



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

Government Services Center, Suite 270  
601 Westtown Road, P.O. Box 2747  
West Chester, PA 19380-0991  
(610) 344-6285 FAX: 610-344-6515

May 9, 2019

Casey LaLonde, Manager  
West Goshen Township  
1025 Paoli Pike  
West Chester, PA 19380

Re: West Goshen Township Comprehensive Plan  
Act 247 and Vision Partnership Planning Grant - Combined Review  
VPP Contract #: 18197  
Act 247 Review #: CP-04-19-15864

Dear Mr. LaLonde:

The referral for review was received by this office on April 8, 2019. This letter serves as both the official Act 247 review pursuant to the provisions of Section 301.3 of the Pennsylvania Municipalities Planning Code, and the Vision Partnership Review required by Section 7.3 of the Vision Partnership Program Grant Manual dated January 2016.

This review notes the project's consistency with *Landscapes3* and with the Vision Partnership Program (VPP) Grant Contract (dated November 30, 2017) and Scope of Work, as well as providing additional comments for consideration by the municipality prior to adoption. Jeannine Speirs served as the VPP Grant Monitor for this project. ***Consistency with Landscapes3 and the VPP Grant Contract are required prior to VPP grant reimbursement.***

### **DESCRIPTION:**

The Township has developed an updated Comprehensive Plan using an issue focused approach that provides goals and recommendations to address the following:

- Maintain and Enhance High-Quality Services and Facilities
- Traffic Management and Circulation
- Pedestrian and Bicycle Circulation, Access, and Safety
- Land Use: Open Space and Redevelopment
- Environment/Natural Resource Protection
- Historic Resource Protection
- Housing

These topics comprise Priority Issues that were selected based on Comprehensive Plan Task Force and public input. The plan is concise, user-friendly, and reflects the results of Township input.

### **CONSISTENCY WITH LANDSCAPES3:**

*Landscapes3*, the Chester County Comprehensive Plan (2018) designates the Township as largely a Suburban landscape, but designates a smaller Urban Center landscape bordering West Chester

Borough and a large swath of Suburban Center landscape traversing the central portion of the Township. There are Natural landscapes throughout the Township.

- Suburban Landscape - The vision for Suburban landscapes is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided.
- Suburban Center - The vision for Suburban Centers is regional economic, population, and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network.
- Urban Center - The vision for Urban Centers is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems.
- Natural Landscape - As an overlay of all other landscapes, the county's Natural landscapes consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources.

The Township Comprehensive Plan's Future Development Plan map is consistent with the *Landscapes3* Map, and designates the Township as suburban with more intense development in the central portion of the Township and areas abutting the border with West Chester Borough. It is also consistent with the six *Landscapes3* goal areas (Preserve, Protect, Appreciate, Live, Prosper, and Connect), as follows:

- Preserve - The Township Comprehensive Plan supports *Landscapes3*'s Preserve policies through recommendations for: continuing park and open space maintenance; providing recreational programs for all ages; continuing to require parklands or fee-in-lieu for new development; broadening where/how open space design development occurs; and enhancing the cultural landscape via incorporating historic resources into the open space, recreation, and trail system.
- Protect - The Township Comprehensive Plan supports *Landscapes3*'s Protect policies through recommendations for: continuing to enforce stormwater management and erosion and sedimentation control; supporting the Sewer Authority and periodically updating the Act 537 Plan; providing educational outreach about natural resources; encouraging seasonal mowing of parks and open spaces; and strengthening natural resource protection ordinances.
- Appreciate - The Township Comprehensive Plan supports *Landscapes3*'s Appreciate policies through recommendations for: continuing to identify and document historic resources; developing historic resource protection standards; and providing educational outreach about historic resources.

- Live - The Township Comprehensive Plan supports *Landscapes3's* Live policies through recommendations for: permitting high-density multi-family dwellings and mixed development in the Paoli Pike Redevelopment Area and considering this type of development for other areas that are in close proximity to jobs, commercial uses, public transportation, and pedestrian/bicycle paths. The Plan also supports Live policies through recommendations for: providing incentives for affordable housing, green site development, and energy efficient buildings; providing information to residents about property maintenance and home repair assistance programs; continuing to support fire, EMT, and police services; and providing educational outreach about affordable housing.
- Prosper - The Township Comprehensive Plan supports *Landscapes3's* Prosper policies through recommendations for: promoting compact, mixed use and walkable-bikeable places; and enabling and creating design standards for the redevelopment of the Paoli Pike Corridor and West Goshen Shopping Center.
- Connect - The Township Comprehensive Plan supports *Landscapes3's* Connect policies through recommendations for: adopting a complete streets policy; working to implement road and intersection improvements; implementing recommendations of CCPC's multi-modal plan; implementing recommendations of CCPC public transportation plan; creating a trail/path maintenance plan; implementing pedestrian and bicycle mobility improvements in the Paoli Pike and West Chester Pike Priority Areas and West Chester/West Goshen Bike Boulevard Priority Area; continuing to provide for alternative energy technologies via ordinance standards; providing educational outreach on energy efficiency/renewable energy; and creating a capital improvements plan for transportation facilities including pedestrian and bicycle facilities.

**CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:**

The plan has addressed the tasks in the VPP Scope of Work (Appendix B, dated September 7, 2017).

**OTHER COMMENTS:**

In addition to the comments regarding consistency with *Landscapes3* and VPP, we offer the following comments for Township consideration prior to finalization of the draft plan document.

**General Comments:**

- Names of priority issues in the table of contents, implementation table (Pages 6-9), and plan priority issue section titles should be consistent.
- Recommendations in the implementation table (Pages 6-9) and in each plan priority issue section should be consistent.
- When the Township produces and binds the final plan document, the Township should consider adding tabs to each major plan area (e.g., each Priority Issue) for quick and easy reference.
- The plan should be reviewed for consistent use of capitalization (e.g., West Goshen Shopping Center vs West Goshen shopping center), bullet indentations, underlining, spacing, font sizing, typos (e.g., DRPC), naming (e.g. Gordon Natural Area) and other formatting to help the reader follow formatting hierarchy.

**Content Comments:**

- Page 8. Priority Issue #7 - Housing. The third recommendation seems related to zoning. It could be incorporated into the first recommendation for clarity.
- Page 34. Recommendations under #2. The second recommendation should be clarified to include that natural resources and the core use of West Chester University's Gordon Natural Area for Environmental Studies need to be taken into consideration in relation to the recommendation to consider opening Stadium Road for through-traffic from S. New Street to Route 202. This should be considered in an open and transparent process that includes all adjacent townships, neighborhood residents and West Chester University.
- Page 45. Priority Issue #3 Recommendations - Pedestrian and Bicycle Circulation, Access, and Safety. Language related to pedestrian safety in commercial areas could be added into Priority Issue #3 recommendations to address community concerns.
- Page 55. Priority Issue #5 - Environmental/Natural Resource Protection. Under the background section, it would be helpful to cross reference the open space design ordinance discussion on Page 49, plus indicate that the built in flexibility in well-crafted open space design standards balances resource protection with development and can allow optimal natural resource protection on a tract.

**Map Comments:**

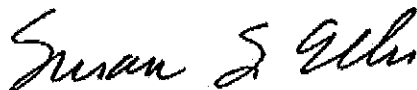
- Some of the maps that are not Appendix B large format maps (e.g., Figure 5: Enhanced Bus Service on West Chester Pike) could be enlarged on the page to make them more readable.
- Appendix B large format maps would benefit from being 11x17 page size maps that are folded into the 8x11 page size plan document.

**RECOMMENDATION:**

Based on our review, the proposed plan is consistent with *Landscapes3* and the VPP Scope of Work. We recommend the Township address the issues raised under "Other Comments" prior to finalizing the plan document and adoption. Upon adoption, the Township may apply for reimbursement under Section 9.0 of the VPP Grant Manual dated January 2016.

We request an official copy of the decision made by the Board of Supervisors, as required by Section 306(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current municipal file.

Sincerely,



Susan S. Elks, AICP  
Planning Services Director

SE/JS

cc: Robin Stuntebeck, Chair, Board of Supervisors  
Julie Potts, Chair, Planning Commission  
Ray Ott, Ray Ott & Associates  
Jeannine Speirs, Chester County Planning Commission



# EAST BRADFORD TOWNSHIP

## CHESTER COUNTY, PENNSYLVANIA

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May 13, 2019

Casey LaLonde, Township Manager  
West Goshen Township  
1025 Paoli Pike  
West Chester, PA 19380

**Subject: West Goshen Comprehensive Plan**

Dear Casey:

Thank you for the draft of your recent Comprehensive Plan Update. The draft was distributed to our Planning Commission and Board of Supervisors for comment, as well as our Parks, Trails, and Traffic advisory groups.

During the Supervisors' work session on May 9, the Board asked that I distribute the minutes from all the relevant meetings to you for consideration. Those excerpts are enclosed.

One of the reoccurring comments you will see has to do with our Plum Run Corridor Master Plan, which our Board is slated to accept on May 14. This recreation and greenway corridor is located in the southeast portion of East Bradford and is partially within West Chester University, adjacent to West Goshen. The draft master plan is available on our website <https://www.eastbradford.org/departments/parks-open-space-trails/locations/plum-run-corridor/>.

If you have questions or need anything additional from us, please let me know. You can reach me at (610) 436-5108 x102 or [mcantlin@eastbradford.org](mailto:mcantlin@eastbradford.org). Best wishes on your adoption process.

Sincerely,

A handwritten signature in cursive script that reads "Mandie Cantlin".

Mandie Cantlin  
Township Manager

Enclosure

## 2. Zoning / Building / Codes / Legislation

- a. Hausch Planning Module – The applicant resides on a 23-acre property in the northern portion of the Township. He has submitted an application to construct a second dwelling on the property, which is permitted under the agricultural use provisions. A planning module is required to construct a second septic system. Mr. Davis made a motion to adopt Resolution 11-2019 authorizing the planning module submission to DEP. Mr. Snook seconded the motion. There was no further discussion and no public comment. The motion passed unanimously.
- b. Solar Farm – The Township has received in informal inquiry from a property owner about the feasibility of leasing a portion of a property for a solar farm. Under the current Code, this is not a permitted primary use in the district (R-1) where the property is located. In addition, the West Chester Council of Governments (COG) has just commenced its work on a regional energy plan. Given that there is not yet a planning basis for this use and that the use is not currently permitted, the Board decided not to consider the inquiry at this time. It is possible that the COG planning effort may provide regulatory guidance in the near future.
- c. St. Agnes Property – In April, the Board asked the property owner for a commitment to satisfy East Bradford's stormwater requirements. In addition, the staff asked for an outline of the tasks needed to address the violation. The property owner responded that they have applied for a stormwater fee appeal from West Chester Borough. The Borough's decision on this request may impact the design of the stormwater facility. Therefore, once St. Agnes receives a response from the Borough, they will be in a position to hire an engineer to develop the design. Once the system size and location are refined, St. Agnes will be able to provide a plan to the Fire Company for consideration (since they are proposing to place the basin on the Fire Company property). The property owner is aiming to complete the entire process by the end of the year. Mr. Davis made a motion to grant a time extension until June 30, 2019 and asked that the applicant provide monthly status updates. Mr. Snook seconded the motion. There was no further discussion and no public comment. The motion passed unanimously.
- d. B&B Event Ordinance – Ms. Cantlin reported that she worked on the ordinance this week. Amendments are needed at various locations in the Code to address redundancies and contractions. Mr. Lucas will be working on the revisions next.
- e. Notice Ordinance Amendment – A hearing is scheduled for May 14 at 7:00 pm.
- f. CU & Ordinance for West Chester Towns – The next conditional use hearings is scheduled for May 14 at 7:00 pm.
- g. CU Application for 415 Birmingham Road – The next conditional use hearings is scheduled for May 29 at 7:00 pm.

## 3. Subdivision / Land Development / Planning

- a. West Goshen Comprehensive Plan – The Township is in receipt of a draft comprehensive plan from West Goshen Township. The plan recommends a vehicular connection between Rt. 202 and New Street via Stadium Road, as well as full service interchanges between Rt. 322/Rt 202 and Rt. 322/Pottstown Pike. It also shows a multi-use trail connection to the Township trails through the WCU campus and a bike route between Weldon Drive (West Goshen) and Kenmara Drive (East Bradford).

Last month, the Planning Commission recommended that the Supervisors express opposition to the opening of Stadium Drive and suggest that West Goshen take East Bradford's Plum Run improvements into consideration. The Parks Board, Trails Committee, and Traffic Committee had similar comments.

The Board agreed with the recommendations from others with regards to sharing information about the Plum Run project. Concerning the New Street-to-Rt. 322 connection, Mr. Snook indicated that he is not opposed to a connection; however, he is not in favor of opening Stadium Drive for that purpose. He encouraged West Goshen to contemplate alternate routes. Mr. Pompo shared a different opinion. He voiced his objection to any connection between New Street and Rt. 202 given the impact it could have on Tigue Road and elsewhere.

The Board agreed to send the minutes documenting the recommendations from the boards and committees to West Goshen, along with the Supervisors' comments, for consideration.

- b. West Whiteland Bike and Pedestrian Plan – The Township is in receipt of a draft Bicycle and Pedestrian Plan from West Whiteland Township. The Connections Map shows cycling and pedestrian connectivity along Boot Road. Neither the Planning Commission nor the Board had comments. The Board asked Ms. Cantlin to respond accordingly.
- c. Regional Energy Planning Initiative – Ms. Cantlin reiterated that the COG met last month and accepted the CADMUS proposal. All municipalities who expressed interest are participating. EAC member Ed McConnell will represent East Bradford on the steering committee. The kick off meeting is scheduled for May 29 at 5:30 pm at East Goshen Township. Mr. Pompo emphasized that he believes the steering committee should be focused on the impact of any plan recommendations (i.e. consider the cost implications of the recommended actions).

#### 4. Public Services

- a. 489 Gregory Lane – Mr. Lucas received a stormwater complaint from the owner of 489 Gregory Lane (Steven Hacker) in April. Mr. Hacker, who was in attendance, reported that he has standing water on his property. In reviewing the complaint, Mr. Lucas found that the property includes a basin that was designed to handle stormwater from portions of the O'ermead Farm development and roadways. He noted that the Township will need to address some issues relative to the piping. However, the easements associated with the drainage area indicate that maintenance and repair are the responsibility of the homeowner. Mr. Hacker is asking for Township assistance to mitigate the standing water issue given that much of the water is draining from a Township roadway. However, this is how the stormwater system was designed. Mr. Lucas outlined some options. One option would be for the property owner to measure the groundwater, which could be helpful in designing a remedy. However, this is time consuming and expensive. In addition, the water level is extremely high due to the amount of recent rainfall. Therefore, a practical approach might be to design to the current water level. In terms of remediation, Mr. Lucas mentioned an underdrain design. The Board agreed to allow Mr. Lucas to work with Mr. Hacker to identify engineering firms and refine alternatives.
- b. Stormwater Projects – Mr. Lucas reported that he talked to three property owners about stormwater projects that involving designing solutions on private properties to handle runoff from public roadways. All have agreed to take ownership of the facilities once they are completed. He also informed the Board about a sizable issue off of Wilderness Trail. The Township plans to do design a short-term remedy this year and address the larger issue next year.
- c. PECO Enhancement Project – In April, Ms. Cantlin met with PECO representatives to discuss a project that they will be doing in East and West Bradford later in the year. The work will focus on a portion of Strasburg Road and will impact four East Bradford property owners. The project entails replacing the current wire with Hendrix Wire (or Tree Wire), which is more resilient to trees, and installing reclosers, which reroute electricity when there is damage to get power to as many impacted property owners as possible. Clearing is slated to begin in early June and last about one month. The main work, which will start in July, will take about five to six months to complete. PECO will be sending out letters to the property owners in early May. They will also visit each property owner. Mr. Pompo asked for confirmation that the letters were sent and suggested that the information from PECO be posted on the website.

#### 5. Public Works / Roads / Facilities

- a. Harmony Hill Road – During the February Traffic Committee meeting, the group recommended that the Township increase the speed limit on Harmony Hill Road from 25 MPH to 35 MPH for a six-month trial period. This recommendation was made after reviewing speed study data obtained from the West Chester Police Department. However, after discussing the matter again in April, the Committee reversed its prior recommendation and suggested that the speed limit remain at 25 MPH. Ms. Cantlin discussed the frequency at which the Township receives complaints about speeds and the difficulty of using enforcement to suppress speed. After discussion, the Board agreed to take no action at this time.

**NEW BUSINESS:**

1. Notice Ordinance – Several additional changes were made to the notice provisions for zoning hearings and conditional use hearings. Dr. Biacchi made a motion to recommend approval of the ordinance. Mr. Korbonits seconded the motion. There was no further discussion and the motion passed unanimously.
2. Hausch Planning Module – The applicant resides on a 23-acre property in the northern portion of the property. He has submitted an application to construct a second dwelling on the property, which is permitted under the agricultural use provisions. Planning agency review and recommendation is required as part of the planning module process. Mr. Korbonits made a motion to recommend approval of the planning modules. Dr. Biacchi seconded the motion. There was no further discussion and the motion passed unanimously.
3. West Goshen Comprehensive Plan – The Township is in receipt of a draft comprehensive plan from West Goshen Township. The plan recommends a vehicular connection between Rt. 202 and Tigie Road via the WCU Stadium Road, as well as full service interchanges between Rt. 322/Rt 202 and Rt. 322/Pottstown Pike. It also shows a multi-use trail connection to the Township trails through the WCU campus and a bike route between Weldon Drive (West Goshen) and Kenmara Drive (East Bradford), which is consistent with the path that was constructed between the cul-de-sacs some time ago. Dr. Biacchi made a motion to recommend that the Supervisors express opposition to the opening of Stadium Drive and suggest that West Goshen take East Bradford's Plum Run improvements into consideration. Mr. Korbonits seconded the motion. There was no further discussion and the motion passed unanimously.
4. West Whiteland Bicycle and Pedestrian Plan – The Township is in receipt of a draft Bicycle and Pedestrian Plan from West Whiteland Township. The Connections Map shows cycling and pedestrian connectivity along Boot Road. The Commission had no comments.

**MISCELLANEOUS BUSINESS:**

1. Application Updates
  - a. SD 645 Armstrong – Revised plans were submitted and are under review. This may be on the Commission's May agenda.
2. Announcements and Events –
  - a. Farm @ 415 Birmingham Conditional Use Hearing; April 30 (7:00 pm)
  - b. Art Scholarship – Application deadline is May 6 (information on line)
  - c. Spring Naturalist Walk; April 28 (12:30 pm); Jane I Reed Park
  - d. Spring Jazz Band Concert; May 10 (Time TBD); East Bradford Park
  - e. Trail Blazer Run; June 13 (Time TBD); Paradise Farm Camps
  - f. More events on line at <https://www.eastbradford.org/departments/parks-open-space-trails/events/>
3. Real Estate Signs – Dr. Biacchi expressed concern that there is a proliferation of new construction real estate signs in the Township. Ms. Cantlin will inquire about the regulations.

**NEXT MEETING:** The next meeting of the Planning Commission is scheduled for May 28, 2019 at 9:30 p.m.

Mandie Cantlin  
Planning Commission Secretary



**EAST BRADFORD TOWNSHIP  
PARKS AND RECREATION BOARD  
April 24, 2019 Minutes**

The East Bradford Township Parks and Recreation Board met on Wednesday, April 24, 2019 at 7:00 p.m., in the East Bradford Township Building, 666 Copeland School Road, West Chester, Pa., 19380.

**MEMBERS PRESENT:**

Marianne Bausinger, Chairperson, Tony Blanco, Michael Colley, John Fidler, Joe Hamel

**MEMBERS ABSENT:**

Tim Healy, John Spangler

**STAFF/PROFESSIONALS PRESENT:**

Rich Phifer, Directory of Property & Recreation  
Tenley Adams, Property & Recreation Assistant, Secretary  
Pat Davis, Supervisor

**OTHERS PRESENT:**

John Marshall, resident of Birmingham Road

**CALL TO ORDER:**

The regular meeting of the Parks and Recreation Board was called to order at 7:00 p.m. by Marianne Bausinger, Chairperson.

**PUBLIC COMMENT:** None

**APPROVAL OF MINUTES**

Approval of the minutes from the February 27, 2019 meeting was motioned by Mr. Hamel and seconded by Mr. Fidler, with all in favor. (No meeting was held in March.)

**SUBDIVISION / LAND DEVELOPMENT**

Mr. Phifer reviewed the following subdivisions with the P & R Board:

SD # 645, Armstrong

SD # 647, Colley

The Parks & Recreation Board had no comment on either subdivision.

**WEST GOSHEN COMPREHENSIVE PLAN REVIEW**

Mr. Phifer noted that West Goshen Township is currently revising its Comprehensive Plan and has forwarded it to the adjoining municipalities for review and comment. Ms. Cantlin, Township Manager, has asked for any feedback the Boards and Commissions may have. Mr. Phifer said that he had reviewed the plan and did not see anything of particular relevance to East Bradford Parks and Recreation on which to make comment. The P & R Board had no comment.

**MT. BRADFORD PRESERVE DEVELOPMENT PLAN**

Mr. Phifer presented revised the draft Concept Plan for the Mt. Bradford Preserve based on the comments that had been made at the previous meeting and a new plan for the Miner Street property, now to be recognized as the Blackhorse Run Nature Area. The P & R Board commented that the plan for the Blackhorse Run Nature Area showing a parking pull-off for two cars and a historic interpretation panel (in relation to the Battle of Brandywine and the British fording at Jefferis' Ford) looked good; the Board felt that a time limit restriction of 30 minutes should be placed on parking here so that it remains available for those interested in reading the interpretive signage and isn't dominated by those seeking access to the nearby Brandywine Creek during the peak season. The Board also felt that the proposed natural trail was not needed in the plan at this point since there are currently no viable options for extending it to other parks or trails.

Once revised accordingly, the Board feels that both Draft Plans will be ready for presentation at the public Open House scheduled for May 22, 2019.

**East Bradford Township  
Trails Committee  
Regular Meeting Minutes  
April 25, 2019**

The April regular meeting of the East Bradford Township Trails Committee was held on April 25, 2019 in the McCardle Meeting Room of the Township Building, 666 Copeland School Road, West Chester, Chester County, PA 19380-1822.

Committee members present:

Andrew Schaum, Chairman, Joseph Hamel, Maria Kenny, Betsey Mehl, Josie Parman, Jacob Singer, John Spangler, Jim Wakefield

Committee members absent:

Sheila Fleming

Staff/Professionals present:

Rich Phifer, Director of Property & Recreation  
Tenley Adams, Property & Recreation Assistant  
Mandie Cantlin, Township Manager

Others in attendance:

None

**CALL TO ORDER:** The meeting was called to order at 12:00 p.m.

**PUBLIC COMMENT:** None

**MINUTES**

Mr. Hamel made a motion to approve the minutes from the February 28, 2019 meeting. The motion was seconded by Mr. Spangler and the motion passed unanimously.

**SUBDIVISION / LAND DEVELOPMENT**

Mr. Phifer reviewed the following subdivisions with the Trails Committee:

SD # 645, Armstrong  
SD # 647, Colley

The Trails Committee had no comment on either subdivision.

**WEST GOSHEN COMPREHENSIVE PLAN REVIEW**

Mr. Phifer noted that West Goshen Township is currently revising its Comprehensive Plan and has forwarded it to the adjoining municipalities for review and comment. Ms. Cantlin, Township Manager, has asked for any feedback the Boards and Commissions may have. Mr. Phifer said that he had reviewed the plan. Ms. Cantlin mentioned that West Goshen does show a connector at the cul-de-sac with Kenmara Drive (next to East Bradford Park) for a bicycle route. Mr. Schaum said that he would like to ensure that West Goshen is made aware of East Bradford's Plum Run Greenway Corridor Master Plan and that it would be nice to see reference made to East Bradford's Master Plan in the West Goshen Comprehensive Plan. Mr. Schaum's comment was endorsed by the Committee. Mr. Phifer and Ms. Cantlin will forward the comment to the Supervisors for consideration of forwarding on to West Goshen Township.

**BRANDYWINE CREEK / PLUM RUN GREENWAY TRAIL UPDATES**

Mr. Phifer reported that the draft Master Plan for the Plum Run Greenway is posted on the Township website and will be presented to the Board of Supervisors at its meeting on May 14, 2019 for consideration of approval. A grant has already been received from the Delaware Valley Regional Planning Commission in the amount of \$115,000 for engineering and design of the project. Mr. Schaum commented that Mr. Phifer did a phenomenal job of making sure that everything was covered in the Plum Run Master Plan and that it should be an excellent document for use in fundraising for the project. Additionally, Mr. Phifer updated the Committee on the fact that the Brandywine Red Clay Alliance stream restoration of the Plum Run Creek will be done in 3 phases, with the first phase to start in the fall of 2019.

**BRANDYWINE TRAIL / FOLCHMAN PROPERTY**

The Folchman property located on Blue Rock Road is currently for sale and the Brandywine Trail has historically traversed the property from the intersection of Blue Rock Road and Rt. 842. No formal easement is contained on the property other than along the property lines for the Brandywine Overlook subdivision. It is hoped that a formal easement can be put in place when the property is sold, but that if not, a re-route could be created. This discussion will continue on the May agenda.

of request. The committee discussed the basics of the proposal, but would like time to review the plans before commenting further. They will discuss at the May meeting.

- e. DLN Conditional Use – BOS Chair Pompo discussed the revised submission by Toll Bros. for a 60 unit townhome community. There was light discussion by the committee; however they will defer comment until they review the plans. They will discuss at the May meeting.

2. Other Business

- a. West Goshen Township Comprehensive Plan – The committee discussed the plan and showed general concern over traffic impacts to the Township. The development of the Jerrehian property could potentially add vehicle volume along Township roads which could impact the residents of East Bradford. In addition, WGT continues to show the opening of Stadium Rd. which would impact the traffic patterns along the Tigie Rd., Rt. 52 (Lenape Rd.) corridor. The past stance of the BOS has been to reject the opening of Stadium Rd.
- b. Lenape Rd. Bridge – Ken Cavanaugh explained that PennDOT may be closing down the Lenape Bridge for bridge repairs as soon as May. This closure would remain in place for up to one year.

On motion of Ken Cavanaugh, seconded by Charlie Myhre, the Traffic Committee meeting adjourned at approximately 09:13 A.M.

Respectfully Submitted,

John P. Carroll,  
Director of Public Works

Next (tentatively) Scheduled Traffic Committee Meeting: May 16, 2019, 08:00 A.M.

Return to: Chester County Planning Commission  
 601 Westtown Road-Suite 270  
 P.O. Box 2747  
 West Chester, PA 19380-0990

# Act 247 County Referral

<p><b>To:</b> Chester County Planning Commission</p> <p><b>Subject:</b> Request for review of a subdivision, land development proposal, ordinances, or comprehensive plans pursuant to the Pennsylvania Municipalities Planning Code, Act 247. This application must be completed by the applicant, and submitted by the municipality to the above address, along with one (1) complete set of plans and accompanying documents and the required fee for review (see reverse side)</p>	<p style="text-align: center;"><b>TO BE COMPLETED BY THE MUNICIPALITY</b></p> <p>From: (Municipality) <u>West Goshen Township</u></p> <p>Date: <u>4/3/2019</u></p> <p>Official's Name: <u>Casey LaLonde</u></p> <p>Position: <u>Township Manager</u></p> <p>Official's signature: _____</p> <p style="text-align: center; font-size: small;">Applications with ORIGINAL signatures must be submitted to CCPC.</p>
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**TO BE COMPLETED BY THE APPLICANT**

Development name (if applicable): <u>West Goshen Comprehensive Plan</u>	Location: <u>West Goshen Township</u>
Owner's name: <u>West Goshen Township</u>	Phone #: <u>610-696-5266</u>
Owner's address: <u>1025 Paoli Pike, West Chester, PA 19380</u>	
Applicant's name: <u>Casey LaLonde</u>	Phone #: <u>610696-5266</u>
Applicant's address: <u>Same</u>	
Architect/Engineer/Surveyor name: _____	Phone #: _____

<p><b>TYPE OF REVIEW REQUESTED</b> (Check all appropriate boxes)</p> <p><input type="checkbox"/> Unofficial sketch plan (no fee)</p> <p><input type="checkbox"/> Subdivision plan</p> <p><input type="checkbox"/> Land development plan</p> <p><input type="checkbox"/> Planned residential development</p> <p><input type="checkbox"/> Zoning ordinance (no fee)</p> <p><input type="checkbox"/> Curative amendment (no fee)</p> <p><input type="checkbox"/> Subdivision ordinance (no fee)</p> <p><input checked="" type="checkbox"/> Comprehensive plan (no fee)</p> <p><input type="checkbox"/> Other _____</p>	<p><b>REVIEW FEE</b> (Fee schedule on other side)</p> <p><input type="checkbox"/> Attached \$ _____</p> <p><input checked="" type="checkbox"/> Not applicable</p> <p><b>TYPE OF PLAN</b></p> <p><input type="checkbox"/> Unofficial sketch</p> <p><input type="checkbox"/> Preliminary</p> <p><input checked="" type="checkbox"/> Final</p>	<p><b>TYPE OF SUBMISSION</b></p> <p><input checked="" type="checkbox"/> New proposal</p> <p><input type="checkbox"/> Revision to a prior proposal</p> <p><input type="checkbox"/> Phase of a prior proposal</p> <p><input type="checkbox"/> Amendment/revision to recorded plan is a new proposal</p> <p>Tax parcel(s): # _____</p> <p style="padding-left: 20px;"># _____</p> <p style="padding-left: 20px;"># _____</p> <p>Total area (gross acres): _____</p>
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<p><b>PLAN INFORMATION</b></p> <p>Length of new roads: _____</p> <p>Number of new parking spaces: _____</p> <p>Ownership of roads:  <input type="checkbox"/> Public <input type="checkbox"/> Private</p> <p>Open space:  <input type="checkbox"/> Public <input type="checkbox"/> Private</p> <p>Acres: _____ Acres: _____</p> <p>HOA responsible for common facilities/areas:  <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>HOA documents provided:  <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Traffic study included:  <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not conducted</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>LAND USE</th> <th># of lots/units</th> </tr> </thead> <tbody> <tr><td>Agriculture</td><td></td></tr> <tr><td>Single family</td><td></td></tr> <tr><td>Townhouses</td><td></td></tr> <tr><td>Twin units</td><td></td></tr> <tr><td>Apartments</td><td></td></tr> <tr><td>Mobile homes</td><td></td></tr> <tr><td>*Commercial</td><td></td></tr> <tr><td>*Industrial</td><td></td></tr> <tr><td>*Institutional</td><td></td></tr> <tr><td>Other</td><td></td></tr> </tbody> </table> <p><b>ZONING DISTRICT OF PROPOSAL</b></p> <p>Existing: _____</p> <p>Proposed: _____</p> <p>Variations/Special exception granted: _____</p>	LAND USE	# of lots/units	Agriculture		Single family		Townhouses		Twin units		Apartments		Mobile homes		*Commercial		*Industrial		*Institutional		Other		<p><b>PROPOSED UTILITIES</b> (Check appropriate boxes)</p> <p style="text-align: center;">Water    Sewer</p> <p>Public    <input type="checkbox"/>    <input type="checkbox"/></p> <p>On-site    <input type="checkbox"/>    <input type="checkbox"/></p> <p>Package    <input type="checkbox"/>    <input type="checkbox"/></p> <p>No new sewage disposal or water supply proposed <input type="checkbox"/></p>
LAND USE	# of lots/units																							
Agriculture																								
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Twin units																								
Apartments																								
Mobile homes																								
*Commercial																								
*Industrial																								
*Institutional																								
Other																								

**ADDITIONAL INFORMATION (This plan has been submitted to):**

<input type="checkbox"/> County Health Department	Date _____
<input type="checkbox"/> PennDOT	Date _____
<input type="checkbox"/> DEP	Date _____
<input checked="" type="checkbox"/> Other <u>WCASD/munis</u>	Date <u>4/3/2019</u>

**\*Information to be filled in for Commercial, Industrial or Institutional land use ONLY**

\*Total square footage of addition to existing building: \_\_\_\_\_

\*Total square footage of new building(s): \_\_\_\_\_

**THE TERM "LOTS"**

The term "LOTS" includes conveyance, tracts or parcels of land for the purpose, whether immediate or future, of lease, transfer of ownership or building or development, as well as residue parcels, annexations, or the correction of lot lines.



ROBIN STUNTEBECK, *Chair*  
HUGH J. PURNELL JR., *Vice-Chair*  
MARY R. LASOTA, Esq., *Member*  
EDWARD G. MEAKIM JR., *Member*  
CHRISTOPHER PIELLI, Esq., *Member*

## Board of Supervisors

CASEY LALONDE, *Township Manager*

1025 Paoli Pike • West Chester, PA 19380-4699  
610-696-5266 ~ Fax: 610-429-0616  
twp@westgothen.org  
www.westgothen.org

April 3, 2019

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

Re: West Goshen Township Comprehensive Plan Update

Dear Rick,

I hope to find you well.

Please find enclosed our final draft of West Goshen Township's 2019 Comprehensive Plan update. The Comprehensive Plan Task Force has worked since October 2017 in updating this document. Please review the Plan and provide comment, per the Pennsylvania Municipalities Planning Code.

Thank you for your assistance with this project and please contact me with any questions.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Casey LaLonde".

Casey LaLonde  
Township Manager



ROBIN STUNTEBECK, *Chair*  
HUGH J. PURNELL JR., *Vice-Chair*  
MARY R. LASOTA, *Esq., Member*  
EDWARD G. MEAKIM JR., *Member*  
CHRISTOPHER PIELLI, *Esq., Member*

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www.westgoshen.org

April 3, 2019

Mr. Mike Perrone  
West Chester Borough  
401 East Gay Street  
West Chester, PA 19380

Re: West Goshen Township Comprehensive Plan Update

Dear Mike,

I hope to find you well.

Please find enclosed our final draft of West Goshen Township's 2019 Comprehensive Plan update. The Comprehensive Plan Task Force has worked since October 2017 in updating this document. Please review the Plan and provide comment, per the Pennsylvania Municipalities Planning Code.

Thank you for your assistance with this project and please contact me with any questions.

Sincerely yours,

Casey LaLonde  
Township Manager



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twp@westgoshen.org  
www.westgoshen.org

April 3, 2019

Mr. Rob Pingar  
Westtown Township  
1039 Wilmington Pike  
West Chester, PA 19382

Re: West Goshen Township Comprehensive Plan Update

Dear Rob,

I hope to find you well.

Please find enclosed our final draft of West Goshen Township's 2019 Comprehensive Plan update. The Comprehensive Plan Task Force has worked since October 2017 in updating this document. Please review the Plan and provide comment, per the Pennsylvania Municipalities Planning Code.

Thank you for your assistance with this project and please contact me with any questions.

Sincerely yours,

A handwritten signature in black ink, appearing to be "Casey LaLonde", written over a faint circular stamp.

Casey LaLonde  
Township Manager



ROBIN STUNTEBECK, *Chair*  
HUGH J. PURNELL JR., *Vice-Chair*  
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610-696-5266 ~ Fax: 610-429-0616  
twp@westgoshen.org  
www.westgoshen.org

April 3, 2019

Dr. James Scanlon  
West Chester Area School District  
782 Springdale Drive  
Exton, PA 19341

Re: West Goshen Township Comprehensive Plan Update

Dear Dr. Scanlon,

I hope to find you well.

Please find enclosed our final draft of West Goshen Township's 2019 Comprehensive Plan update. The Comprehensive Plan Task Force has worked since October 2017 in updating this document. Please review the Plan and provide comment, per the Pennsylvania Municipalities Planning Code.

Thank you for your assistance with this project and please contact me with any questions.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Casey LaLonde', is written over the typed name.

Casey LaLonde  
Township Manager





ROBIN STUNTEBECK, *Chair*  
HUGH J. PURNELL JR., *Vice-Chair*  
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610-696-5266 ~ Fax: 610-429-0616  
twp@westgoshen.org  
www.westgoshen.org

April 3, 2019

Ms. Mimi Gleason  
West Whiteland Township  
101 Commerce Drive  
Exton, PA 19341

Re: West Goshen Township Comprehensive Plan Update

Dear Mimi,

I hope to find you well.

Please find enclosed our final draft of West Goshen Township's 2019 Comprehensive Plan update. The Comprehensive Plan Task Force has worked since October 2017 in updating this document. Please review the Plan and provide comment, per the Pennsylvania Municipalities Planning Code.

Thank you for your assistance with this project and please contact me with any questions.

Sincerely yours,

A handwritten signature in black ink, appearing to be "Casey LaLonde", written in a cursive style.

Casey LaLonde  
Township Manager



ROBIN STUNTEBECK, *Chair*  
HUGH J. PURNELL JR., *Vice-Chair*  
MARY R. LASOTA, Esq., *Member*  
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twp@westgoshen.org  
www.westgoshen.org

April 3, 2019

Ms. Mandie Cantlin  
East Bradford Township  
666 Copeland School Road  
West Chester, PA 19380

Re: West Goshen Township Comprehensive Plan Update

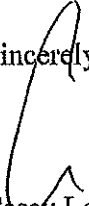
Dear Mandie,

I hope to find you well.

Please find enclosed our final draft of West Goshen Township's 2019 Comprehensive Plan update. The Comprehensive Plan Task Force has worked since October 2017 in updating this document. Please review the Plan and provide comment, per the Pennsylvania Municipalities Planning Code.

Thank you for your assistance with this project and please contact me with any questions.

Sincerely yours,

  
Casey LaLonde  
Township Manager