 doesn't allow some retail that is allowed in C2.

41 Michele appreciates everyone's ideas. She asked if we can apply C2 & C5 to both sides of the street.

42 Covid has changed how we do business. Patermo's is busy with take out. Don't reduce the number of  
43 parking spaces. Don't specify in front or behind the businesses. She spoke about expanding a footprint.

44 She doesn't want to require that they tear the building down. Cyber cafes where people can do business  
45 should be considered a new use.

46 Ernest asked if there were any more comments. He has about 15 items for staff review. He thanked  
47 everyone for the discussion.  
48  
49  
50  
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53

1 **G. LIASION REPORT**

2 Futurist Committee – Marty mentioned that they put a survey together to see what the residents want.

3  
4 Business Park Task Force – John Hertzog reported that they are working on a survey to send out to the  
5 businesses and meet with them. We want to know if we are going to lose any tenants and how we can  
6 help them.

7  
8  
9  
10 **H. ADJOURNMENT**

11 There being no further business, John Stipe made a motion to adjourn the meeting. Mike Koza seconded  
12 the motion. The meeting was adjourned at 8:00 pm. The next regular meeting will be held on  
13 Wednesday, April 7, 2021 at 7:00 pm.

14  
15  
16 Respectfully submitted,

17  
18  
19  
20  
21 *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@eastgoshen.org](mailto:mgordon@eastgoshen.org)

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**Date:** 4/1/2011  
**To:** Planning Commission  
**From:** Mark Gordon, Zoning Officer *mlg*  
**Re:** CTDI / 1365 Enterprise Drive / Sign Variance Request

Dear Commissioners,

The Township has received a Zoning Hearing Board Application from CTDI, owner of 1365 Enterprise Drive (Formerly the QVC Building). CTDI is requesting zoning variances for two proposed wall signs for their property at 1365 Enterprise Drive, West Chester, 19380.

CTDI is seeking relief from §240-22 Q.(5) of the Zoning Ordinance, specifically, relief is being requested for:

- (1) the maximum number of signs permitted on a building
  - a. The applicant is seeking relief to install 2 wall signs (the ordinance permits one wall sign per building)
- (2) the maximum area of wall signs
  - a. The applicant is seeking a variance to install wall signs that are approximately 166.8 square feet each, in area. (the zoning ordinance permits a maximum sign area of 100 square feet)

Additionally the applicant is requesting the Zoning Hearing Board grant such other relief as may be necessary in the judgement of the Board to allow each of the proposed wall signs.

**BACKGROUND:** This application was submitted on 4/1/2021 and I have not had time to discuss this internally or with the solicitor, as of yet.

The property, as you know, is located in the BP zoning district. Buildings in the BP are permitted to have one wall sign with a maximum size of 100 s.f., and the sign must be placed on the wall of the building that fronts the street.

**§240-22 Q (5)**

Wall sign. **One shall be permitted for each establishment. Such sign shall not exceed two square feet for each linear foot of wall area (where a sign could be located) or 100 square feet, whichever is more restrictive, and shall be permitted only on a wall of the structure that fronts on a street.** If there is more than one establishment in the

structure, the cumulative area permitted for all wall signs on the wall of a structure that fronts on a street shall not exceed 100 square feet of area in total.

[Amended 12-19-2017 by Ord. No. 129-F-2017]

Over the years two zoning variances for signs were approved for this parcel. CTDI has two signs on their building at 1336 Enterprise drive, which also received variance approval. The building is situated in the rear of the business park and staff believes that these signs will not be any more visible than the existing QVC sign.

**STAFF RECOMMENDATION:**

Staff has no objection to the PC taking action if the members believe they have enough information to do so. I will prepare a draft motion with conditions for the PC to consider and send it to you under separate cover prior to the meeting.

April 1, 2021

Zoning Hearing Board  
East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380-6199

**Re: Application for Variance**

Dear Members of the Board:

Enclosed are eleven (11) copies of the Application for Variance of Parsons 1365, LLC for consideration by Zoning Hearing Board, including:

- The Application fee of \$550.00
- Application
- Narrative in Support of Application
- Applicant's Deed to 1365 Enterprise Drive
- ChescoViews Aerial photograph
- Sign Plan
- Sign Rendering

Please let me know if you require anything further to schedule a hearing on this matter. Kindly let me know the date of any meetings where the application will be reviewed or considered. Thank you for your consideration.

Very truly yours,



Brian L. Nagle

/cfg

Enclosures

cc: CTDI (w/enclosures)

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# EAST GOSHEN TOWNSHIP ZONING HEARING BOARD APPLICATION

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

Name of Applicant: Parsons 1365, LLC

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

Telephone Number: 610-793-8386 Fax Number: \_\_\_\_\_

Email Address: chowe@ctdi.com

Property Address: 1365 Enterprise Drive, West Chester, PA

Tax Parcel Number: 53-4-162, 53-4-163, 53-4-164, 53-4-165, 53-4-174 Zoning District: BP Acreage: 24 acres (total)

### Purpose of Application (check one)

- Variance ( Type:  Use Variance  Dimensional Variance)
- Special Exception
- Appeal determination of the Zoning Officer
- Other \_\_\_\_\_

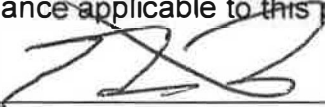
### Sections of Zoning Ordinance in which relief is sought:

Section 240-22.Q(5).  
\_\_\_\_\_  
\_\_\_\_\_

### Description of the Zoning Relief requested and the future use of the property:

- (1) Dimensional variance to allow two wall signs on one establishment.
- (2) Dimensional variance to allow two wall signs with an area of approximately 166.80 square feet for each sign.
- (3) To the extent deemed necessary by the Board, a dimensional variance from the requirement that wall signs are only permitted on walls which front a street.

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.



[Brian L. Nagle, attorney-in-fact]

3-31-2021

Signature of Applicant

Date

**\*Please review the formal application and review procedures on page three.**

**EAST GOSHEN TOWNSHIP**  
**ZONING HEARING BOARD APPLICATION**

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

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.

Applicant Name: \_\_\_\_\_

**Application Process Checklist (Administration use only):**

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

Application accepted on \_\_\_\_\_ by \_\_\_\_\_

Official Signature \_\_\_\_\_ Title \_\_\_\_\_

**Review Process Checklist**

- | <u>Item</u>   | <u>Date</u>   |
|---|---------------|
| 1. Start date: .....  | _____         |
| 2. Date of first formal Planning Commission Meeting following complete application: ..... | _____         |
| 3. Date sent to CCPC: .....   | _____         |
| 4. Date sent to Township Engineer: .....  | _____         |
| 5. Date presented to Planning Commission: .....   | _____         |
| 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. Zoning Hearing Date: .....  | _____         |
| 15. Dates of public advertisement: .....  | _____ & _____ |

**EAST GOSHEN TOWNSHIP**  
**ZONING HEARING BOARD APPLICATION**

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

**Procedures for the processing and review of Subdivision, Land Development, Conditional Use, Variance, and Special Exception Applications**

**August 19, 2002**

**2<sup>nd</sup> Revision: March 2, 2006**

1. In order for any application to be considered by the Planning Commission it must be submitted to the Township with all required documentation as per the Township Code and with all applicable fees paid. The Township will use a checklist to verify all required documentation has been submitted. Until the application is complete the application will not be considered "filed" by the Township staff. The Planning Commission will acknowledge receipt of the application at their next regularly scheduled meeting.
2. All materials to be considered at the next regular meeting of the Planning Commission must be submitted with at least eleven (11) copies to the Township Staff by not later than close of business the previous Tuesday. Any materials submitted after that time will be held for the following meeting and not provided to the Commission at the upcoming meeting.
3. The application review cycle for Subdivision and Land Development Applications shall begin with the next regular meeting of the Commission after the complete application is filed. The application review cycle for Conditional Use, Variance, and Special Exception Applications shall begin the day a complete application is filed with the Township.
4. Applicants should not distribute material to the Commission during a meeting unless it is directly related to the initial presentation of the application. All materials for the Planning Commission, including any material to be used at a meeting, must be delivered to the Township Staff not later than close of business the previous Tuesday.
5. The burden of supplying necessary materials to the Planning Commission in a timely manner is on the applicant. Late delivery of material may require an extension on the part of the applicant or a recommendation for denial of the application by the Planning Commission.
6. Formal application presentations to the Planning Commission will only be made at the regular meeting after the complete application is submitted and accepted by the Township staff.
7. The application will remain on the Planning Commission's agenda until such time as the Commission has made its recommendation to the Board of Supervisors and or Zoning Hearing Board.
8. Applicants are encouraged to attend each Planning Commission meeting in order to answer questions or address issues concerning their application.
9. Applications will be voted on only during the regular Planning Commission meetings.
10. The Chairman, in his sole discretion, may waive or modify any of this procedure.

**Zoning Hearing Board Procedural Rule for Hearing Continuances: ADOPTED: May 13, 2009**

1. The Zoning Hearing Board may grant one application for hearing continuance. Subject to the limited circumstances referenced in paragraph 2 below, the rescheduled hearing shall be held unless the applicant withdraws the application.
2. The continuance after the first one shall only be granted in an extraordinary circumstance.
3. The Zoning Hearing board has the sole discretion whether to grant any continuance.

BEFORE THE ZONING HEARING BOARD OF EAST GOSHEN TOWNSHIP

IN RE: Dimensional Variance Application of Parsons 1365, LLC

**NARRATIVE IN SUPPORT OF DIMENSIONAL VARIANCE APPLICATION**

**I. Introduction**

Parsons 1365, LLC (“Applicant”) is the owner of real property located at 1365 Enterprise Drive, East Goshen Township, Chester County, Pennsylvania (the “Property”). The Property is located in East Goshen Township’s Business Park Zoning District (the “BP District”). The Property is improved with a building and associated paved parking areas. The Property’s primary uses are a business office, testing for research or product development, and warehousing and distribution. Applicant proposes to construct one wall sign on the east wall of the building and one wall sign on the south wall of the building to serve the Property’s existing approved uses.

**II. Proposed Variances**

First, Applicant requests a dimensional variance from the requirement at Section 240-22.Q(5) of the East Goshen Township Zoning Ordinance (the “Ordinance”) which sets a limit of one wall sign per establishment. The lot which includes the building on the Property, UPI No. 53-4-163, is positioned on a bend of the oval-shaped Enterprise Drive. This unique physical characteristic creates an unnecessary hardship if Section 240-22.Q(5) is strictly applied because a wall sign on only one wall of the building would only be visible to traffic traveling in one direction on the two-way Enterprise Drive, thereby preventing sufficient wall frontage of the Applicant’s occupancy. Additionally, it is important for Applicant to have wall signs that match the existing wall signs on other properties associated with Applicant’s business and also located on Enterprise Drive. The proposed variance will not alter the essential character of the surrounding neighborhood or the BP District, nor would it substantially or permanently impair the development of adjacent properties or be detrimental to the public welfare.

Second, Applicant requests a dimensional variance from the 100-square feet maximum area limit for a wall sign at Section 240-22.Q(5) of the Ordinance to allow each of the two proposed wall signs to be approximately 166.80 square feet in area. The proposed signage areas are necessary due to the unique physical characteristics and hardship described above, and the area would match existing wall signs on other properties on Enterprise Drive that are associated with Applicant's business. The requested variance is the minimum relief necessary to afford Applicant relief. The proposed variance would not alter the essential character of the surrounding neighborhood or the BP District, nor would it substantially or permanently impair the development of adjacent properties or be detrimental to the public welfare.

The south and east walls of the building on the Property front Enterprise Drive. To the extent the Board does not determine this to be the case, Applicant requests that the Zoning Hearing Board grant a variance from Section 240-22.Q(5) of the Ordinance due to the unique physical characteristics, hardship, and other reasons described above. Applicant further requests that the Zoning Hearing Board grant such other relief as may be necessary in the judgement of the Board to allow each of the proposed wall signs.

### **III. Conclusion**

Applicant will establish compliance with the applicable variance standards and other applicable Ordinance requirements during the hearing before the Zoning Hearing Board.

**Respectfully submitted,**



\_\_\_\_\_  
Brian L. Nagle  
Matthew M. McKeon  
17 West Miner Street  
P.O. Box 660  
West Chester, PA 19381-0660  
(610) 436-0100  
*Attorneys for Applicant*

Date: March 31, 2021

**Prepared by:**

David J. Falcone, Esquire  
Saul Ewing Arnstein & Lehr LLP  
1200 Liberty Ridge Drive, Suite 200  
Wayne, PA 19087

**When recorded, return to:**

Land Services USA Inc.  
1 S. Church Street, Suite 300  
West Chester, PA 19382  
File No. PAFN20-4949

UPI #s 53-4-162 (1365 Enterprise Drive)  
53-4-163 (Enterprise Drive)  
53-4-164 (Enterprise Drive)  
53-4-165 (Enterprise Drive)  
53-4-174 (Enterprise Drive)

Consideration: \$17,500,000  
State Transfer Tax: \$ 175,000  
Local Transfer Tax: \$ 175,000

**SPECIAL WARRANTY DEED**

**THIS INDENTURE** dated this 24<sup>th</sup> day of March, 2021, and effective as of the \_\_\_\_ day of March, 2021, between **QVC INC.**, a Delaware corporation (hereinafter called the Grantor) and **PARSONS 1365, LLC**, a Pennsylvania limited liability company (hereinafter called the Grantee).

**WITNESSETH**, that the Grantor, for and in consideration of the sum of Seventeen Million Five Hundred Thousand and 00/100 Dollars (\$17,500,000.00) lawful money of the United States of America, unto it well and truly paid by the Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and conveyed, and by these presents does grant, bargain and sell, release and convey unto the Grantee, its successors and assigns,

**ALL THAT CERTAIN** lot or parcel of land situate in the Township of East Goshen, Chester County, Commonwealth of Pennsylvania, bounded and described as set forth in the legal description attached to this Deed as **Exhibit "A"** and incorporated by reference.

**UNDER AND SUBJECT** to all covenants, conditions, restrictions, easements, rights of way and reservations of record, to the extent valid, subsisting and enforceable.

**TOGETHER** with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the Grantor, in law, equity, or otherwise howsoever, of, in and to the same and every part thereof.

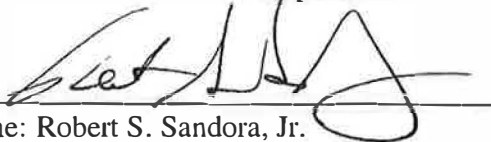
**TO HAVE AND TO HOLD** the said lot or piece of ground above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the Grantee, its successors and assigns, to and for the only proper use and behoof of the Grantee, its successors and assigns forever.

**UNDER AND SUBJECT**, as aforesaid.

**AND** the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, by these presents, that the Grantor and its successors and assigns, all and singular the buildings, hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the Grantee, its successors and assigns, against the Grantor and its successors and assigns, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it or any of them, shall and will, subject as aforesaid, **WARRANT** and forever **DEFEND**.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal. Dated the day and year first above written.


QVC, INC., a Delaware corporation

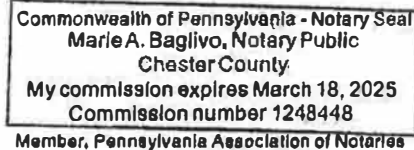
By:   
Name: Robert S. Sandora, Jr.  
Title: Vice President Corporate Real Estate & Workplace Services

COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF CHESTER :

On this 24 day of March, 2021, before me a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Robert S. Sandora, Jr., who acknowledged himself to be the Vice President Corporate Real Estate & Workplace Services of QVC, INC., a Delaware corporation, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

In Witness Whereof, I hereunto set my hand and official seal.

 [SEAL]  
Notary Public  
My Commission Expires:

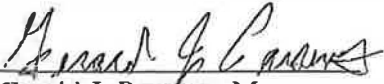




**Certification of Address**

I hereby certify that the address of the within-named Grantee is:

1373 Enterprise Drive  
West Chester, PA 19380

By:   
Gerald J. Parsons, Manager  
On Behalf of the Grantee

## Exhibit "A"

### Legal Description

#### PREMISES A, PART OF B AND C

ALL THAT CERTAIN tracts or pieces of ground SITUATE in the Township of East Goshen, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Subdivision of Goshen Corporate Park made by Henry S. Conrey, Inc., dated 4/30/1981, last revised 8/18/1982 and recorded at Chester County as Plan No. 4193, as follows, to wit:

BEGINNING at a point on the Southwest side of Enterprise Drive at a corner of Lot No. 15 on said Plan, said point being in the bed of an easement for storm water detention basin; thence extending from said point of beginning; leaving the said side of Enterprise Drive South 67 degrees 21 minutes 22 seconds West, crossing a 20 feet wide sanitary sewer easement, 432.00 feet to a point in line of lands now or formerly of Ira and Dorothy E. Hicks; thence extending along the same North 22 degrees 38 minutes 38 seconds West, 1002.26 feet to a point in line of land now or formerly of John J. and Shirley Prilutski, thence extending partly along the same and partly along lands of various owners North 68 degrees 20 minutes 47 seconds East, crossing a 20 feet wide utility easement for water 565.26 feet to a corner of Lot No. 19 as shown on said Plan; thence extending along the same South 21 degrees 39 minutes 13 seconds East, recrossing the said utility easement, 508.41 feet to a point on the Northwest side of Enterprise Drive; thence extending along the same two (2) following courses and distances: (1) on the arc of a curve to the left having a radius of 325.00 feet, the arc distance of 294.30 feet (the chord of said arc bearing South 03 degrees 17 minutes 52 seconds West, 284.35 feet) to a point of tangency having recrossed the aforesaid water easement and (2) South 22 degrees 38 minutes 38 seconds East, recrossing the aforesaid 20 feet wide sanitary sewer easement 228.46 feet to the first mentioned point and place of beginning.

#### REMAINDER OF PREMISES B

ALL THAT CERTAIN tract or piece of land with the Hereditaments and Appurtenances, thereon, SITUATE in the Township of East Goshen, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Property of Hicks/QVC Network, Inc., made by Edward B. Walsh and Associates, Inc., Civil Engineers, Exton, Pennsylvania, dated 7-15-1992, revised 12-18-1992, as follows, to wit:

BEGINNING at an interior point, said point being in line of Lot #2 (Lands of William I. Hicks); thence extending from said beginning point and along Lot #2 North 22 degrees, 38 minutes, 38 seconds West, 539.46 feet to a point in line of land of a vacant lot; thence extending along same and also along land of Gengler North 66 degrees, 9 minutes, 8 seconds East, 260.06 feet to a point, a corner of other lands of QVC Network, Inc.; thence extending along same South 22 degrees, 38 minutes, 38 seconds East, 545.00 feet to a point a corner of a parking area; thence extending along same, South 67 degrees, 22 minutes, 22 seconds West, 260.00 feet to a point in line of Lot #2, the first mentioned point and place of beginning.

BEING part of Lot #1, as shown on said

BEING 3.236 acres, more or less.

#### PREMISES D

ALL THAT CERTAIN lot or piece of ground Situate in the Township of East Goshen, County of Chester, State of Pennsylvania, bounded and described according to a Plan of Subdivision of Goshen Corporate Park, Phase II dated April 30, 1981 and last revised August 18, 1982 and recorded in Chester County Office of the Recorder of Deeds as Plan #4193, as follows, to wit:

BEGINNING at a point on the Northwest side of Enterprise Drive a corner of Lot 16 as shown on said Plan; thence from said beginning point along the north west side of Enterprise Drive the two following courses and distances (1) South 22 degrees 38 minutes 38 seconds East, crossing an easement for storm water detention basin 57.92 feet to a point of curve and (2) on the arc of a circle curving to the left having a radius of 325.00 feet the arc distance of 317.02 feet to a point a corner of Lot 14; thence along Lot 14 the two following courses and distances (1) South 07 degrees 03 minutes 21 seconds West 174.15 feet (2) South 67 degrees 21 minutes 22 seconds West, crossing a 20 foot wide sanitary sewer easement 488.46 feet to a point in line of the lands of Ira and Dorothy E. Hicks; thence extending along the same North 22 degrees 38 minutes 38 seconds West re-crossing aforesaid easement for storm water detention basin 478.28 feet to a point a corner of Lot 16; thence along Lot 16 North 67 degrees 21 minutes 22 seconds East re-crossing aforesaid sanitary sewer easement and detention basin 432.00 feet to the first mentioned point and place of beginning.

BEING Lot 15 as shown on said Plan.  
CONTAINING 5.351 acres, more or less.

PREMISES E

ALL THAT CERTAIN lot or piece of ground Situate in the Township of East Goshen, County of Chester, State of Pennsylvania, bounded and described according to a Plan of Subdivision of Goshen Corporate Park, Phase II, dated April 30, 1981 and last revised August 18, 1982 and recorded in Chester County Office of the Recorder of Deeds as Plan #4193, as follows, to wit:

BEGINNING at a point on the east side of Enterprise Drive a corner of Lot 22 as shown on said Plan; thence extending from said beginning point and along the East side of Enterprise Drive the three following courses and distances: (1) North 22 degrees 38 minutes 38 seconds West 70.40 feet to a point of curve, (2) on the arc of a circle curving to the right having a radius of 275.00 feet the arc distance of 436.72 feet to a point of tangent and (3) North 68 degrees 20 minutes 47 seconds East crossing a 20 foot wide sanitary sewer easement 226.10 feet to a point a corner of Lot 20; thence along Lot 20 South 21 degrees 39 minutes 13 seconds East crossing a 50 foot wide drainage easement 401.57 feet to a point in line of the lands of Lot 23; thence along Lot 23 South 67 degrees 07 minutes 20 seconds West 85.10 feet to a point a corner of Lot 22; thence along Lot 22 South 75 degrees 39 minutes 40 seconds West crossing the aforesaid said Drainage easement 418.17 feet to the first mentioned point and place of beginning.

BEING Lot 21 as shown on said Plan.  
CONTAINING 4.010 acres, more or less.

Tax IDs / Parcel Nos. 53-4-162 (A), 53-4-163 (B), 53-4-164 (C), 53-4-165 (D) & 53-4-174 (E).

As to Premises A, part of B and C

Being the same premises which QVC, Inc., a Delaware corporation (referred to as QVC Network, Inc. in Deed recorded in Chester County at Deed Book 487 page 367) by Confirmatory Deed dated 7-25-2013 and recorded 7-31-2013 in Chester County in Record Book 8779 Page 1558 conveyed unto QVC, Inc., a Delaware corporation, in fee.

As to Premises remainder of B

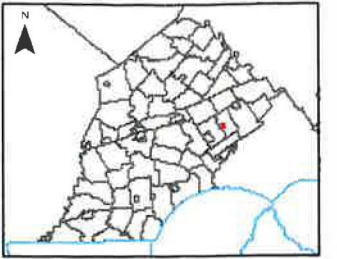
Being the same premises which QVC, Inc., a Delaware corporation (referred to as QVC Network, Inc. in Deed recorded in Chester County at Deed Book 3478 page 397) by Confirmatory Deed dated 7-25-2013 and recorded 7-31-2013 in Chester County in Record Book 8779 Page 1576 conveyed unto QVC, Inc., a Delaware corporation, in fee.

As to Premises D

Being the same premises which QVC, Inc., a Delaware corporation (referred to as QVC Network, Inc. in Deed recorded in Chester County at Deed Book 485 page 12) by Confirmatory Deed dated 7-25-2013 and recorded 7-31-2013 in Chester County in Record Book 8779 Page 1570 conveyed unto QVC, Inc., a Delaware corporation, in fee.

As to Premises E

Being the same premises which QVC, Inc., a Delaware corporation (referred to as QVC Network, Inc. in Deed recorded in Chester County at Deed Book 485 page 14) by Confirmatory Deed dated 7-25-2013 and recorded 7-31-2013 in Chester County in Record Book 8779 Page 1564 conveyed unto QVC, Inc., a Delaware corporation, in fee.



Find UPI Information

PARID: 5304 01630000  
UPI: 53-4-163  
Owner: QVC INC  
Owner2:  
Mail Address 1: GOSHEN CORPORATE PARK  
Mail Address 2: 1365 ENTERPRISE DR  
Mail Address 3: WEST CHESTER PA  
ZIP Code: 19380  
Deed Book: 8779  
Deed Page: 1576  
Deed Recorded Date: 7/31/2013  
Legal Desc 1: NWS ENTERPRISE DR  
Legal Desc 2: 8.8 AC LOT 17  
Acres: 8.8  
LUC: C-96  
Lot Assessment: \$ 361,730  
Property Assessment: \$ 16,000  
Total Assessment: \$ 377,730  
Assessment Date: 12/18/2020  
Property Address:  
Municipality: EAST GOSHEN  
School District: West Chester Area



Map Created:  
Wednesday, March 31, 2021



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).



4111 SOUTH NATCHES COURT, SUITE E  
ENGLEWOOD, COLORADO 80110  
303-761-9592 FAX 303-957-0880  
WEBSITE: WWW.MAGNIFYSIGNS.COM

Project: CTDI Corporate

Date: 3.26.21

Color(s):

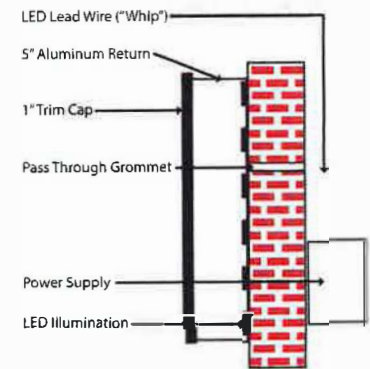
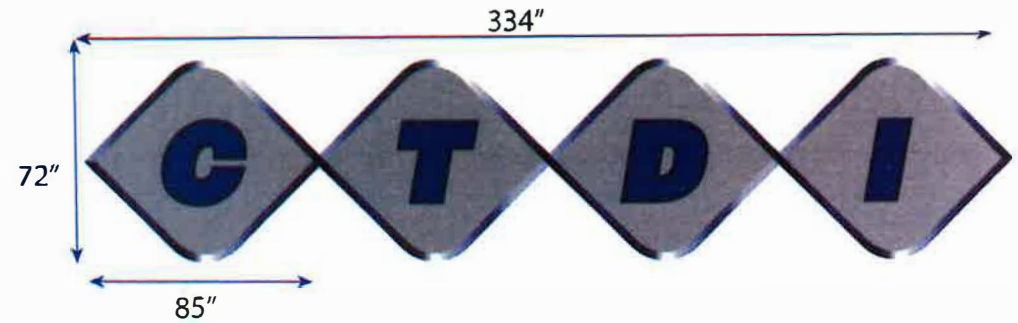
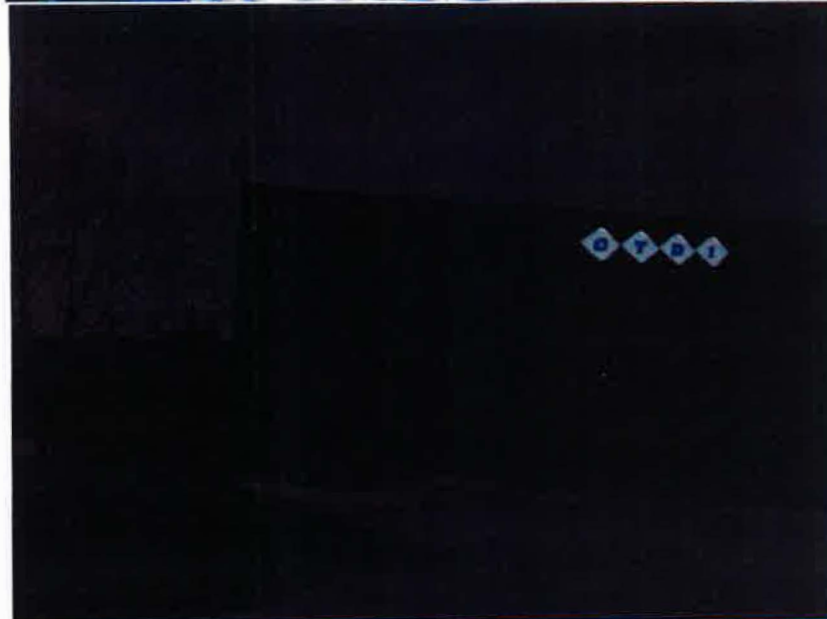
Designer: Brandon

Font(s):

Version:

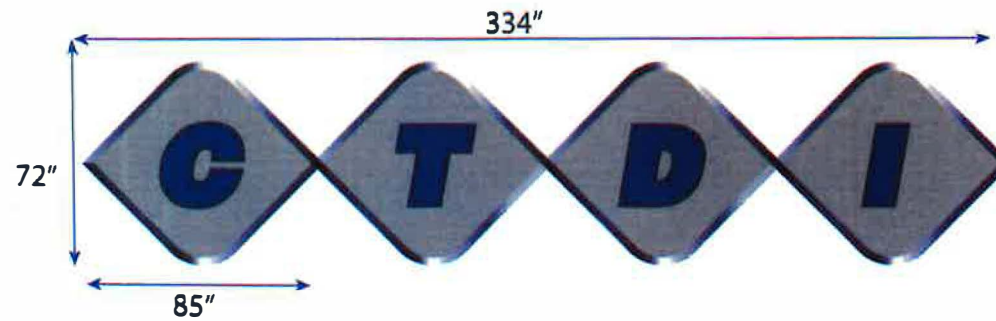
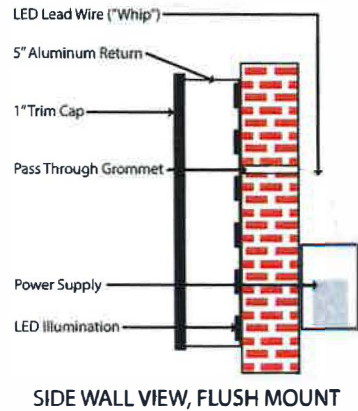
PAGE 1 OF 2

Property of: Magnify Signs, LLC  
© All Rights Reserved

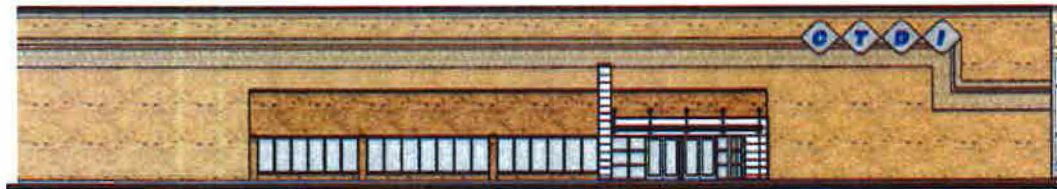


SIDE WALL VIEW, FLUSH MOUNT

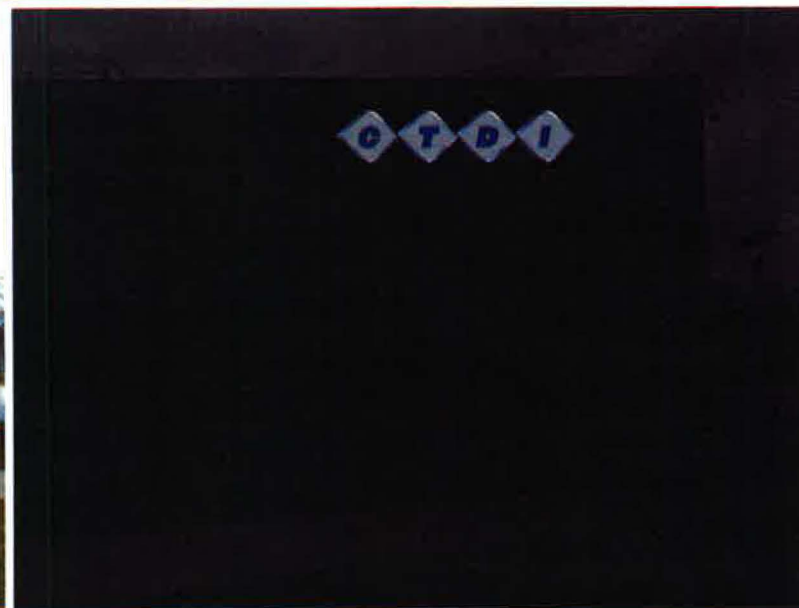
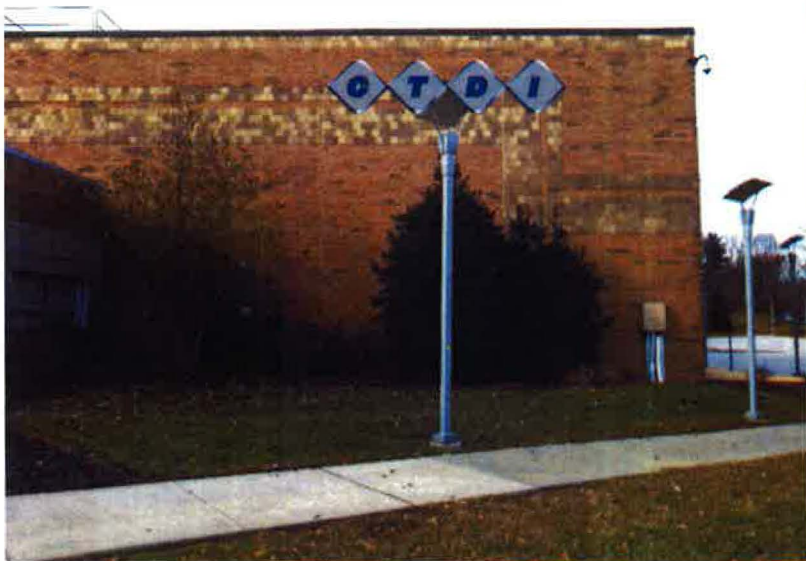
**Project Description: 4 Channel letter/logo boxes, led backlit. Cool grey 8 C returns (diamonds), and trim cap. 3M translucent face with 3630-36 (letters) and 3630-71 (diamonds)**



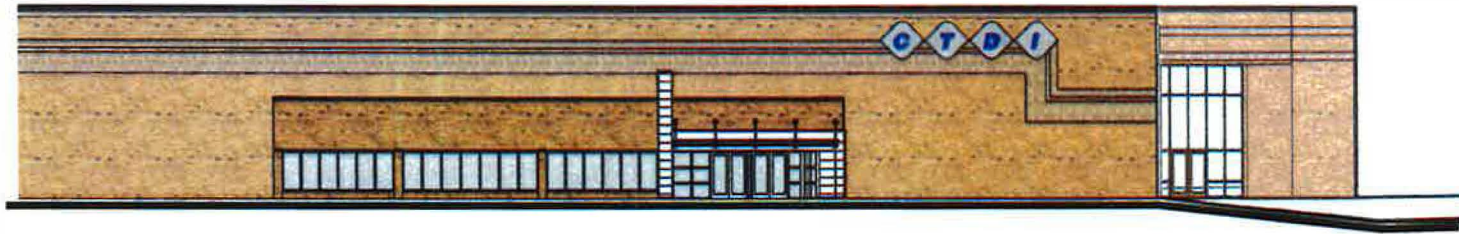
South Side



SOUTH ELEVATION



**Project Description: 4 Channel letter/logo boxes, led backlit. Cool grey 8 C returns (diamonds), and trim cap. 3M translucent face with 3630-36 (letters) and 3630-71 (diamonds)**



1 PARTIAL SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 PARTIAL EAST ELEVATION  
SCALE: 1/4" = 1'-0"



3 PERSPECTIVE

1365 Enterprise Drive  
East Goshen Township, PA 19340  
Phone: 610-338-1234  
Fax: 610-338-1234

www.bernardon.com

Project:  
**PROJECT WINDSOR**  
1365 Enterprise Drive  
East Goshen Township,  
Chester County, PA

Owner:  
**CONFIDENTIAL**

Revision/Date:  
0 03/25/21 5/16/21

Drawn: JAH  
Reviewed: Paul Andrew Signi  
Contact: Paul Andrew Signi  
Project Number: 6517.00-20

Sheet Title:  
**EXTERIOR SIGNAGE  
ELEVATIONS AND  
PERSPECTIVE**

Sheet Number:  
**A-201**





1 PERSPECTIVE - VIEW ON ENTERPRISE DRIVE LOOKING NORTH



2 PERSPECTIVE - VIEW ON ENTERPRISE DRIVE LOOKING WEST

Project:  
**PROJECT WINDSOR**  
1345 Enterprise Drive  
East Goshen Township,  
Chester County, PA

Owner:  
**CONFIDENTIAL**

Revisions:  
A 01/23/21 Conceptual Design  
B 01/26/21 Conceptual Design  
C 02/04/21 Signage Options  
D 02/05/21 Signage Options  
E 02/09/21 Signage Selection  
F 02/12/21 Signage 55in

Client: PAS  
Reviewed: Post Ambler Signs  
Contact: Post Ambler Signs  
Project Number: 2117-00-00

Sheet Title:  
**EXTERIOR SIGNAGE  
PERSPECTIVE**

Sheet Number:  
**A-202**

# 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)

---

Date: 4/1/2021

To: Planning Commission

From: Mark Gordon, Township Zoning Officer *mlb*

Re: C-2, C-5 Zoning District Uses / Discussion on potential new Town Center Uses

---

Dear Commissioners,

I have enclosed a side by side comparison of the uses in the C-2 and C-5 to assist in your discussions about the creation of a new consolidated TC (Town Center) District along Paoli Pike.

Staff is of the opinion that the uses in each district could be combined to create a unified TC – Town Center District with some additional consideration of uses discussed during the TND Overlay discussions in 2019. Some consideration made need to be made on Gasoline Service Station, this use is probably not appropriate in this section of Paoli Pike any longer.

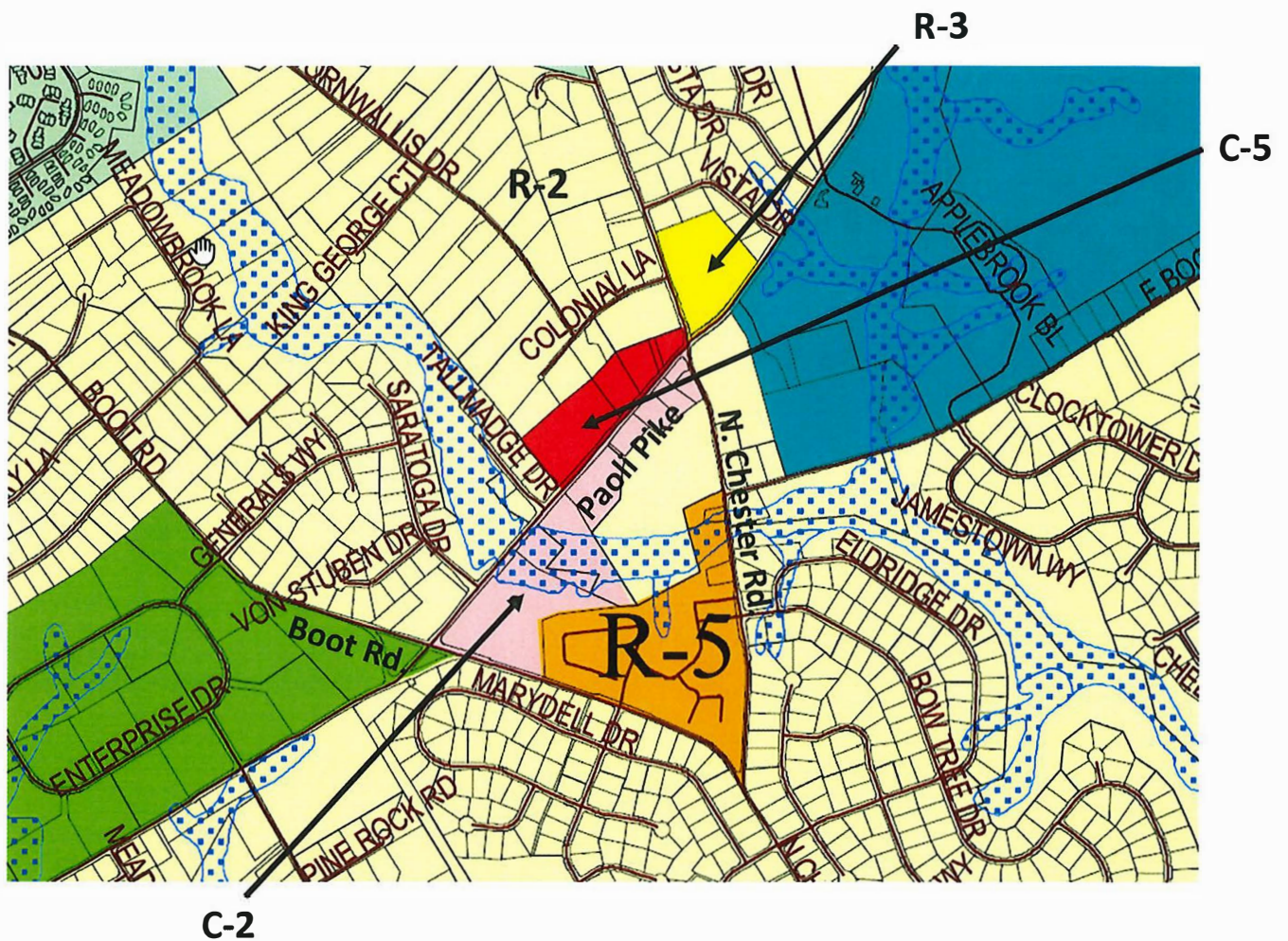
C-2 / C-5 Zoning District Comparison

C-2 Local Convenience Commercial	C-5 Commercial	TC - Town Center
BY RIGHT USES	BY RIGHT USES	BY RIGHT USES TO CONSIDER
Personal service establishment, including the following uses and other personal service uses that the applicant proves to the clear satisfaction of the Board of Supervisors are very closely similar in character: retail and/or self-service dry cleaning and laundry, tailor, barber shop, beauty salon, dressmaker and shoe repair.	Business office, provided that no goods shall be sold on site. A building or lot containing more than one office establishment shall require conditional use approval.	Farmers Market
Retail sales of the following items and other items that the applicant proves to the clear satisfaction of the Board of Supervisors are very closely similar in character:	Professional offices, including offices of attorneys, accountants, physicians, dentists, realtors, financial consultants, brokers, engineers, architects or other recognized professions.	Artisan Shop
Furniture and home furnishings.	Government office, including a post office or other use serving the public which is operated by a municipality, county, state or federal government, by a school district or by a legally constituted municipal authority.	Restaurants (Consider all types)
Gift items, newspapers, cameras, stationary, books, cigarettes, flowers, custom-made crafts, luggage and candy.	Place of worship (including a church).	
Shoes, cosmetics and apparel or apparel accessories.	<a href="#">A lawfully permitted dwelling unit used as a group home, provided that the requirements of § 240-38 for such use are met.</a>	
Hardware, paint, wallpaper and interior decorating supplies.	Public library.	
Groceries and related items for common household use.	<a href="#">Forestry in accordance with the standards of § 240-34.1.</a>	
Retail bakeries and other custom production of salads and similar foods.		
General merchandise such as is commonly found within department stores, "five and ten" variety stores and general merchandise discount stores.		
Musical instruments or household appliances.		
Standard restaurant (which may include occasional take-out service) but not including drive-through service, a fast-food restaurant or a food stand.		
Professional offices, including offices of attorneys, accountants, physicians, dentists, realtors, financial consultants, brokers, engineers, architects or other recognized professions.		
Government office operated by a municipality, county, state or federal government, by a school district or by a legally constituted municipal authority or a United States Postal Service facility.		
Public library.		
Tennis and/or exercise club.		
Bank, savings and loan or other financial institution.		
Mailing, reproduction, faxing, commercial art, photography and/or stenographic services.		
Sale or service of office equipment, such as computers and photocopiers.		
<a href="#">Forestry in accordance with the standards of § 240-34.1.</a>		
<a href="#">Wireless communications facilities on Township-owned property, subject to compliance with the standards in § 240-15H.</a>		

C-2 / C-5 Zoning District Comparison

<b>C-2 Local Convenience Commercial</b>	<b>C-5 Commercial</b>	<b>TC - Town Center</b>
<b>CONDITIONAL USES</b>	<b>CONDITIONAL USES</b>	<b>CONDITIONAL USES TO CONSIDER</b>
<a href="#">Any structure containing more than one commercial establishment, provided that only the uses listed in Subsection B shall be permitted.</a>	Fire or ambulance station.	Gasoline Service Center?
Outdoor retail sale of Christmas trees and other seasonal items associated with holidays.	Public utility facility.	
Gasoline service station, which may include the sale of gasoline as an accessory use.	Lot or building containing more than one commercial or office establishment, provided that only uses listed as permitted by right or conditional uses in the C-5 District shall be permitted.	
Public utility facility.	Medical laboratory for conducting or analyzing medical tests.	
Shopping center, including uses listed as permitted by right or conditional uses in this C-2 District.	Bank, savings and loan or other financial institution.	
Place of worship.	Cyber charter school campus.	
Fire or ambulance station.		
<a href="#">Day-care center, child or adult. (See § 240-31.)</a>		

## Paoli Pike Commercial Districts



- R-2 Single Family Residential**
- R-3 Medium Density Suburban Residential**
- R-5 Urban Residential**
- C-2 Local Convenience Commercial**
- C-5 Commercial**


# Memorandum

---

**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)

---

Date: 4/1/2021  
To: Planning Commission  
From: Mark Gordon, Township Zoning Officer   
Re: Electric Vehicle Charging Stations

---

Dear Commissioners,

Electric Vehicle Charging stations are becoming very commonplace and some advertising agencies are implementing digital advertisement signage with the charging stations.

Staff is of the opinion that this is a sign and it does not fit into any of the categories of the ordinance. Staff also believes the PC should consider where this use is appropriate.

This use has is being considered at the Village Square Shopping center within the parking lot in front of the GIANT Supermarket. Staff believes this use is appropriate for this location however since it incorporates a sign it should be clearly identified in the zoning ordinance.

I have attached pictures of one of these charging stations located in East Bradford Township. I'm still conducting research on this topic and will provide the PC any additional information I find prior to the meeting.



ELECTRIC VEHICLE CHARGING ONLY  
2 HOUR LIMIT

**BOLT EV**

**WELCOME TO THE ELECTRIC FUTURE.**  
ENJOY THE BENEFITS OF OWNERSHIP.  
A WORLD OF THE ALL-ELECTRIC BOLT EV.

Chevrolet Bolt EV is a registered trademark of GM Corp. ©2017 GM Corp. All rights reserved.

PLEASE DO NOT MOVE

EV CHARGING



volta  
FREE  
PLUGGING IN

WELCOME TO  
THE ELECTRIC FUTURE





volta

FREE  
EV CHARGING

02

peerless

CAFE



STOP

ELECTRIC VEHICLE  
CHARGING STOP

EV CHARGING

This charger is designed by EvarCharge, Inc.

EvarCharge, Inc. offers a Local Management System that carries NEMA 14-50 and 14-30 receptacles and is sold as best effort. Vehicle Service Payment (VSP) is \$2.00.

© 2017 EVC Supply Canada

The Local Management System information can be found at the NEC, depending on the reference you use on the following table:

- NEC 2008, Article 618
- NEC 2011, Article 625.14
- TIA 605
- NEC 2014, Article 625.14
- NEC 2017, Article 625.14

EVSE is an example of how the approved Local Management System works.

When EVSE receptacles are protected by a 50A circuit breaker, the maximum output of EVSE will be 100A/250V/50kW.



PULL UP



PLUG IN



CHARGE UP

PLEASE BE COURTEOUS

- 1 - Be courteous and charging plug to holder
- 2 - Please make sure your vehicle's plug is clean and dry before use (wipe down if necessary)
- 3 - Please keep charging time to two hours maximum

STATION NOT CHARGING?

- 1 - Check to see that your car's charging limits are turned off (see owner's manual)
- 2 - Do the same at the Volvo station and other public charging stations

STILL HAVING A PROBLEM?

Download our app to report an issue directly to our technicians!

NOTE

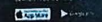
Even when the charging station is working properly, it may not charge your vehicle. Reasons for this include: charging station is not properly plugged in, vehicle is not properly plugged in, vehicle is not properly plugged in, vehicle is not properly plugged in, vehicle is not properly plugged in.

voltcharging.com

CONNECT WITH US



EVSE IN THE APP STORE



02

VOLTCHARGING.COM

