

**WEST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
JUNE 13, 2001**

A regularly scheduled meeting of the Board of Supervisors of West Goshen Township was called to order by Chairman Robert S. White, at 4:00 p.m. on Wednesday, June 13, 2001, at the West Goshen Township Administration Building. All members were present. Dr. White opened the meeting with the Pledge of Allegiance to the Flag.

Dr. White opened the floor for public comment and there was none.

Dr. White announced that the Board of Supervisors met in executive session on May 23, 2001 and on June 1, 2001 to discuss personnel issues.

Dr. White announced that in an attempt to redefine the position of Township Engineer due to population increase and growth in West Goshen Township it has become necessary to separate the duties associated with Public Works from the Engineering Department. Dr. White further stated that our Township Engineer, Mr. Richard J. Craig, has a strong technological background, which enables him to concentrate on the direction the township has been going in Geographical Information Systems during the last five years. Therefore, the position of Director of Public Works will be divided from those duties of Township Engineer.

Dr. White further announced that Mr. Raymond H. Halvorsen would assume the position and responsibilities of the Director of Public Works beginning July 6, 2001. Mr. Halvorsen will resign from his duties as Township Supervisor effective midnight, July 5, 2001.

Mr. Halvorsen stated he was looking forward to his new duties and thanked the Board for their support.

Nancy D. Rogers, Zoning Officer, announced that the Zoning Hearing Board will hold a public meeting on Thursday, June 14, 2001 at 7:30 p.m. at the Township Administration Building. ZHB 9-01: The applicant and legal owner is Christ Community Church, 1190 Phoenixville Pike, West Chester, PA. The conforming property for which the application is made is 24 acres located at 1190 Phoenixville Pike, West Chester, PA. The applicant is seeking a Special Exception and any other relief necessary to construct a 22,046 square foot addition to the existing 42,000 square foot church building.

Sharon Lynn, Township Manager, announced the start of the Summer Concert series on Sunday, June 17, 2001 at the West Goshen Community Park. The first concert is the Children's Concert.

On motion by Mr. Halvorsen, seconded by Mr. Meakim, the Board unanimously approved the Board of Supervisors meeting minutes of May 9, 2001 and May 23, 2001.

On motion by Mr. Meakim, seconded by Mr. Halvorsen, the Board unanimously approved the Treasurer's Report dated May 31, 2001, for the General Fund, the Sewer Revenue Fund, the Waste and Recycling Fund, and the Capital Reserve Fund, as well as the bills to be paid from the General Fund, the Sewer Fund, the Capital Reserve Fund, and the Waste and Recycling Fund.

Lt. Joseph Gleason gave the Police Report for the month of May, 2001. He asked that all residents watch for children playing in the residential areas. Lt. Gleason further announced that several officers had attended recent conferences and seminars.

Richard Hicks, Building Official, gave the Fire Marshal Report for the month of May, 2001. Mr. Hicks also gave the reports for Good Fellowship Club of Chester County and Goshen Fire Company.

Richard Hicks, Building Official, gave the Building Inspection Activity Report for May, 2001.

On motion by Mr. Meakim, seconded by Dr. White, the Board unanimously approved Resolution 19-01 amending Resolution 17-01 and setting July 11, 2001, as the date to hold a Public Hearing for Penrose Properties, Inc. to consider a zoning change to the R-3 District at the intersection of Boot Road and Route 202 to permit a senior housing development.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved Resolution 20-01 amending Resolution 18-01 and setting July 11, 2001, as the date to hold a Public hearing for Fern Hill, LLC for a Conditional use in the Planned Office Park District. This is the second and last phase of the facility, which involves an additional 117,000 square feet of office/medical office/wellness center.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved Resolution 21-01 setting the date of July 11, 2001 to hold a Public Hearing for Goshen Manor Apartments (formerly Goshen Arms) to consider the Township permanently vacating that portion of Spring Lane located within the boundaries of Goshen Manor Apartments.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved the Final Land Development Plan for a 43,200 square foot Office Building for Andrews Bridge Associates located at Lot 13 Andrew Drive, including in the motion \$25,000 in escrow for the traffic light at Andrew Drive and Phoenixville Pike. Mr. Christopher Knaver was present to represent the plan.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved the Final Subdivision Plan for 20 Multi-family townhouse units for Stancato/Abdala, LLC, located at Fern Hill and Old Fern Hill Roads. Mr. Anthony Stancato, Jr., and Mr. Vic Abdala were present to represent the plan.

On motion by Mr. Halvorsen, seconded by Dr. White, the Board unanimously approved the Final Property Line Change for properties located at 901 North New Street and 111 West Ashbridge Street for Clyde Broadbelt and the West Chester Golf and Country Club.

Prior to considering the approval of an agreement with the County of Chester for West Goshen to participate as a partner in a Geographical Information Systems Consortium, Sharon Lynn, Township Manager, explained that in December 2000 she and Mr. Richard J. Craig had met with Pierce Eichelberger from the County to discuss West Goshen Township's participation in the formation of a GIS Consortium for the County. At that time the County was requesting an amount equal to approximately \$15,000 for joining this project. It was felt this was too costly for the township. The current agreement would provide the Township with 160 hours of staff assistance plus quarterly data updates for a flat fee of \$5,000. Mr. Richard J. Craig, Township Engineer, will also be instrumental in participating in a steering committee for this Consortium.

On motion by Dr. White, seconded by Mr. Halvorsen, the Board unanimously approved the agreement with the County of Chester for West Goshen to participate as a partner in a Geographic Information Systems Consortium.

On motion by Mr. Meakim, seconded by Dr. White the Board unanimously approved Resolution 22-01 accepting the Dedication of Wiggins Way, Resolution 23-01 accepting the Dedication of Jessica Lane and Resolution 24-01 accepting the Dedication of a Portion of Countryside Lane.

On motion by Mr. Halvorsen, seconded by Mr. Meakim, the Board unanimously approved an 18 month Maintenance Security Agreement for maintenance of Wiggins Way, Jessica Lane and a portion of Countryside Lane by Ashbridge Construction, Inc.

On motion by Mr. Meakim, seconded by Dr. White, the Board unanimously approved a contract with E. J. Breneman, L.P., for 24,000 square yards of Cold Recycled Bituminous Base Course for various Township Roads in the amount of \$193,220. Bids were opened and awarded at the April 25, 2001 Board of Supervisors meeting.

On motion by Dr. White, seconded by Mr. Halvorsen, the Board unanimously approved a contract with Long's Asphalt, Inc., for 4,200 Tons of ID-2 Wearing Course In-Place for various Township Roads in the amount of \$154,518. Bids were opened and awarded at the April 25, 2001 Board of Supervisors meeting.

On motion by Mr. Meakim, seconded by Dr. White, the Board unanimously approved a contract with Independence Construction Materials for Road Materials for various Township Roads in the amount of \$28,568.60. Bids were opened and awarded at the April 25, 2001 Board of Supervisors meeting.

Dr. White opened the floor for public comment.

Mrs. Evelyn Baker, 900 Sheridan Drive, requested to see a copy of the job description for the position of Director of Public Works. Dr. White provided Mrs. Baker with a copy.

No further public comments were made.

There being no further business, on motion by Dr. White, seconded by Mr. Meakim, the meeting was adjourned at 4:21 p.m.

Respectfully submitted,

Sharon Lynn
Township Manager

**West Goshen Township
Supervisor Hearing
June 13, 2001**

S-2-01

Supervisor Hearing S-2-01, which was continued from the hearing date of May 9, 2001, was called to order by Chairman Robert S. White at 4:29 p.m. All members were present.

Ronald C. Nagle, Esquire, Township Solicitor, was present to represent the Township. Elizabeth Witmer, Esquire, was present to represent the applicant, AT&T Wireless Services. The applicant seeks conditional use to locate a wireless communications facility, consisting of a monopole tower measuring 110 ft. in height, nine (9) antennas to be located on the monopole, and a ground based equipment shelter within a leased area measuring 40 ft. by 90 ft. The proposed use is for the property located at 1159 West Chester Pike.

See Court Reporter's Transcript

Ms. Witmer asked the Board for a continuance of the hearing to allow additional time to explore other options concerning using telephone poles for placement of the antennas.

The Board agreed to the request for a continuance. The hearing will be continued to a date certain of July 25, 2001.

The hearing adjourned at 4:44 p.m.

**West Goshen Township
Supervisor Hearing
June 13, 2001**

S-3-01

Supervisor Hearing S-3-01, which was duly advertised, was called to order by Chairman Robert S. White at 4:45 p.m. All members were present.

Ronald C. Nagle, Esquire, Township Solicitor, was present to represent the Township. John Jaros, Esquire, was present to represent the applicant, WAWA, Inc. The applicant seeks to amend the West Goshen Township Zoning ordinance Section 84-19.L to modify the maximum floor area limitation for an individual store, increasing its permitted size from 3,000 square feet to 5,000 square feet. The property for which the application is filed consists of 6.6 acres and is located at the southeast corner of the intersection of Route 100 and Greenhill Road and is presently the site of a WAWA convenience food market and a flower shop.

See Court Reporter's Transcript

At approximately 5:35 p.m. there was a brief recess. The hearing resumed at 5:41 p.m.

Upon completion of the testimony of the first witness and the partial completion of testimony by the second witness, the Board advised that Mr. Nagle had a previously scheduled meeting. The Board requested that the hearing be continued to a date certain of July 25, 2001. All parties present agreed to this request for a continuance.

The hearing adjourned at 6:30 p.m.