

**EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION  
Meeting Agenda  
Wednesday, December 7, 2022  
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. November 2, 2022**
- F. Subdivision and Land Development Applications
  - 1. 301 Reservoir Road Residential Subdivision (Initial Submission)**
    - a. The Township staff has received a sketch plan for residential subdivision.
    - b. The sketch plan was accepted by the Township on November 17, 2022.
    - c. The Township Staff Application Acceptance Memo is attached.
    - d. No-Action is required.
  - 2. 14 Reservoir Road Residential Subdivision (Follow up)**
    - a. The Township Fire Marshals reviewed the subdivision plans, and the memo is attached.
    - b. The Township Municipal Authority reviewed and approved sewer connection at their November 14, 2022, meeting.
    - c. The Township Conservancy Board has reviewed the plans and requested more information.
    - d. Chester County Planning Commission is in the process of reviewing the plans.
- G. Conditional Uses and Variances
  - 1. Miller Property Residential Subdivision (Continued Until January)**
    - a. The Conditional Use Hearing before the Board of Supervisors was continued until January 17, 2022, at 7pm.
- H. Ordinance Amendments
  - 1. Noise Ordinance Standards in Zoning Ordinance was approved at the Board of Supervisors meeting on November 15, 2022.**
- I. Old Business
  - 1. Applebrook Golf Club Turf Maintenance Area – Update – No Action Required**
    - a. A letter to grant a continuance of the 90-day time limit was granted allowing for an additional 90 days from the date of the letter. Letter was dated 10-6-2022 the new deadline date is 1-4-2022.
    - b. The Township and Applebrook continue to work on the legal issues.
  - 2. The Malvern Institute – Update – No Action Required**
    - a. Preliminary Approval was granted by the Board of Supervisors on July 5, 2022.
    - b. The representative for Malvern Institute was contacted but did not have an update at that time.
- J. New Business
- K. Liaison Reports
- L. Correspondence
- M. Announcements

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

Draft  
**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**November 2, 2022**

The East Goshen Township Planning Commission held their regular monthly meeting on Wednesday November 2, 2022 in the Township Building.

Members present are highlighted:

**Chair – Ernest Harkness**

**Vice Chair – John Stipe**

**Dan Daley**

**Edward Decker**

Michael Koza

Mark Levy

**Michael Pagnanelli**

Also present was:

**Duane Brady, Zoning Officer**

**Derek Davis, Township Manager**

Nathan Cline, Township Engineer

David Shuey, Township Supervisor

**Michael Lynch, Township Supervisor**

**John Hertzog, Township Supervisor**

**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*

**FORMAL MEETING – 7 p.m.**

1. Ernest called the meeting to order at 7:00 pm. He led the Pledge of Allegiance and asked for a moment of silence to remember our troops and first responders.
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 was checked and no need for a workshop meeting.
4. The minutes of the October 5, 2022 meeting were approved as amended.

**SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS**

1. 14 Reservoir Road Residential Subdivision (Presentation)– Jeff Glosson, owner of the property was present. He reviewed the plan to subdivide the property. He met with Pennoni regarding Nathan Cline’s October 21<sup>st</sup> letter. Storm water management and drainage were discussed. Ernest mentioned that he might have to do a pipeline study under our new ordinance. Mr. Glosson verified that he is not with 660 feet of the pipeline so he won’t have to do that study. Dan asked if he is going to sell or develop the new subdivided property. Mr. Glosson has not decided on this yet. Dan verified with Mr. Glosson that there will be an agreement about the shared driveway. Mr. Glosson commented that there is an easement for the utility lines at the rear of the property. He will show these on the next plan. Dan discussed the waterline easement. Mr. Glosson mentioned that they are on a private well for water and not connected to Aqua. Mr. Glosson will be back with a revised plan in December.

**CONDITIONAL USES AND VARIANCES**

1 1. Miller Property Residential Subdivision for 1010 Hershey Mill Road. Those present for the owner  
2 were Lou Colagreco, Attorney; Michael Hartman, Project Manager; and TR Moser, Moser Construction  
3 Management. Dan commented about the 2 flag lots for the existing historic house and the barn. They  
4 may have to do an historic impact study. Duane mentioned that he just received the historic study and he  
5 has to review it. Mr. Hartman spoke about the site walk meeting to look at possible easement for a trail.  
6 Duane pointed out the red dotted line and the black dotted line on the plan. The black line is on the  
7 Township easement. Mr. Moser commented that this easement was originally discussed for a future  
8 sewer tie in with the neighboring development. Dan mentioned the hazardous pipeline. Mr. Hartman is  
9 working with Mr. Cline. There will be no impact on it. Mr. Moser mentioned that they will have the  
10 report for the Conditional Use plan. Duane spoke about the site visit and mentioned that gas would come  
11 in from Hershey Mill Rd. Mr. Hartman described the proposed landscaping referring to the northern  
12 boundary. A detailed landscaping plan will be provided. Mr. Moser mentioned that there is a detailed  
13 written history of the property dating back to the Revolutionary war.  
14  
15

16 Public Comments:

17 1. Alison Oshop, 1334 Jackson Lane -- If the proposed trail is not going to be done, she requests that  
18 references to it be removed from the plan. Their cul-de-sac is private and there are young children so she  
19 is concerned about safety. If there was a trail in the future, who would maintain and control it?

20 2. Natalie McMaris, 1331 Jackson Ln. - She is Alison's neighbor and has a young child. She is  
21 concerned about safety. She asked that they listen to the residents and remove the proposed trail. She  
22 mentioned the Township survey about trails and only 600 people out of 18,000 responded. She suggested  
23 they take a survey of the Goshen Downs residents. Duane encouraged the residents to attend the Board of  
24 Supervisors meeting on November 15<sup>th</sup>.

25 3. Lillian Fedor, 1013 Hershey Mill Road -- She asked about the historic house. She wants the existing  
26 driveway removed. She mentioned that flood waters come onto her property. Mr. Moser commented that  
27 they are working to incorporate the historic property into the subdivision. Mr. Hartman mentioned that  
28 the plan for stormwater management would be to remove the bridge and allow the floodwater to go down  
29 Hershey Mill Rd.

30 4. Michael Lynch, 1226 Upton Circle -- With the developer removing the bridge, he feels it would  
31 improve the flood water conditions. Regarding the Open Space Survey, there are 8,000 households in the  
32 township, 600 is a good substantial response. As a property owner, he understands his neighbors'  
33 concerns. He likes connectivity of pathways and the ability to walk from one development to another. He  
34 would like to see the developer provide an easement in concert with the utility easement for use in the  
35 future. He is not suggesting that a path be planned through the stormwater basin. Be sure that the owners  
36 of the new homes know about the easement. If a fence is put up, one small space should be provided so  
37 someone could walk through if they want to. He feels the people buying the new homes will be glad to be  
38 a part of our community. He feels this should be included on the plan for the future. He is not sure why  
39 the red line is there. Current neighbors don't want the red line easement so he feels it should be removed.  
40 He has no interest in it when there is the Township easement (black line) for the basin.

41 He mentioned a few items in Mr. Cline's review letter:

42 Page 1 #2 -- Houses should be separated by 30 feet.

43 Page 2 #4 -- Roll curb. What kind of roll curb will be used? Mr. Moser commented that they  
44 haven't decided yet but Belgian block could be used.

45 Page 3 #6 -- The Conservancy Board, Park and Recreation Commission and Historical  
46 Commission should be given the opportunity to see the property. He knows there are invasives there now  
47 but feels supplemental plantings will be good. He asked about the number of members on the historical  
48 Commission. Derek mentioned that he met with Ted Roberts. Out of the 5 positions there are only 2  
49 active members. Duane commented that this would be part of the Land Development process. He could  
50 include the two members in the review. Dan asked about the elevation in Goshen Downs for future sewer  
51 connection. Mike explained how it could be installed and flow in Goshen Downs. Mr. Hartman  
52 explained how they are looking at connecting into the sewer on Hershey Mill Road. Mike spoke about

1 open space options and possible recreation areas. Duane commented that all of the boards will review the  
2 plan as part of Land Development.

3  
4 Dan made the following motion: Mr. Chairman I move that we recommend that the Board of Supervisors  
5 approve the 1010 Hershey Mill Road – Miller property, Open Space Sketch Plan conditional Use  
6 Application with the following conditions:

- 7
- 8 1. Township Engineer second submission letter dated October 27,2022, all unresolved and  
9 comment items be answered to the Townships satisfaction.
- 10 2. Pipeline study be completed and provided at the hearing with the Board of Supervisors.
- 11 3. Township Engineer second submission letter dated October 27, 2022, new comments # 23 is not  
12 recommended.
- 13 4. Proposed trail improvements be removed from the Conditional Use plan application. Applicant  
14 to provide a trail easement on lots 6 and/or 7 for future connection to the Township property to  
15 the Goshen Downs Development.
- 16 5. The applicant shall provide a sewer easement for a future connection to Goshen Downs in a  
17 location as deemed acceptable to the Township Sewer Engineer.

18  
19 John seconded the motion. The motion passed with one no vote.

20  
21  
22 **ORDINANCE AMENDMENTS**

23 1. Noise Ordinance Standards in Zoning Ordinance (Recommend/Possible approval) – Duane mentioned  
24 that this has been discussed with the Township Solicitor and Board of Supervisors. He explained that  
25 they are taking items in the ordinance regarding noise and will put them into a separate, stand  
26 alone ordinance. The review letter from the Chester County Planning Commission was provided  
27 for review. Duane listed some of the major items:

28 A limit on the ability to request noise waivers to four (4) per year

29 Making sure noise waivers are requested at least fourteen (14) days prior to the event.

30 Adding “toxic chemicals” as a nuisance/health hazard.

31 Tweaking times of day for certain noise-related activity in residential neighborhoods as  
32 well as a slight change in decimal levels.

33 If law enforcement comes after noise has started, they can enforce the ordinance. Ed had some  
34 concerns about the 7 pm cutoff. It is too restrictive in the summer. Mike P. noted the list of  
35 noise definitions.

36 Dan moved to recommend that the Board of Supervisors approve changes and accept the changes  
37 to Chapter 156 Noise and Chapter 240 Zoning. Also, that the New Chapter 156 Noise and  
38 Nuisances be approved as provided and written.

39  
40 Public:

41 Bill Guyer, 1560 Tanglewood Dr – Mr. Guyer commented on the Chester County Planning Commission  
42 letter. He feels the decimal limits on weekends should be changed to 55 all day. An audiologist  
43 reviewed this and questioned the raising of the limit by 5. There should be a permit for the band stage.  
44 The waiver currently gives approval with no limits.

45  
46 John seconded the motion. The motion passed with one no vote.

1 **OLD BUSINESS**

2 **1. Applebrook Golf Club Turf Maintenance Area – Update -No Action Required.** Duane provided the  
3 following update:

4 A letter to grant a continuance of the 90-day time limit was granted allowing for an additional 90  
5 days from the date of the letter. The letter was dated 10/6/22 and the new deadline date is 1/4/23.

6 The Township Staff received update plans for Applebrook on 10/5/22. These are revised  
7 Preliminary/Final Plans based on Township Engineer review letter and comments.

8 The Township and Applebrook continue to work on the legal issues.

9 **2. The Malvern Institute – Update - Preliminary approval was granted by the Board of Supervisors on**  
10 **July 5, 2022.**

11  
12 **NEW BUSINESS - None**

13  
14  
15 **LIAISON REPORTS - None**

16  
17  
18 **CORRESPONDENCE - None**

19  
20  
21 **ADJOURNMENT**

22 There being no further business, Ed Decker made a motion to adjourn the meeting. Dan Daley seconded  
23 the motion. The meeting was adjourned at 9:00 pm. The next regular meeting will be held on  
24 Wednesday, December 7, 2022 at 7:00 pm.

25  
26  
27 Respectfully submitted,

28  
29  
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31  
32 

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*Ruth Kiefer, Recording Secretary*

East Goshen Township Planning Commission  
Application Tracking Log

July 6, 2022 PC Meeting

Application Name	Application (CU,LD,ZO,SD,SE,C)	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
Paoli Pike Trail ALT Route	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

301 Reservoir Road	SD	Sk	11/17/2022	11/17-2022									
14 Reservoir Raod	SD	P	9/28/2022	9/28/2022	10-12-2022	10/19/2022						1/3/2023	
1010 Hershey Mill Road, Miller	CU	S	8/30/2022	8/30/2022	8/2/2022	NA							
Applebrook Golf Club	LD	P	7/27/2022	7/27/2022	8/17/2022	8/29/2022						11/9/2022	

**Completed in 2022**

The Malvern Institute	LD	P	6/28/2021	7/1/2021	6/30/2021	6/29/2021	8/13/2021	<b>(5) 7/31/2022</b>	2/2/2022	2/15/2022	NA	2/28/2022	PC Made rec to BOS for Prelim. App on June 1
14 Broad St.	V	P	3/28/2022	3/28/2022	NA	NA	3/30/2022		5/4/2022	5/6/2022	5/19/2022	5/27/2021	P
EWT 537 Special Study	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	A
Applebrook Golf Club	LD	P	7/27/2022	7/27/2022	8/17/2022	8/29/2022						11/9/2022	

**Completed in 2021**

Small Wireless Facilities	ZO	F	NA	NA	NA	NA	NA	NA	NA	NA	12/7/2021	NA	AD
Imperial Marble, 1311 WCP	V	Sk	10/25/2021	10/25/2021	NA	NA	10/28/2021		11/3/2021	11/16/2021	12/14/2021	12/24/2021	A
14 Reservoir Rd. / Glossen	V	Sk	5/25/2021	5/25/2021	NA	NA	5/27/2021		6/2/2021	7/6/2021	7/15/2021	7/23/2021	A
ESKE Development LLC	V	S	4/20/2021	4/20/2021	4/27/2021	NA	4/27/2021		5/5/2021	5/11/2021	5/26/2021	6/18/2021	A
Albert and Lynn Greto	V	S	4/26/2021	4/26/2021	NA	NA	4/29/2021		5/5/2021	6/1/2021	6/8/2021	6/25/2021	D
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	A
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	A
Pipeline HMS / Consultation Zone Ord	ZO / S	DRAFT	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	AD

**KEY**

- A - Approved
- AD - Adopted
- D - Denied
- P - Pending

# Memorandum

**East Goshen Township**  
**1580 Paoli Pike**  
**West Chester, PA 19380**  
Voice: 610-692-7171  
Fax: 610-692-8950  
E-mail: [dbrady@eastgoshen.org](mailto:dbrady@eastgoshen.org)

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**Date:** 12-1-2022  
**To:** Planning Commission  
**From:** Duane J. Brady Sr., Zoning Officer  
**Re:** 301 Reservoir Road Residential / Sketch Plan

Dear Commissioners,

The Township staff has received a Sketch Plan application for 301 Reservoir Road. The proposal is to develop the property into 5 single family residential lots. The application has been reviewed for completeness and was accepted by Township Staff on 11-17, 2022.

## **Background Information:**

- Existing single-family residential lot on 6.8 acres with multiple structures.
- Property may be listed on the Historic Register for the Township.
- The proposed plan is to create 5 building lots with two lots being used for the existing house and one for the existing barn.
- The proposal is to do a straightforward zoning by-right planning process.

## **Zoning Information:**

- ❖ The property is in the R-2 Low Density Residential District (240-9)
- ❖ Single family detached dwellings are a use permitted by right.
- ❖ The minimum lot area is 1 acre.
- ❖ The front yard is 45 feet, the side yard is 20 feet, and the rear yard is 50 feet.
- ❖ The minimum building height is 30 feet (3 stories).
- ❖ Total impervious cover is 35%.
- ❖ Total building cover is 25%.
- ❖ The zoning also, notes that design and landscaping controls in 240-27D shall apply to residential development in this district.
- ❖ The property is just outside of the flood hazard area and has two small sections in the flood hazard area.
- ❖ The property does contain both precautionary steep slopes (15% to 25%) and prohibitive steep slopes (over 25%).



EAST GOSHEN TOWNSHIP  
CHESTER COUNTY, PA

SUBDIVISION AND / OR LAND DEVELOPMENT APPLICATION

Date Filed: 11/9/2022

Application for (Circle one):

Subdivision  Land Development  Subdivision & Land Development  
X SKETCH PLAN SUBMISSION

A. Application is hereby made by the undersigned for approval of a Subdivision and or Land Development Plan, more particularly described below.

1. Applicant's name: Equitable Owner: Planebrook Partners, LLC, Attn: Scott Risbon

Address: 2298 Horseshoe Pike, Honey Brook, PA 19344 Phone: 610 637 1975

Fax: n/a Email: scottrisbon@earthcareinc.org

2. Name and address of present owner (if other than 1. above)

Name: Estate of Rudolph F. Papa (Executrix: Cindy Brillman)

Address: 301 Reservoir Road, West Chester, PA 19380 Phone: 610 299 3060

Fax: n/a Email: cgbrehab@aol.com

3. Location of plan: 301 Reservoir Road, West Chester, PA

4. Proposed name of plan: Sketch Plan for 301 Reservoir Road

5. County Tax Parcel No.: 5304P 0129 0000 Zoning District: R-2

6. Area of proposed plan (ac.): 6.8 +/- acres Number of lots: 5 Proposed

7. Area of open space (ac.): n/a

8. Type of structures to be constructed: Single-Family Dwellings

9. What provisions are to be made for water supply and sanitary sewer? The site  
currently utilizes public water & sewer, public water & sewer are proposed

10. Linear feet of road to be constructed: 550 lf

11. Name of Engineer: Commonwealth Engineers, Inc., Attn: Michael Cowen, EIT

Phone Number: 610 518 9003 Fax: n/a

Email address: mcowen@cei-1.com



EAST GOSHEN TOWNSHIP, CHESTER COUNTY PA  
SUBDIVISION AND/OR LAND DEVELOPMENT APPLICATION

12. Name of Land Planner: n/a

Phone Number: \_\_\_\_\_ Fax: \_\_\_\_\_

Email address: \_\_\_\_\_

- B. I/We agree to reimburse the Township of East Goshen for such fees and expenses the Township may incur for the services of an Engineer(s) in investigations, tests, and review in relation to the Subdivision Plan.
- C. I/We agree to post financial security for the improvements depicted on the Subdivision and or land Development Plan pursuant to the Subdivision and Land Development Ordinance.
- D. I/We agree to reimburse the Township of East Goshen for all inspection fees at the actual cost to Township.

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**NOTICE**

The Township requires an Occupancy Permit before any building can be occupied; no Occupancy Permit will be issued until final inspection and approved by the Zoning Officer and Building Inspector.

\_\_\_\_\_  
Owner Signature

  
\_\_\_\_\_  
Applicant Signature (Equitable Owner)  
Planebrook Partners, LLC  
Scott Risbon, Managing Partner

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**Administrative Use**

Fees received from applicant \$ \_\_\_\_\_ basic fee, plus \$ \_\_\_\_\_ per lot

For \_\_\_\_\_ lots = \$ \_\_\_\_\_.

Application and plan received by: \_\_\_\_\_ Date: \_\_\_\_\_  
(Signature)

Application accepted as complete on: \_\_\_\_\_  
(Date)

EAST GOSHEN TOWNSHIP, CHESTER COUNTY PA  
SUBDIVISION AND/OR LAND DEVELOPMENT APPLICATION

**SUBDIVISION AND/OR LAND DEVELOPMENT CHECKLIST**

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 advancement into the Review Process.

**\* Review the formal Planning Commission review procedure on page five.**

**Application for (Circle all appropriate):**     Subdivision  Land Development

**Applicant Information:**

Name of Applicant: Planebrook Partners, LLC, Attn: Scott Risbon

Address: 2298 Horseshoe Pike, Honey Brook, PA 19344

Telephone Number: 610 637 1975                      Fax: n/a

Email Address: scottrison@earthcareinc.org

Property Address: 301 Reservoir Road, West Chester, PA 19380

**Property Information:**

Owner's Name: Estate of Rudolph F. Papa    (Executrix: Cindy Brillman)

Address: 301 Reservoir Road, West Chester, PA 19380

Tax Parcel Number: 5304P 0129 0000    Zoning District: R-2    Acreage: 6.8 +/-

**Description of proposed subdivision and or land Development:**

Proposed subdivision into five (5) lots. One lot to contain the existing single-family dwelling, which shall remain. One lot to contain the existing barn, which shall remain. An additional three (3) lots each to contain a single-family dwelling.

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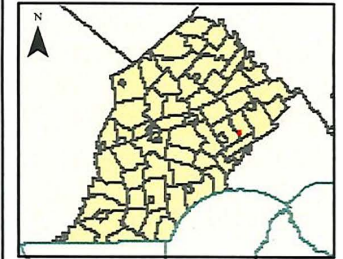
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Plot plan



COUNTY OF CHESTER  
PENNSYLVANIA



Find Address Information

PARID: 5304P0 1290000  
 UPL: 53-4P-129  
 Owner1: PAPA RUDOLPH F  
 Owner2:  
 Mail Address 1: 301 RESERVOIR RD  
 Mail Address 2: WEST CHESTER PA  
 Mail Address 3:  
 ZIP Code: 19380  
 Deed Book: 5088  
 Deed Page: 873  
 Deed Recorded Date: 10/16/2001  
 Legal Desc 1: ES OF RESERVOIR RD  
 Legal Desc 2: 6.8 A C DWG & BLDGS  
 Acres: 6.8  
 LUC: R-20  
 Lot Assessment: 46920  
 Property Assessment: 119280  
 Total Assessment: 1 66200  
 Assessment Date: 12/15/2021 7:48:09 AM  
 Property Address: 301 RESERVOIR RD  
 Municipality: EAST GOSHEN  
 School District: West Chester Area

Map Created:  
 Tuesday, November 1, 2022

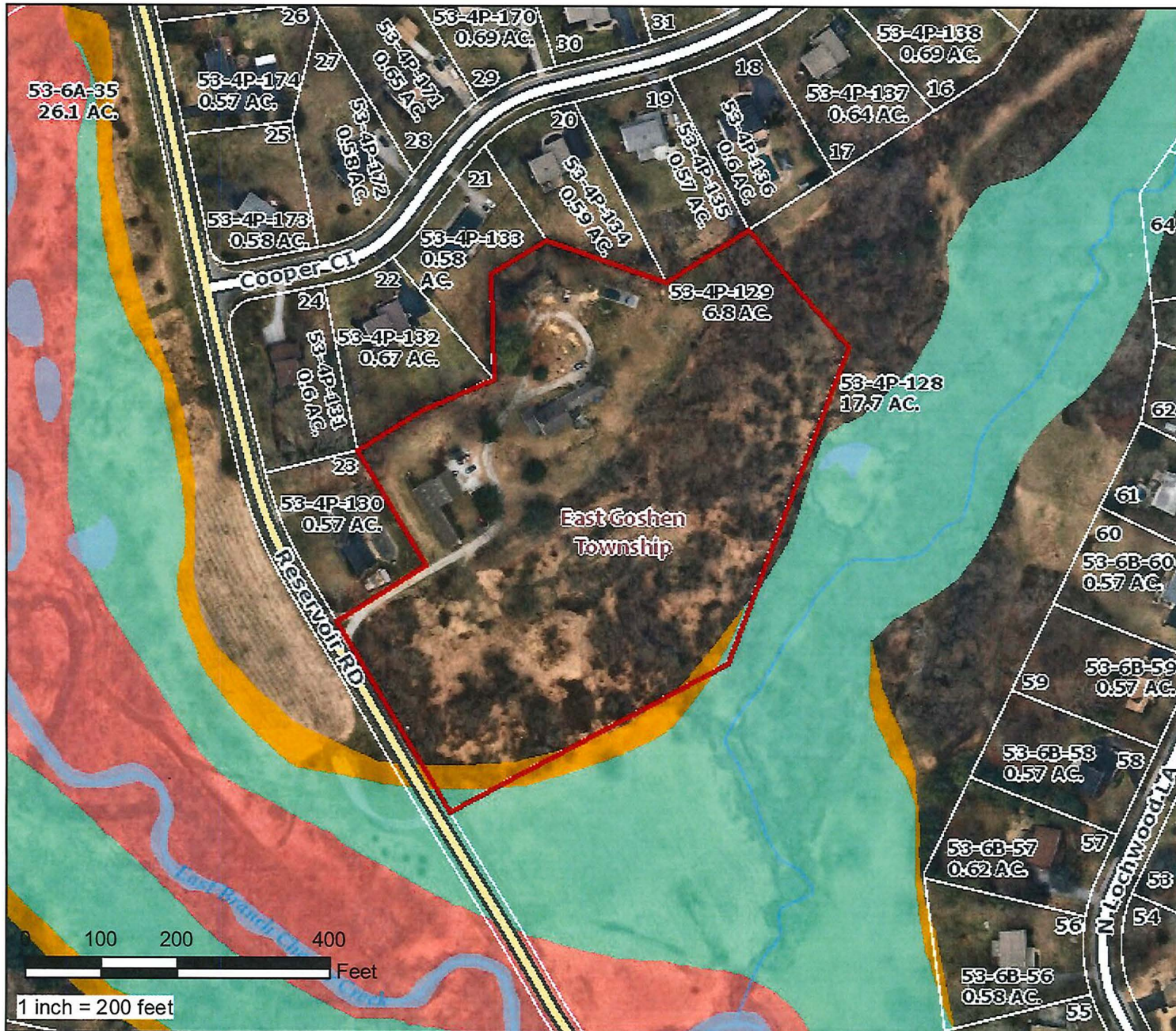


County of Chester

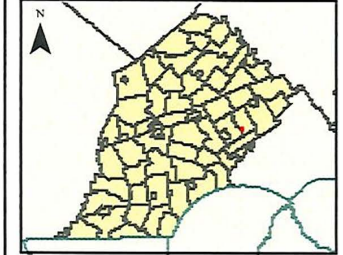
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Plot plan



COUNTY OF CHESTER  
PENNSYLVANIA



Find Address Information

PARID: 5304P01290000  
 UPE: 53-4P-129  
 Owner1: PAPA RUDOLPH F  
 Owner2:  
 Mail Address 1: 301 RESERVOIR RD  
 Mail Address 2: WEST CHESTER PA  
 Mail Address 3:  
 ZIP Code: 19380  
 Deed Book: 5088  
 Deed Page: 873  
 Deed Recorded Date: 10/16/2001  
 Legal Desc 1: ES OF RESERVOIR RD  
 Legal Desc 2: 6.8 AC DWG & BLD GS  
 Acres: 6.8  
 LUC: R-20  
 Lot Assessment: 46920  
 Property Assessment: 119280  
 Total Assessment: 166200  
 Assessment Date: 12/15/2021 7:48:09 AM  
 Property Address: 301 RESERVOIR RD  
 Municipality: EAST GOSHEN  
 School District: West Chester Area

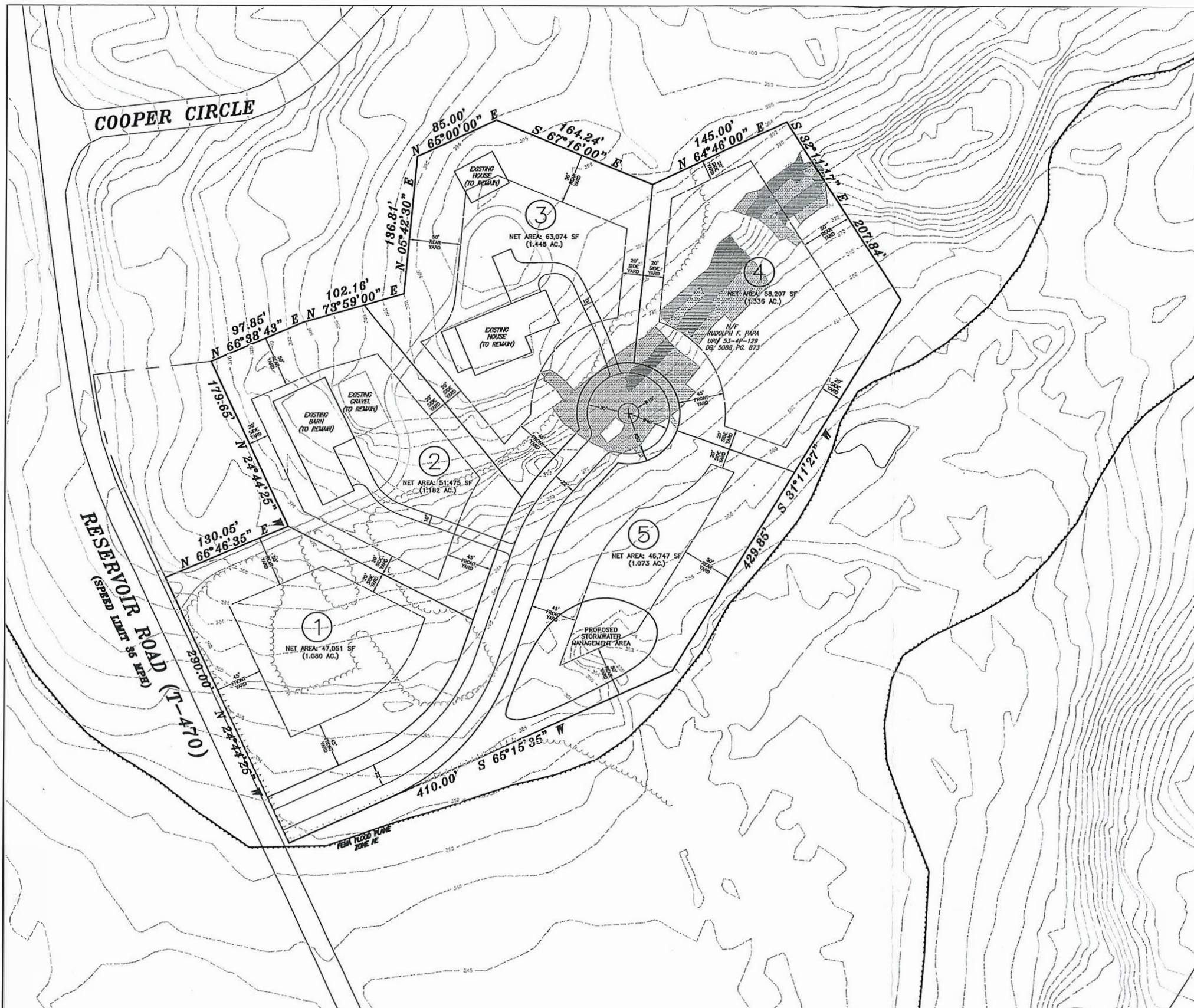
Map Created:  
 Tuesday, November 1, 2022



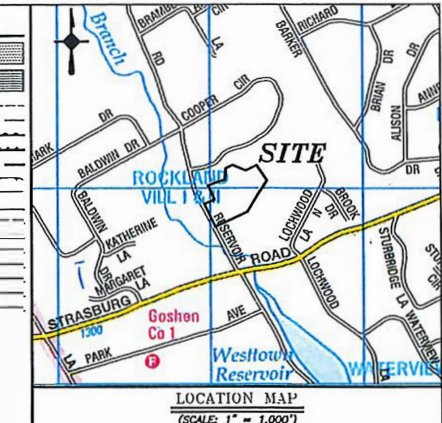
County of Chester

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 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).





- LEGEND:**
- PRELIMINARY STEEP SLOPES (15% TO 25%)
  - PROHIBITIVE STEEP SLOPES (OVER 25%)
  - EXISTING INTERMEDIATE CONTOUR
  - EXISTING INDEX CONTOUR
  - EXISTING WETLANDS LINE
  - EXISTING 100-YEAR FLOODPLAIN
  - STREAM LINE
  - WOODS / TREE LINE
  - SHRUB / HEAVY VEGETATION LINE
  - EXISTING SANITARY SEWER LINE
  - EXISTING STORM WATER LINE
  - EXISTING WATER LINE
  - EXISTING RIGHT-OF-WAY LINE
  - EXISTING EDGE-OF-PAVING
  - EXISTING GRAVEL
  - EXISTING BUILDING
  - EXISTING SOIL LINE



- GENERAL NOTES:**
- OWNER: RUDOLPH F. PAPA, 301 RESERVOIR ROAD, WEST CHESTER, PA 19380-8223, UPL# 530P0120000, TAX PARCEL # 63-4P-129, DEED REFERENCE: BOOK 6088, PAGE 873. APPLICANT/EQUITABLE OWNER: PLANEBROOK PARTNERS, LLC, 2208 HORSESHOE POKE, HONEY BROOK, PA 19344, PHONE: 610-637-1975.
  - TOTAL TRACT AREA: 6.879 AC. (GROSS AREA), 3000X AC. (NET LOT AREA). NUMBER OF PROPOSED LOTS: 5. PROPOSED USE: RESIDENTIAL.
  - BOUNDARY FROM DEED PLOT AND TOPOGRAPHY TAKEN FROM PENNSYLVANIA SPATIAL DATA ACCESS (PSDA) WEB SITE.
  - A PORTION OF THE SITE IS LOCATED WITHIN A ZONE AS FEM A FLOOD PLAN PER FEM A FLOOD PLAN MAP 4202C0215G EFFECTIVE SEPTEMBER 29, 2017.
  - SOILS CLASSIFICATION FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCE CONSERVATION SERVICE NATURAL RESOURCE CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY ON JULY 08, 2017.
  - TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THERE ARE NO PROPOSED WELLS WITHIN 100 FT OF ANY PROPOSED OR EXISTING SYSTEM, NOR ARE THERE ANY PROPOSED SEPTIC SYSTEMS WITHIN 100 FT OF ANY PROPOSED OR EXISTING WELLS.
  - CONCRETE MONUMENTS SHOWN AS THIS "M" SHALL BE PLACED WHERE INDICATED. IRON PINS SHOWN AS THIS "P" SHALL BE PLACED WHERE INDICATED.
  - THE DEVELOPER SHALL CONFORM TO OR EXCEED CONFORMANCE WITH ALL OF THE APPLICABLE REQUIREMENTS OF THIS PLAN AND OF THE EAST BRANTWORTH TOWNSHIP ZONING ORDINANCE AND SUBMISSION AND LAND DEVELOPMENT ORDINANCE, AS WELL AS OTHER APPLICABLE LOCAL, STATE AND FEDERAL LAWS, STATUTES, REGULATIONS AND ORDINANCES.
  - THE CONTRACTOR SHALL NOTIFY UNDERGROUND UTILITY USERS AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH ACTS 287, 172 AND 38 (AND ALL OTHER APPLICABLE AMENDMENTS), AS WELL AS CONFORM TO ALL APPLICABLE REGULATIONS OF SAID ACTS.

**ZONING - R-2 RESIDENTIAL DISTRICT**

DESCRIPTION	REQUIRED	EXISTING UPL# 63-4P-129	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4	PROPOSED LOT 5
MINIMUM LOT AREA (NET OF ROW)	1.0 AC.	6.879 AC.	1.060 AC.	1.182 AC.	1.448 AC.	1.336 AC.	1.073 AC.
MINIMUM LOT WIDTH AT BUILDING LINE	150 FT (MIN)	150 FT (MIN)	249 FT	170 FT	172 FT	172 FT	172 FT
MINIMUM LOT WIDTH AT STREET LINE	60 FT (MIN)	60 FT (MIN)	279 FT	130 FT	187 FT	90 FT	483 FT
MINIMUM FRONT YARD	45 FT (MIN)	45 FT (MIN)	45 FT (MIN)	45 FT (MIN)	45 FT (MIN)	45 FT (MIN)	45 FT (MIN)
AVERAGE FRONT YARD*	60 FT (MIN)	60 FT (MIN)	60 FT (MIN)	60 FT (MIN)	60 FT (MIN)	60 FT (MIN)	60 FT (MIN)
MINIMUM SIDE YARD	20 FT (MIN)	20 FT (MIN)	20 FT (MIN)	20 FT (MIN)	20 FT (MIN)	20 FT (MIN)	20 FT (MIN)
MINIMUM REAR YARD	50 FT (MIN)	50 FT (MIN)	50 FT (MIN)	50 FT (MIN)	50 FT (MIN)	50 FT (MIN)	50 FT (MIN)
MINIMUM BUILDING COVERAGE	25% (MAX)	25% (MAX)	25% (MAX)	25% (MAX)	25% (MAX)	25% (MAX)	25% (MAX)
MINIMUM IMPERVIOUS COVERAGE	35% (MAX)	35% (MAX)	35% (MAX)	35% (MAX)	35% (MAX)	35% (MAX)	35% (MAX)
MINIMUM BUILDING HEIGHT	3(STORIES) 30 FT (MAX)	3(STORIES) 30 FT (MAX)	3(STORIES) 30 FT (MAX)	3(STORIES) 30 FT (MAX)	3(STORIES) 30 FT (MAX)	3(STORIES) 30 FT (MAX)	3(STORIES) 30 FT (MAX)

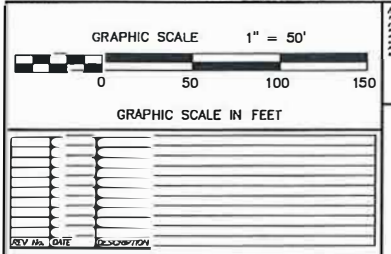
\* TO OBTAIN MORE FLEXIBILITY IN PLACING BUILDINGS IN ALL RESIDENTIAL SUBDIVISIONS OF TWO OR MORE LOTS, AN AVERAGE BUILDING SETBACK LINE OF 60 FEET AND A MINIMUM BUILDING SETBACK OF 45 FEET SHALL BE REQUIRED.

**PENNSYLVANIA ONE CALL**  
 PENNSYLVANIA ONE CALL SYSTEMS, INC.  
 1100 SOUTH PARKWAY, SUITE 100  
 DOWNTOWN, PA 19333  
 (610) 672-3333  
 UPL# No. 6304P0120000  
 TAX PARCEL No. 63-4P-129

**UNDERGROUND UTILITY USERS**  
 EAST GOSHEN TOWNSHIP  
 1000 SOUTH PARKWAY, SUITE 100  
 DOWNTOWN, PA 19333  
 (610) 672-3333  
 CONTACT: JACK BOWEN  
 EMAIL: JACK.BOWEN@EASTGOSHENPA.GOV

**FIELD ENERGY**  
 2000 SPRINGFIELD BLVD  
 DOWNTOWN, PA 19333  
 (610) 672-3333  
 CONTACT: BOB DEBONO  
 EMAIL: BOB.DEBONO@FIELDENERGY.COM

**ADVA PROFESSIONAL**  
 1111 EAST LANTCASTER AVENUE  
 DOWNTOWN, PA 19333  
 (610) 672-3333  
 CONTACT: TRAVIS BRYANT  
 EMAIL: TRAVIS.BRYANT@ADVAPROF.COM

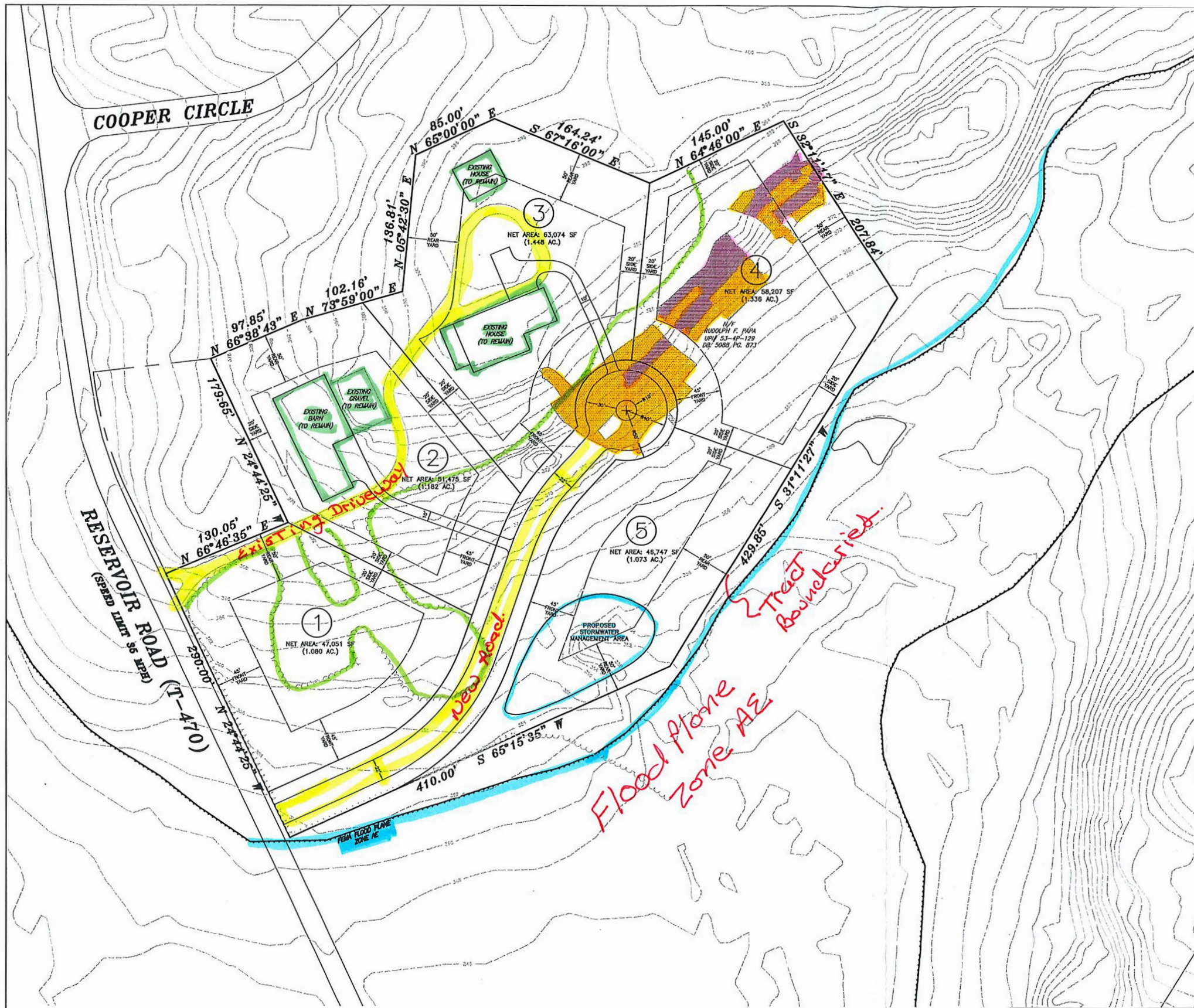


**SKETCH PLAN FOR 301 RESERVOIR ROAD**  
 EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PA.

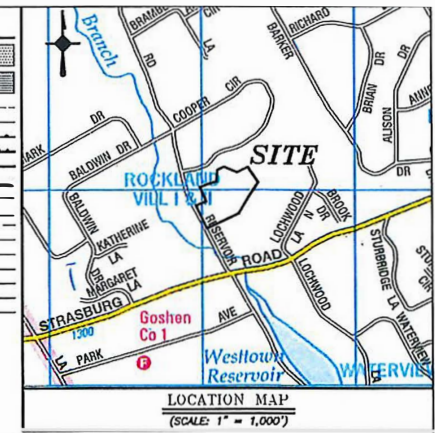
**COMMONWEALTH ENGINEERS, INC.**  
 114 EAST LANCASTER AVENUE ~ SECOND FLOOR  
 DOWNTOWN, PA 19333  
 TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004  
 COMENGC@CEI-1.COM

DATE: NOVEMBER 9, 2022 SHEET: 1  
 SCALE: AS SHOWN  
 SURVEY: CEI  
 DRAWN: JDC  
 CHECKED: VK  
 DRAWING NO. 202040-(C) OF 1





- LEGEND:**
- PRECAUTIONARY STEEP SLOPES (15% TO 25%)
  - PROHIBITIVE STEEP SLOPES (OVER 25%)
  - EXISTING INTERMEDIATE CONTOUR
  - EXISTING INDEX CONTOUR
  - EXISTING WETLANDS LINE
  - EXISTING 100-YEAR FLOODPLAIN
  - STREAM LINE
  - WOODS / TREELINE
  - SHRUB / HEAVY VEGETATION LINE
  - EXISTING SANITARY SEWER LINE
  - EXISTING STORM SEWER LINE
  - EXISTING WATER LINE
  - EXISTING RIGHT-OF-WAY LINE
  - EXISTING EDGE-OF-PAVING
  - EXISTING CURBLINE
  - EXISTING BUILDING
  - EXISTING SOIL LINE



**GENERAL NOTES:**

1. OWNER: RUDOLPH F. PAPA, 301 RESERVOIR ROAD, WEST CHESTER, PA 19380-6223, UPI: 5304P01290000, TAX PARCEL: E: 53-4P-129, DEED REFERENCE: BOOK 5088, PAGE 873. APPLICANT/EQUITABLE OWNER: PLAINBROOK PARTNERS, LLC, 2288 HORSESHOE PKE, HONEY BROOK, PA 19344, PHONE: 610-637-1975.
2. TOTAL TRACT AREA: 8,879 AC (GROSS AREA), 8,000 AC (NET LOT AREA), NUMBER OF PROPOSED LOTS: 5 RESIDENTIAL.
3. BOUNDARY FROM DEED PLOT AND TOPOGRAPHY TAKEN FROM PENNSYLVANIA SPATIAL DATA ACCESS (PSDA) WEB SITE.
4. A PORTION OF THE SITE IS LOCATED WITHIN A ZONE AE FEMA FLOOD PLAN PER FEMA FLOOD PLAN MAP 42028C0215G EFFECTIVE SEPTEMBER 28, 2017.
5. SOILS CLASSIFICATION FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCE CONSERVATION SERVICE NATURAL RESOURCE CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY ON JULY 06, 2017.
6. TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THERE ARE NO PROPOSED WELLS WITHIN 100 FT OF ANY PROPOSED OR EXISTING SYSTEM, NOR ARE THERE ANY PROPOSED SEPTIC SYSTEMS WITHIN 100 FT OF ANY PROPOSED OR EXISTING WELLS.
7. CONCRETE MONUMENTS SHOWN AS THIS "■" SHALL BE PLACED WHERE INDICATED. IRON PINS SHOWN AS THIS "●" SHALL BE PLACED WHERE INDICATED.
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**ZONING - R-2 RESIDENTIAL DISTRICT**

DESCRIPTION	REQUIRED	EXISTING UPI# 53-4P-129	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4	PROPOSED LOT 5
MINIMUM LOT AREA (NET OF ROW)	1.0 AC	8,879 AC	1,000 AC	1,182 AC	1,448 AC	1,336 AC	1,073 AC
MINIMUM LOT WIDTH AT BUILDING LINE	150 FT (MIN)	249 FT	219 FT	219 FT	219 FT	219 FT	219 FT
MINIMUM LOT WIDTH AT STREET LINE	60 FT (MIN)	60 FT (MIN)	279 FT	60 FT (MIN)	60 FT (MIN)	60 FT (MIN)	60 FT (MIN)
MINIMUM FRONT YARD	45 FT (MIN)	45 FT (MIN)	45 FT (MIN)	45 FT (MIN)	45 FT (MIN)	45 FT (MIN)	45 FT (MIN)
AVERAGE FRONT YARD*	60 FT (MIN)	60 FT (MIN)	60 FT (MIN)	60 FT (MIN)	60 FT (MIN)	60 FT (MIN)	60 FT (MIN)
MINIMUM SIDE YARD	20 FT (MIN)	20 FT (MIN)	20 FT (MIN)	20 FT (MIN)	20 FT (MIN)	20 FT (MIN)	20 FT (MIN)
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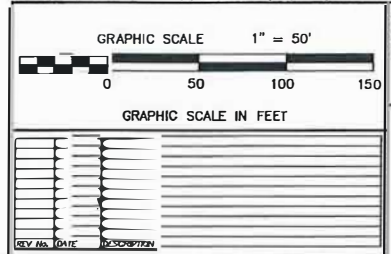
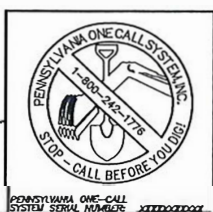
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*Tract Boundaries*

*Flood Plane Zone AE*

*New Road*

**PENNSYLVANIA ONE CALL**  
 UNDERGROUND UTILITY USERS  
 EAST GOSHEN TOWNSHIP  
 114 EAST LANCASTER AVENUE  
 DOWNTOWN, PA 19335  
 CONTACT: WACK GROUP  
 UTY No. 5304P01290000  
 TAX PARCEL No. 53-4P-129



**SKETCH PLAN FOR 301 RESERVOIR ROAD**  
 EAST GOSHEN TOWNSHIP CHESTER COUNTY, PA

DATE: NOVEMBER 9, 2022 SHEET: 1  
 SCALE: AS SHOWN  
 SURVEY: CEI  
 DRAWN: JDC  
 CHECKED: WK  
 DRAWING NO. 202040-(E) OF 1

**COMMONWEALTH ENGINEERS, INC.**  
 114 EAST LANCASTER AVENUE - SECOND FLOOR  
 DOWNTOWN, PA 19335  
 TELEPHONE: (610) 518-9000 FAX: (610) 518-9004  
 COMENGC@CI-1.COM



# 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: [dbrady@eastgoshen.org](mailto:dbrady@eastgoshen.org)

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Date: 11-17-2022  
To: Planning Commission  
From: Duane J. Brady Sr., East Goshen Township Deputy Fire Marshal  
Re: 14 Reservoir Road SD / Residential Lot

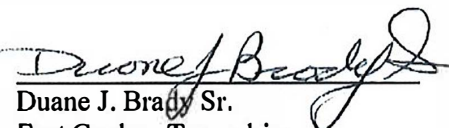
Dear Board Commissioner,

The Township Deputy Fire Marshal has reviewed the Subdivision Plans dated September 14, 2022, for the creation of a new single-family lot and has the following recommendations and comments:

All code information was taken from the International Fire Code 2018 Edition (IFC).

1. Driveway (Fire access road) shall be a minimum of 20 feet as note on plans and required pre the IFC 2018 section 503.2. Recommend keeping the driveway a minimum of 20 feet wide.
2. Driveway (Fire access road) surface shall be designed and maintained to support the imposed loads of fire apparatus pre IFC 2018 section 503.2.3 Surface. The concern is the stormwater basin installed under the driveway. Plan show basin #2 and #3 could be affected by the apparatus weight. Recommend having information provided from the applicant's engineer that the driveway with the basin install will carry a minimum of 75,000 pounds.
3. Driveway (Fire access road) shall require an approved area for apparatus turning around when the access road is more than 150 feet pre IFC 2018 section 503.2.5 Dead ends. The access road will be roughly 500 feet with an offset from front to rear. Recommend the applicant install an area for apparatus to turn around to the satisfaction of the Fire Marshal and the First Due Fire Chief.
4. Fire Hydrant location to new single-family dwelling is not shown on plans. The IFC 2018 pre section 507.5.1 Where required Exceptions: 1. requires a fire hydrant within 600 feet of a Group R-3 Occupancy. Recommend the fire hydrant location be placed on the plan and note the distance from the hydrant to the new single-family dwelling.
5. Driveway (Fire access road) will be the minimum required for apparatus. Recommend placing a note on the plan that NO PARKING is permitted in the driveway.

Thank you,  
Carmen Battavio  
Carmen Battavio  
East Goshen Township  
Fire Marshall

  
Duane J. Brady Sr.  
East Goshen Township  
Deputy Fire Marshal

**Duane Brady**

---

**From:** Mike Barbieri <mbarbieri@yerkes-assoc.com>  
**Sent:** Thursday, November 17, 2022 2:05 PM  
**To:** Mark Miller  
**Cc:** Duane Brady  
**Subject:** RE: Yerkes - 14 Reservoir Road Sanitary - W2100

Thank you Mark,

Mike

**Michael Barbieri**

**Yerkes**

Associates, Inc.

Work Cell: 484-614-2384  
Desk: 484-318-8891  
Office: 610-644-4254 x 241  
Fax: 610-640-0771  
[www.yerkes-assoc.com](http://www.yerkes-assoc.com)

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**From:** Mark Miller <mmiller@eastgoshen.org>  
**Sent:** Thursday, November 17, 2022 1:01 PM  
**To:** Mike Barbieri <mbarbieri@yerkes-assoc.com>  
**Cc:** Duane Brady <dbrady@eastgoshen.org>  
**Subject:** RE: Yerkes - 14 Reservoir Road Sanitary - W2100

Mike  
All is good. That properties sewage will go to West Goshen, the Municipal Authority approved the connection on Monday night. Unfortunately you will need to make the tie in o Reservoir road as there is not a stub.  
Mark

**Mark S. Miller**  
Director of Public Works



East Goshen Township  
(610) 692-7171 x3402  
[mmiller@eastgoshen.org](mailto:mmiller@eastgoshen.org)

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**From:** Mike Barbieri <mbarbieri@yerkes-assoc.com>  
**Sent:** Thursday, November 17, 2022 8:21 AM



**Duane Brady**

---

**From:** Mike Barbieri <mbarbieri@yerkes-assoc.com>  
**Sent:** Monday, November 21, 2022 3:31 PM  
**To:** Duane Brady  
**Subject:** RE: Glosson - 14 Reservoir Road new lot - W2100

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Duane,

I don't believe the project requires the removal of any trees and therefor none are shown to be removed. Likewise being a simple one new single family residence had not proposed any landscaping. But in accordance with your review letter we have prepared a landscape plan with proposed landscaping.

Thank you  
Mike

**Michael Barbieri**

**Yerkes**

Associates, Inc.

Work Cell: 484-614-2384  
Desk: 484-318-8891  
Office: 610-644-4254 x 241  
Fax: 610-640-0771  
[www.yerkes-assoc.com](http://www.yerkes-assoc.com)

---

**From:** Duane Brady <dbrady@eastgoshen.org>  
**Sent:** Monday, November 21, 2022 3:08 PM  
**To:** Mike Barbieri <mbarbieri@yerkes-assoc.com>  
**Subject:** RE: Glosson - 14 Reservoir Road new lot - W2100

Hi Mike,

Here is the information for 14 Reservoir Road:  
The plan needs the following information  
**14 Reservoir Road - The Board reviewed the plan. There was no key to tell what trees were being removed or planted. Dan spoke about the elevation of the lots. Sandy will let Duane know that the plan needs to indicate what trees are being removed, where new trees are being planted, the type of new trees and the caliber of the trees.**

And attached is the Fire Marshal review letter.

Thank you.  
Duane