

**WEST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
December 14, 2005**

A regular meeting of the Board of Supervisors of West Goshen Township was called to order by Chairman Edward G. Meakim Jr., at 4:07 p.m. on Wednesday, December 14, 2005, 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.

Mrs. Evelyn Baker, 900 Sheridan Drive, stated she had seen the advertisement in the Daily Local News for a Zoning Officer for West Goshen Township. She questioned the need for this position. Ms. Sharon Lynn, Township Manager, said that the position was comprised of two parts. The first part was that of Land Use Planner. Ms. Lynn said that there is a need for an employee who is familiar with land use as the Jerrehian property is developed. She said that Mr. Richard Craig, Township Engineer, is not a land use planner. The second part of the position is Zoning Officer. Ms. Lynn said that Ms. Nancy Rodgers retired as Zoning Officer in October of 2004 and that the Board feels there is a need for a qualified Zoning Officer. Mrs. Baker said that after the Jerrehian property is developed there would be very little land left to develop in the Township so there would be no need for a Land Use Planner. Dr. White replied that the land that is left is not ideal for development so there is a need for someone to review plans as they come into the Township to see if they have merit. Mrs. Baker said she thought that was the responsibility of the Planning Commission and Dr. White answered that there are no qualified Land Use Planners on the Planning Commission.

Mr. Richard Perkoski, 848 S. New Street, asked Ms. Lynn if she had an answer for him about his phone call to her regarding the parking lot lights at the Sturzbecker Health Science Center and Ms. Lynn replied that she had met with West Chester University officials recently and that the officials are checking into the matter.

Mr. Meakim announced that based on a request by Pulte Homes, the hearing scheduled for today for Geystone is continued until January 25, 2006, at 4:00 p.m.

Mr. Meakim announced that on December 15, 2005 Senior Trash Rebate checks in the amount of \$176.00 each will be mailed to 37 residents who applied and were approved to receive a rebate as part of the Township's Trash Rebate Program.

Ms. Lynn announced that the December 28, 2005 Board of Supervisors meeting has been cancelled.

Mrs. Baker asked when the annual Organization Meeting of the Board of Supervisors would be held and Mr. Meakim replied that it will be on January 3, 2006 at 5:00 p.m.

On motion by Ms. McIlvaine, seconded by Dr. White, the Board unanimously approved the Board of Supervisors minutes from November 9 and November 16, 2005.

On motion by Ms. McIlvaine, seconded by Dr. White, the Board unanimously approved the Treasurer's Report dated November 30, 2005 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 November 2005. Chief Carroll said that Santa Claus will be arriving by helicopter at the West Goshen Community Park on Saturday, December 17, 2005 at 2:00 p.m.

Mrs. Baker asked how many of the alarm calls were valid and Chief Carroll said that 13 calls were valid.

Ms. Andrea Testa, Fire Marshal, gave the Fire Marshal Report for the month of November 2005. Ms. Testa also gave the reports for Goshen Fire Company and Good Fellowship Ambulance.

Mr. John Beswick, Building Official, gave the Building Inspection Activity Report for November 2005.

Mr. Ken Lehr, Park and Recreation Director, thanked all of the sponsors of the Park and Recreation events before introducing Jan Mulligan from the Friends of West Goshen Parks who presented certificates to the following sponsors:

- Silver Level: Faulkner Auto of West Chester
 PECO Energy Company
 West Goshen Automotive and Fleet Services

- Platinum Level: Commerce Bank
 Goshen Manor and Goshen Terrace
 Park Valley Associates
 QVC

- Community Day: Commerce Bank

Mr. Meakim thanked Mr. Jerry Alfano from Commerce Bank and Ms. Holly Rutkowski from QVC who were present to accept their certificates.

The following bids were opened and read by Mr. Richard Craig, Township Engineer, for Diesel Fuel, Unleaded Gas and #2 Fuel Oil:

VENDOR	DIESEL FUEL	UNLEADED GASOLINE	#2 FUEL OIL
Reilly & Sons, Inc. 601 E. Lincoln Highway P. O. Box 183 Exton, PA 19341	\$1.778 per gallon	\$1.607 per gallon	\$1.9155 per gallon
Sheller Oil Company P. O. Box 3311 West Chester, PA 19381	\$1.7920 per gallon	No Bid	\$1.8085 per gallon

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved awarding the bids to the lowest bidder in each category pending a review of the bids by Mr. Craig.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved the Waste and Recycling Fund Budget for 2006.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved the Sewer Fund Budget for 2006.

Prior to the consideration Resolution 39-2005 adopting the General Fund Budget for 2006, Dr. White proposed reducing the line item 01451-10150 from \$95,900 to \$85,900 so that the budget would be balanced.

Mrs. Baker said she had spoken with Ms. Jeanne Denham, Finance Director, about how the amount to be received from the Emergency Service Tax was estimated. She said that 23,000 people were expected to pay the tax but that there are only 20,000 residents of West Goshen Township. Dr. White explained that there are 27,000 people employed in West Goshen Township and that those who are employed within the Township are the ones who will be paying the tax since it is paid where you work. Mr. Hugh Purnell, 704 Owen Road, said that he is a CPA living in the Township and that the tax is paid at your primary place of employment. Mrs. Baker asked about those who work in Philadelphia and Mr. Purnell said that it does not apply to Philadelphia.

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On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved Resolution 39-2005 adopting the General Fund Budget for 2006 with the reduction of \$10,000 in line item 01451-10150.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved Resolution 40-2005 establishing the Real Estate Tax at 1.5 mills for 2006.

Mr. Meakim noted that for the 11th time in twelve years there will be no tax increase.

On motion by Ms. McIlvaine, seconded by Dr. White, the Board unanimously approved Resolution 41-2005 authorizing the disposition of public records in accordance with the schedules and procedures for disposition of records as set forth in the Municipal Records Manual approved on July 16, 1993.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved a Final Land Development Plan for a 6,632 square foot office building for John W. Lister located at 115 Westtown Road. Mr. Lister was present to represent the plan.

Mr. Purnell requested that plantings not be put in near the roadway on Westtown Road so that the sight lines would not be blocked and Mr. Craig said that no plantings above two and a half feet high are permitted. Mr. Craig said that the developer is required to maintain the sight distances according to the regulations set by PennDOT.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved Resolution 42-2005 setting the date of January 11, 2006 for a Conditional Use Hearing for 1301 Phoenix, L.P. for the construction of a Rite-Aid Pharmacy at the northeast corner of Boot Road and Phoenixville Pike.

On motion by Ms. McIlvaine, seconded by Dr. White, the Board unanimously approved Resolution 43-2005 approving the Application for Permit to install and operate traffic signals at Greenhill Road (S.R. 2018) and Airport Road.

On motion by Ms. McIlvaine, seconded by Dr. White, the Board unanimously approved Resolution 44-2005 approving the Application for Permit to install and operate traffic signals at Airport Road and Ward Avenue.

Mrs. Baker asked who is paying for the traffic signals that will be installed at Greenhill Road and Airport Road and at Airport Road and Ward Avenue and Mr. Meakim replied that Westrum Development Company is paying for them.

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 4:42 p.m.

Respectfully submitted,

Sharon Lynn
Township Manager

**West Goshen Township
Supervisor Hearing
December 14, 2005**

S-13-05

Supervisor Hearing S-13-05, which was continued from October 26, 2005, was called to order by Chairman Edward G. Meakim at 4:54 p.m. All members were present.

Mr. Joseph E. Brion, Esquire, was present to represent the Township. The applicant, Pulte Homes of PA, Limited Partnership, is seeking conditional use approval to subdivide and develop a 276.65 acre tract of real property that it equitably owns which is located at the northwest corner of the Route 322 Bypass and Phoenixville Pike using the Flexible Design Options as proposed in a pending petition to amend the West Goshen Township Revised Zoning ordinance of 1990. The Board of Supervisors has conducted two hearings (Supervisors Hearing S-09-05) on the proposed zoning amendment which would allow a Flexible Design Option in the R-3 Zoning District subject to express criteria in the proposed zoning amendment and subject to the Board of Supervisors' conditional use approval. The Board has agreed to consolidate the remaining hearings for the proposed zoning amendment with the conditional use hearings. The property is owned by Jerrehian – a PA General partnership and is located in the R-3 Residential Zoning District. The property is currently improved with a country house estate with residence mansion which is commonly referred to as "Greystone Mansion" as well as three single family detached dwellings and various outbuildings.

See Court Reporter's Transcript

Mr. Brion submitted for the record a letter from Mr. Louis J. Colagreco, Jr., Esquire, counsel for the applicant, requesting that the hearing be continued to January 25, 2006.

At 4:59 p.m. on motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved continuing the hearing to a date certain of January 25, 2006.

**West Goshen Township
Supervisor Hearing
December 14, 2005**

S-14-05

Supervisor Hearing S-14-05, which was duly advertised, was called to order by Chairman Edward G. Meakim at 4:59 p.m. All members were present.

Mr. Joseph E. Brion, Esquire, was present to represent the Township. Mr. Christopher H. Schubert, Esquire, was present to represent the applicant Omnipoint Communications Enterprises, L.P. who is seeking conditional use approval from the Board pursuant to Section 84-39.A(18)(a) and Section 84-57.03 of the West Goshen Township Zoning Ordinance of 1999, as amended, to erect a 100 foot tall monopole antenna support structure as well as radio equipment cabinets at the base of the monopole on a 2.37 acre parcel of property located at 603 Montgomery Avenue in West Goshen Township. The property is located in the I-3 General Industrial District.

See Court Reporter's Transcript

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On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved the application of Omnipoint Communications pursuant to Section 84-39.A(18)(a) and Section 84-57.03 of the West Goshen Township Zoning Ordinance of 1999, as amended, to erect a 100 foot tall monopole antenna support structure as well as radio equipment cabinets at the base of the monopole on a 2.37 acre parcel of property located at 603 Montgomery Avenue in West Goshen Township.

The hearing ended at 5:36 p.m.