

**WEST GOSHEN TOWNSHIP  
PLANNING COMMISSION MEETING  
JANUARY 16, 2001**

**MEMBERS IN ATTENDANCE**

Robert B. Little  
Dean K. Diehl, Jr.  
Jeffrey Laudenslager, Chairman  
Nancy B. Higgins  
James J. O'Brien  
Michael P. Bannan  
Daniel S. Rafter, Alt.

**TOWNSHIP OFFICIALS**

Richard Craig  
Dr. Robert S. White  
Sharon Lynn

1. The meeting was Called to Order at 7:01 PM by Jeff Laudenslager with THE PLEDGE OF ALLEGIANCE TO THE FLAG.

2. The Floor was Opened for Public Comment. There was none.

3. MINUTES

MOTION: To approve the MINUTES of 12/19/2000 as submitted.

ACTION: Bannan/Little (6-0).

4. Dan Rafter was named a Voting Member for the meeting in the absence of Paul Spiegel.

5. Final Land Development Plan for a 8045 sq. ft. Child Day Care Center located at Lot 12-B West Goshen Business Park for the Goddard School.

Blaise Iaconelli, Angelo M. Capuzzi, Laura Cusumano and Fran Lubbs were present for the Plan. It was noted that all the Township ordinances were met. Dean Diehl had some questions concerning the traffic study. It has been taken March 21-22, 2000. He did not think it could possibly reflect what is going on now or will go on with this very busy road. The applicants argued that the drop off period will be between 7-9 am and that the pick up times are staggered with the varied schedules of the parents.

Mike Bannan wanted to know about the Licensing and Occupancy procedures. He also questioned the County's note about "Critical Water" at the site. Bob White remarked that all water in West Goshen is critical.

MOTION: To recommend approval of the Plan for a Child Day Care Center for Goddard School at the West Goshen Business Park.

ACTION: Diehl/Bannan (7-0).

6. Initial Submissions. Presented by Richard Craig from his Computer onto the wall.

A. Eight-lot subdivision located on the east side of Ashbridge Road 500 feet south of Kirkland Avenue for SBCM Inc. T/A Short Brothers. The Cul-de-Sac is short. The Board has approved a variance to save the trees. It was noted that a very heavily wooded area would be disturbed if the Cul-de-Sac were lengthened to the ideal distance. Dean Diehl did not think the parcel lends itself to eight lots given the topography and trees.

B. Seven-Lot subdivision located on the south corner of North New Street and Monterey Lane for Mark E. and Elizabeth C. Beaugard. Bob Little suggested that the Pond be put onto one lot. Dean Diehl disliked the plan because the trees would be destroyed.

C. 43,200 sq. ft. Office Space located at 1060 Andrew Drive (Lot 13 West Goshen Business Park) for Andrews Bridge Associates, L.P. There are 198 parking places shown on the Plan. There was a discussion about taking out the old bridge abutment to improve the sight line.

7. Committee Reports and Information.

There are provisions in the Zoning Ordinance for Tower removal if they are no longer being used.

No one knows what the School Board will decide to do about a new High School Building with the Court decision on the Singer Tract.

8. The Floor was Opened for Public Comment. There was none.

9. MOTION: To Adjourn the Meeting at 7:45 PM.  
ACTION: Bannan/Little (7-0).

Respectfully submitted,

Nancy Boothe Higgins  
Secretary