

**WEST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
April 9, 2003**

A regular meeting of the Board of Supervisors of West Goshen Township was called to order by Chairman Edward G. Meakim, Jr., at 3:58 p.m. on Wednesday, April 9, 2003, at the West Goshen Township Administration Building. All members were present. Mr. Meakim opened the meeting with the Pledge of Allegiance to the Flag.

Mr. Meakim opened the floor for public comment. No comments were made.

Ms. Nancy D. Rodgers, Zoning Officer, announced that the West Goshen Township Zoning Hearing Board will hold a public meeting on Wednesday, April 9, 2003 at 7:00 p.m. at which time ZHB #4-03 will be continued. The applicant is Educational Property Group, Inc., 47 Marchwood Road, Suite 2A5, Exton, PA 19341. The legal owner of the property is Philadelphia Ventures, N.V., c/o Morgan Lewis Bockius, LTD, 1701 Market Street, Philadelphia, PA 19103. The conforming property for which the application is made is 9.7 acres and located at 230 East Rosedale Avenue. The zoning for the property is I-2 Campus Light Industrial. The applicant is seeking a Special Exception to the Flood Hazard District, and Special Exceptions to permit roads and permeable parking areas in a flood hazard district and to permit grading or fill in a flood hazard district and any other relief necessary to demolish existing warehouses and to construct a private dormitory to serve West Chester University and parking for such facility.

Ms. Rodgers further announced that the West Goshen Township Zoning Hearing Board will hold a public meeting on Thursday, April 10, 2003 at which time ZHB #6-03 will be heard. The applicant and legal owner is John R. Patrick, 3 Primrose Lane, West Chester, PA. The property for which the application is made is a corner lot located at 3 Primrose Lane and consists of 28,018 sq. ft. The applicant is seeking a Variance for the building setback line and any other relief necessary to construct an in-ground pool within the front yard of Pottstown Pike.

On motion by Ms. McIlvaine, seconded by Dr. White, the Board unanimously approved the Board of Supervisors minutes from March 12 and March 26, 2003.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved the Treasurer's Report dated March 31, 2003 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.

Chief Michael Carroll gave the Police Report for the month of March, 2003. Chief Carroll announced that the annual Skatearama was held on Saturday, March 29, 2003 at Ice Line as part of the "Say No To Drugs" program. He added that 695 children attended this event. Chief Carroll also announced that Sgt. Edward Boland and Ofc. Justin DiMedio have been conducting a traffic study and talking to the residents of Laurel Drive and Delmar Avenue regarding the concerns they brought before the Board on March 26, 2003. He said a meeting with the residents was held on Tuesday, April 8, 2003 with participation by Sgt. Boland, Ofc. DiMedio and Mr. Richard J. Craig, Township Engineer. Chief Carroll said he is planning to send recommendations for addressing the problems with the traffic to the Board before the next Board of Supervisors meeting on April 23, 2003.

Ralph Brown, Fire Marshal, gave the Fire Marshal Report for the month of March, 2003. Mr. Brown also gave the report for Goshen Fire Company, Good Fellowship Ambulance Company and West Chester Fire Department.

Richard Hicks, Building Official, gave the Building Inspection Activity Report for March, 2003.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously adopted Resolution 12-03 approving the filing of an application with the Pennsylvania Emergency Management Agency to obtain financial assistance for the costs of the clean up after the snowstorm, which occurred on February 16 and 17, 2003.

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Mr. Meakim opened the floor for public comment. No comments were made.

There being no further business, on motion by Mr. Meakim, seconded by Ms. McIlvaine, the meeting was adjourned at 4:04 p.m.

Respectfully submitted,

Sharon Lynn
Township Manager

**West Goshen Township
Supervisor Hearing
April 9, 2003**

S-3-03

Supervisor Hearing S-3-03 was called to order by Chairman Edward G. Meakim, Jr., at 4:09 p.m. All members were present.

Ms. Kristin Camp, Esquire, was present to represent the Township. The hearing was for the consideration of Ordinance 05-2003 amending Chapter 84 of the Code of The Township of West Goshen by creating the Commercial-Industrial C-I Zoning District for certain properties along Ward Avenue which are currently in the I-1 Campus Light Industrial District, adding a new Section 84-41 to Article XII which identifies the uses, area and bulk requirements, design standards, general performance standards and separation distance requirements for certain uses in the C-I Zoning District; and adding definitions to Section 84-8 relating to adult entertainment uses.

Ms. Camp recommended at the start of the hearing that the Board consider changing the name of the district from C-I to I-C to avoid confusion with the C-1 district. She also referred to page 2 of the proposed ordinance and confirmed that Parcel No. 52-3-97.2 is vacant land with no address and that the address for Parcel No. 52-3-105 is 1223 Wrights Lane.

See Court Reporter's Transcript

Comments were made by Mr. John J. Mezzanotte, Jr., Esquire, representing Terramics/Goshen II Associates, Mr. Henry C. Gulbrandsen, Jr., a managing partner of Terramics, and Mrs. Evelyn Baker, 900 Sheridan Drive.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved Ordinance 05-2003 amending Chapter 84 of the Code of The Township of West Goshen by creating the Commercial-Industrial I-C Zoning District for certain properties along Ward Avenue which are currently in the I-1 Campus Light Industrial District, adding a new Section 84-41 to Article XII which identifies the uses, area and bulk requirements, design standards, general performance standards and separation distance requirements for certain uses in the I-C Zoning District; and adding definitions to Section 84-8 relating to adult entertainment uses. Included in the motion was the changing of the designation from C-I to I-C.

The hearing was adjourned at 4:52 p.m.

**West Goshen Township
Supervisor Hearing
April 9, 2003**

S-4-03

Supervisor Hearing S-4-03 was called to order by Chairman Edward G. Meakim, Jr., at 4:55 p.m. All members were present.

Ms. Kristin Camp, Esquire, was present to represent the Township. The hearing was for the consideration of Ordinance 06-2003 amending the Code of the Township of West Goshen, specifically by adding a new Chapter 26, titled "Alcoholic Beverages" which prohibits nude or nearly nude activities and certain sexual conduct in establishments which serve alcoholic beverages and providing penalties for violations of this ordinance.

Prior to the consideration of the ordinance, Ms. Camp asked that the word "are" be added after "individuals who" in the fifth line of the second paragraph on page 4 of the proposed ordinance.

See Court Reporter's Transcript

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved Ordinance 06-2003 amending the Code of the Township of West Goshen, specifically by adding a new Chapter 26, titled "Alcoholic Beverages" which prohibits nude or nearly nude activities and certain sexual conduct in establishments which serve alcoholic beverages and providing penalties for violations of this ordinance. Included in the motion was the adding of the word "are" after "individuals who" in the fifth line of the second paragraph on page 4 of the ordinance.

The hearing was adjourned at 5:01 p.m.