

**WEST GOSHEN TOWNSHIP  
PLANNING COMMISSION MEETING  
OCTOBER 15, 2002**

**MEMBERS IN ATTENDANCE**

Michael P. Bannan  
Nancy B. Higgins  
Jeffrey Laudenslager, Chairman  
Paul D. Spiegel  
Dean K. Diehl, Jr.  
James J. O'Brien  
Robert B. Little, Alternate

**TOWNSHIP OFFICIALS**

Richard Craig, Township Engineer  
Dr. Robert S. White, Supervisor

1. The meeting was Called to Order at 7:00 PM by Jeff Laudenslager with the PLEDGE OF ALLEGIANCE TO THE FLAG.

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

3. Bob Little was named voting member in the absence of Dan Rafter.

4. MINUTES

MOTION: To accept the Minutes of 9/17/2002 as submitted.

ACTION: Little/Diehl (7-0).

5. Final Land Development Plan for a 1,920 sq. ft. waste transfer station addition for Eldredge Companies, Inc. located at 896 Fern Hill Road.

Ty Leinneweber of Brandywine Valley Engineering, Chris Eldredge and Mark Radcliffe were present for the plan.

Michael Bannan had a few questions about the procedures used at the site to handle solid waste. The addition will be concrete. It meets all set-backs. It does not require hydrants or public water. The trucks are regulated and an emergency Response Program is on file. The addition will extend the pole barn to the baler under a roof. The bulk of the waste is wood and household construction waste. The waste goes into a pit and is excavated to a truck to be hauled to a landfill. Operating hours are 7 am to 4 pm. Any changes would require Township permits and DEP approval.

MOTION: To recommend approval of the Final Land Development Plan for a 1,920 sq. ft. addition for Eldredge Companies.

ACTION: Bannan/O'Brien (7-0).

6. Final Subdivision Plan for two lots for Glenn Gerber located at 250 Sunset Hollow Road. Matthew Reaney and James Baker were present to discuss the plan. The Township Engineer projected the plan on the wall and pointed out the change in the driveway which improves the sight distance. He also indicated the site for infiltration bed with pipe and stone. There is a well upgrade from the on-site sewage system. Michael Bannan asked if the area could be subdivided again and the answer was no.

MOTION: To recommend approval of the two-lot residential Subdivision for Glenn Gerber.

ACTION: Little/Diehl (7-0).

7. Final Subdivision Plan for two lots for CMR Development Corporation located at 913 Little Shiloh Road. Dave Stinson, Michael Reilly, and Matt Reaney were present for the Plan. The existing house will remain, but the barn will be removed. The driveway will be aligned up with So. Shiloh Road. Public water and on-site sewage will service the lots. The house may be over 200 years old.

MOTION: To recommend approval of the two lot residential Subdivision for CMR Development Corporation.

ACTION: Diehl/Little (7-0).

#### 8. INITIAL SUBMISSIONS

A. Land Development Plan for additions and renovations totaling 29,000 sq. ft. for the West Chester Area School District located at 400 Montgomery Avenue. HENDERSON HIGH SCHOOL Jim O'Brien will organize a walk of the site. It may be possible to meet with the Boro officials since both municipalities are involved in the renovations.

9. The Chairman appointed a Nominating Committee for 2003 Officers. Jim O'Brien, Nancy Higgins and Dan Rafter were named.

#### 10. COMMITTEE REPORTS AND INFORMATION

Dr. White announced that PaDot has reconsidered a light at Fern Hill Road and Paoli Pike. It meets the warrants and will be a relief for Five Points Road and Paoli Pike. The new light may precede the much needed one at Five Points Road and Paoli Pike. Tigue Road will allow relief for traffic along Rosedale Avenue. An agreement with East Bradford will be necessary even if West Goshen has to maintain the Road.

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

12. MOTION: To adjourn the meeting at 7:35 PM.

ACTION: Little/Diehl (6-1) Bannan voting Nay.

Respectfully submitted,

Nancy Boothe Higgins  
Secretary