

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
MAY 18, 1999**

MEMBERS IN ATTENDANCE

Robert B. Little (Chm.)
Jeffrey Laudenslager
Harvey T. Corbett
James J. O'Brien
Michael P. Bannan (Alt.)

TOWNSHIP OFFICIALS

Sharon Lynn
Kenneth E. Lawrence, Jr.
Nancy D. Rodgers, Secretary pro tem

1. The meeting was called to order at 7:00 PM by Robert B. Little, Chairman, with THE PLEDGE OF ALLEGIANCE TO THE FLAG.

2. The Alternate, Michael Bannan, was seated as a voting Commissioner for this meeting May 18, 1999.

3. The meeting was opened to the floor for public comment. There were no comments.

4. MINUTES

MOTION: To recommend approval of the MINUTES of April 20, 1999 as submitted.

ACTION: Laudenslager/Corbett (7-0).

5. Final Land Development Plan for the division of an existing 45,000 square foot industrial building into 3 units located at 300 Lawrence Drive for Warehouse Associates Partnership.

Denny Howell, P.E. of E.B. Walsh & Associates, Inc. was present for the plan. All items were in compliance with the Township Ordinances.

MOTION: To recommend approval of the Final Land Development Plan for Warehouse Associates Partnership.

ACTION: Corbett/O'Brien (5-0).

6. Final Land Development Plans for the conversion of 23,425 square feet of warehouse to offices and an additional 206 new parking spaces at 931 S. Matlack Street, and 80,000 square feet flex building on the north side of Hagerty Boulevard, east of Matlack Street. Both applications are for Electronics Boutique, Inc.

Neil Lieberman, NBL Associates, Inc., Dave Sanders of E.B. Walsh & Associates, Inc., and James A. Madden with Electronics Boutique, Inc. were present for the plan. This is two land developments on two parcels owned by Electronics Boutique, Inc.. An additional driveway from the site will be constructed opposite Willowbrook Lane. Ingress and egress for the new building will be on Hagerty Boulevard. This site will be the National Headquarters for Electronics Boutique, Inc. The plan was in compliance with all Township Ordinances.

MOTION: To recommend approval of the Final Land Development Plans for Electronics Boutique, Inc.

ACTION: Bannan/Laudenslager (5-0)

7. Ken Lawrence, Jr., presented the following Initial Submissions:

A. Land Development for a 3,375 square foot building located at 5 Westtown Road for C & R Glass. The existing shop and shed will be removed. The new building will be constructed on the site of the existing shop.

B. Land Development for a 25,600 square foot office/warehouse located on the east side of Andrew Drive, east of Saunders Lane for Richard A. Baxter. This will be a standard flex building.

C. A 35-Lot Residential Subdivision located between Green Hill Avenue and Pottstown Pike, north of Farren Lane for Greenhill Station, Inc. A walking trail had been discussed if the open space option design was considered for Greenhill Station. A question had also been raised regarding a walking trail between this subdivision and the Windridge Drive area. However, the single family dwellings will be built under the R-3 Residential setback requirements, which would make it difficult to put a walking trail through individual properties. We had notified the property owners on Farren Lane of tonight's meeting, should they have questions or concerns with the opening of Farren Lane for the new subdivision.

8. Committee reports. There were no new committee reports.

9. MOTION: To adjourn the meeting at 7:20 PM.

ACTION: Corbett/Bannon (5-0).

Respectfully submitted,

Nancy D. Rodgers
Secretary pro tem