

**WEST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
June 11, 2003**

A regular meeting of the Board of Supervisors of West Goshen Township was called to order by Chairman Edward G. Meakim, Jr., at 4:00 p.m. on Wednesday, June 11, 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.

Mr. Meakim announced that the Board met on June 5th to discuss a personnel matter.

Ms. Nancy D. Rodgers, Zoning Officer, announced that the Zoning Hearing Board would meet on Wednesday, June 18, 2003 at 7:30 p.m. to consider the following application: ZHB 9-03 - The applicant and legal owner is Chester County Mall, Inc., P.O. Box J, Newtown Square, PA. The conforming property for which the application is made is located at the southwest corner of Boot Road and Phoenixville Pike, and is zoned R-3 Residential District. The applicant is seeking a Special Exception for the construction of roads and curbing entrance within the Flood Hazard District, for the construction of utility lines within the Flood Hazard District, for the construction of storm and sanitary sewers within the Flood Hazard District, for the construction of water pipelines within the Flood Hazard District, for the construction of culverts and impoundment basins within the Flood Hazard District, for grading and fill within the Flood Hazard District, and any other relief necessary to construct a 45-townhouse subdivision known as Village of Shannon – Phase V. The applicant is requesting a reissuance of previously granted Special Exception Application 16-88.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved the Board of Supervisors minutes from May 14 and May 28, 2003.

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

Lt. Joseph Gleason gave the Police Report for the month of May 2003. Lt. Gleason asked the residents to slow down while driving through their neighborhood, now that school is out. Dr. White asked Lt. Gleason if the two new cars were received by the police department. Lt. Gleason advised that the new vehicles have been delivered, and they are being prepared for use by the police department.

Ralph Brown, Fire Marshal, gave the Fire Marshal Report for the month of May 2003. Mr. Brown also gave the reports for Goshen Fire Company and Good Fellowship Club of Chester County.

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

Mr. Meakim announced the possible signing of the contract with Chester County Sealcoat and Paving, Inc. for the paving of the West Goshen Township Public Works storage facility at Turner Lane. Rick Craig, Township Engineer reviewed the bids to be awarded to the lowest bidder.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously signed the Contract with Chester County Sealcoat and Paving.

Mr. Craig opened and read the following bids for 31,927 square yards (ADT 0-300) of Microsurfacing:

<u>VENDOR</u>	<u>ADT 0-3000) OF MICROSURFACING 31,927 SQ. YDS.</u>	<u>TOTAL</u>
Dosch King Co., Inc 16 Troy Hills Road Whippany, NJ 07981	\$1.07/sq. yd.	\$34,161.89
E.J. Breneman 1117 Snyder Road West Lawn, PA 19609	\$1.17/ sq. yd.	\$37,354.59
Shore Slurry Seal, Inc. P.O. Box 500 Hammonton, NJ 08037	\$1.099/sq. yd.	\$35,087.77

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously awarded the bid to the lowest qualified bidder, pending a review by Mr. Craig.

Mr. Craig opened and read the bids for 2500 tons of ID-2 Top (ADT 0-300) In-Place:

<u>VENDOR</u>	<u>2500 ID-2 TOP (ADT 0-3000) In-Place</u>	<u>TOTAL AMOUNT OF ID-2 TOP BID</u>
Allan A, Myers, L.P. P.O. Box 98 Worcester, PA 19490	\$40.25/Ton	\$100,625.00
SA Macanga Inc. 919 Camaro Run West Chester, PA 19380	\$38.90/Ton	\$97,250.00
Dan Malloy Paving Inc. 1060 Boot Road Downingtown, PA 19335	\$37.54/Ton	\$93,850.00
Glasgow, Inc. Willow Grove Ave. & Limekiln Pk. P.O. Box 1089 Glenside, PA 19038-1089	\$38.68/Ton	\$96,700.00
Melchiorre Construction co. 2415 Yellow Springs Road Malvern, PA 19355	\$41.00/Ton	\$102,500.00
Chester County Milling & Paving Inc. 103 Robbins Road Downingtown, PA 19335	\$42.47/Ton	\$106,175.00

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously awarded the bid to the lowest bidder, pending a review by Mr. Craig.

Mr. Craig opened and read the bids for 20,329 square yards of Cold In-Place Base Recycling:

<u>Prospective Bidders</u>	<u>Cold In-Place Base Recycling 20329 Sq. Yds.</u>	<u>Emulsified Asphalt 40658 Gal.</u>	<u>Total</u>
Shore Slurry Seal, Inc. P.O. Box 500 Hammonton, NJ 08037	\$3.37/Sq. Yds. \$68,508.73	\$1.00/Gal. \$40,658.00	\$109,166.73
E.J. Breneman 1117 Snyder Road West Lawn, PA 19609	\$4.59/Sq. Yds. \$93,310.11	\$1.00/Gal. \$40,658.00	\$133,968.11

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously awarded the bid to the lowest bidder, pending a review by Mr. Craig.

Prior to consideration of the possible approval of Ordinance 10-2003, Ronald C. Nagle, Township Solicitor entered into the record the following Exhibits:

- B-1: Proof of Publication in the Daily Local News on May 14 and May 21, 2003
- B-2: Certificate of Filing with the Daily Local News
- B-3: Certificate of Filing with the Chester County Law Library
- B-4: Richard J. Craig, Township Engineer's review dated June 3, 2003
- B-5: The Act 247 County Referral Form from Mr. Nagle to the Chester County Planning Commission
- B-6: Chester County Planning Commission review letter dated May 20, 2003.

Mr. Nagle explained that the purpose of this Ordinance was to amend the West Goshen Revised Zoning Ordinance of 1990, as amended, Codified in Chapter 84, by amending Section 84-55-E. (i) (e) governing parking lot/school parking garages regulations, and Section 84-57.10 governing supplemental regulations for Educational Use. Mr. Nagle noted the amendments make the Ordinance "user friendly". One of the new amendment changes is to the vehicular travel aisle width, which will be determined based on whether the parking is at a sixty (60) degree angle, a seventy-five (75) degree angle, or a ninety (90) degree parking angle.

Mrs. Evelyn Baker, 900 Sheridan Drive, asked if the new amendment would supersede the current West Goshen Township Ordinance. Mr. Nagle replied it would not, but this would amend existing ordinances.

Mrs. Baker expressed her concern that the parking setback lines from the front, side, and rear yard were only thirty (30) feet, and she felt this setback was insufficient due to future expansion of West Chester University. Mrs. Baker commented that the requirement of thirty (30) feet was too short and the new development should be one hundred (100) feet from an existing residential dwelling, and a parking garage should be fifty (50) feet from an abutting property line. Mrs. Baker said she would not want parking lots/garages within fifty (50) feet of her property. Mrs. Baker also felt that the minimum parking space dimension of 9 feet wide and 18 feet long is too small, and the parking space requirement should remain at 10 feet wide and 20 feet long.

Ron Nagle advised Mrs. Baker that he and Mr. Craig would review the parking setback lines for front, rear, and side yards with the Board of Supervisors.

Mr. Meakim announced the possible approval of Resolution 18-03, setting a date for a Public Hearing for Omnipoint Communications Enterprises, to consider a Conditional Use application to permit the installation of a 120 foot tall monopole antenna support structure, as well as radio equipment cabinets at the base of the monopole. The property for which the application is made is owned by S.A. Macanga, Inc., 919 Camero Run.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously set the hearing date for July 23, 2003.

There being no further business, on motion by Ms. McIlvaine, seconded by Mr. Meakim, the meeting was adjourned at 4:50 p.m.

Respectfully submitted,

Nancy D. Rodgers
Secretary pro tem