

**WEST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
June 27, 2007**

A regular meeting of the Board of Supervisors of West Goshen Township was called to order by Chairman Dr. Robert S. White at 4:01 p.m. on Wednesday, June 27, 2007 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. No comments were made.

Dr. White announced that the July 11, 2007, Board of Supervisors meeting has been cancelled. The next Board of Supervisors meeting will be on July 25, 2007.

Dr. White announced that the Board of Supervisors met in Executive Session on this date, June 27, 2007, to discuss personnel matters.

Mr. Casey LaLonde, Township Manager, announced that the Township offices will be closed on Wednesday, July 4, 2007, in observance of Independence Day.

Mr. Kenneth Lehr, Park and Recreation Director, announced that Mainline Today in their 2007 Best of the Mainline Issue has named West Goshen Township's Community Park as the Best Park for Families. He stated that there will be a reception on July 26, 2007, at Drexel Brook and invited the Board of Supervisors to attend.

Mr. Raymond McKeeman, Zoning Officer, made the following announcements concerning future Zoning Hearing Board meetings:

The West Goshen Township Zoning Hearing Board will conduct a public hearing on Thursday, June 28, 2007, at 7:00 p.m. to consider two applications.

ZHB 1-07: The applicant is The Benson Companies, LLC, Suite 200, 112 Moores Road, Malvern, PA 19355. The legal owners of the real estate are Clyde and June Broadbelt, 901 North New Street, West Chester, PA. The property for which the application is made is 901 North New Street and is zoned R-3A Single Family Attached Dwelling Overlay District.

ZHB 3-07: The applicant and legal owner is Andrew Callahan, 108 Glen Avenue, West Chester, PA 19382. The property is located at 108 Glen Avenue and is zoned R-3 Residential Zoning District. The applicant is seeking to demolish an existing shed and replace it with a larger pole barn that will encroach into the rear yard setback by 10 feet. The applicant is seeking variance relief and any other relief necessary to construct a pole barn, which would reduce the rear yard setback to 20 feet.

The following application will be considered by the West Goshen Township Hearing Board on Thursday, July 12, 2007, at 7:00 p.m.

ZHB 4-07: The applicants are Shurgard Self Storage and Jose Martinez, 1140 West Chester Pike, West Chester, PA 19382. The property for which the application is made is located at 1140 West Chester Pike and is zoned C-4 Special Limited Business and Apartment Zoning District. The applicant petitions to challenge a cease and desist order issued on May 8, 2007, in regard to storage and office related activity or, in the alternative, to request variance by estoppel. The applicant is seeking relief necessary to enable him to continue his existing use at the present location.

Mrs. Evelyn Baker, 900 Sheridan Drive, questioned the hearing for The Benson Companies and Dr. White explained that the application is for the right to cross streams. Mr. McKeeman added that the final conditional use plan approved by the Board of Supervisors on June 13, 2007, will also be presented showing 12 units instead of the originally proposed 18 units.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved opposing the Shurgard application and to continue support for the Cease and Desist Order that was issued on May 8, 2007 in regard to storage and office related activity by the applicant.

On motion by Mr. Meakim, seconded by Ms. McIlvaine, the Board unanimously approved the bills to be paid from the General Fund, the Sewer Fund, the Capital Reserve Fund, and the Waste and Recycling Fund.

Prior to the consideration of the possible approval of a Final Land Development Plan for 136,575 square feet of office and warehouse buildings for Goshen Leisure Development Corporation, located at 21 Hagerty Boulevard, Mr. Richard Craig, Township Engineer, explained that a waiver from the 100 foot riparian buffer to a 50 foot buffer was needed from the Board of Supervisors. He stated that the stormwater improvements to the site will be extensive and will improve the quality of the water flow on the site. He said that there is a provision in the West Goshen Township Ordinance for a waiver to be granted by the Board.

On motion by Ms. McIlvaine, seconded by Mr. Meakim, the Board unanimously approved a Final Land Development Plan for 136,575 square feet of office and warehouse buildings for Goshen Leisure Development Corporation, located at 21 Hagerty Boulevard. Mr. Joseph J. Dougherty, Esquire, Mr. William Freas, owner, and Mr. Adam Brower, Engineer, were present to represent the plan.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved granting a waiver from the 100 foot riparian buffer to a 50 foot buffer for the Final Land Development Plan for 136,575 square feet of office and warehouse buildings for Goshen Leisure Development Corporation, located at 21 Hagerty Boulevard.

Prior to the consideration of Resolution 16-2007 supporting the phasing of capital outlay for improvements to US Route 202 from Matlack Street to the Delaware State line, Dr. White explained that previously money was appropriated to make Route 202 six lanes from Matlack Street to the Delaware state line but that the money had been used elsewhere. He said that there is \$10,000,000 left and that this resolution is asking PennDOT to begin the engineering study for the Route 202 and Route 926 intersection.

On motion by Mr. Meakim, seconded by Dr. White, the Board unanimously approved Resolution 16-2007 supporting the phasing of capital outlay for improvements to US Route 202 from Matlack Street to the Delaware State line.

Dr. White opened the floor for public comment. No comments were made.

There being no further business, on motion by Ms. McIlvaine, seconded by Dr. White, the meeting was adjourned at 4:15 p.m.

Respectfully submitted,

Sandra K. Turley
Township Secretary