

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
DECEMBER 15, 2009**

Planning Commission – Jeffrey Laudenslager, Jim O'Brien, Michael McKie, Sal Triolo, Monica Drewniany, Robert Holland, John T. Wildrick, Jeffrey Lieberman

Administration – Richard J. Craig, Township Engineer
Diane E. Clayton, Asst. Zoning Officer (Secretary)

Chairman, Jeffrey Laudenslager, called a stated meeting of the West Goshen Planning Commission to order at 7:00 p.m. on Tuesday, December 15, 2009, at the West Goshen Township Administration Building.

Following the Pledge of Allegiance to the Flag, the floor was opened for public comment. There being none, the Chairman called for approval of the Minutes of the previous meeting. On motion made by Monica Drewniany and seconded by Sal Triolo, the Minutes from the November 17, 2009 meeting were approved unanimously, 6:0 (Robert Holland & Jim Obrien were not present for the vote).

Final Plan Review:

Greystone South

Location: west side of Penn Drive, just north of the Route 322 bypass
Represented by: Ray Growkowski, Lou Colegreco, Esquire, Dean Jerrehian

The proposed subdivision plan is for a 25 lot residential subdivision. A motion was made by Monica Drewniany and seconded by Robert Holland that the plan be recommended for approval to the Board of Supervisors as submitted. Motion carried unanimously, 7:0 (Jim O'Brien was not present for the vote).

Conditional Use

Applicant: Traditions Development Corporation
Location: northeast corner of Boot Road and Route 202
Represented by: John Jaros, Esquire, Mike McCormick, and John Murphy

The applicant was last before the Planning Commission on October 20, 2009, with an application for a 128 unit Independent Living Facility. Mr. Jaros explained that the applicant has returned with a revised plan depicting a 114 unit independent living facility. The alteration of the building also allows the building height to be reduced, thereby not being as much of an impact on the abutting property owners. Residents from East Goshen Township expressed their concerns regarding the shared driveway with the Fire Company, lighting, traffic, and stormwater concerns. It was explained that these issues would be addressed under the land development. A motion was made by Robert Holland and seconded by Jim Obrien that the conditional use review be continued to the January 19, 2010 meeting. Motion carried unanimously, 8:0.

Committee Reports:

There were no reports presented. The Chairman appointed a nominating committee to choose officers for the upcoming year, consisting of Sal Triolo, James Obrien, and Robert Holland.

The floor was opened for public comment at the end of the meeting. There being none, on motion by Sal Triolo and seconded by Michael McKie the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Diane E. Clayton
Secretary