

**WEST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
January 23, 2008**

Township Supervisors:

Ms. Patricia B. McIlvaine, Chairman
Dr. Robert S. White, Member

Township Officials:

Mr. Casey LaLonde, Township Manager
Ms. Jeanne M. Denham, Finance Director
Ms. Sandra K. Turley, Township Secretary
Mr. Richard J. Craig, Township Engineer
Mr. Raymond D. McKeeman, Zoning Officer
Mr. Joseph E. Brion, Esquire, Township Solicitor

A regular meeting of the Board of Supervisors of West Goshen Township was called to order by Chairman Patricia B. McIlvaine at 4:00 p.m. on Wednesday, January 23, 2008, at the West Goshen Township Administration Building. Mr. Edward G. Meakim, Jr., was absent. Ms. McIlvaine opened the meeting with the Pledge of Allegiance to the Flag.

Chief Michael Carroll announced that the process for choosing two new sergeants for the West Goshen Township Police had recently been completed. He noted that there are few opportunities for advancement on the force and that eleven officers took part in the procedure for promotion.

Chief Carroll introduced Ofc. Stephan Peacock who received his badge as sergeant from his wife Michelle.

Chief Carroll introduced Ofc. Michael P. Carroll who received his badge as sergeant from his wife Adria.

Chief Carroll congratulated the new sergeants and thanked all of the law enforcements officials who were present for their support in attending the presentation.

Ms. McIlvaine opened the floor for public comment.

Mr. Jon McCormack, 840 Spruce Avenue, read a letter from Bill and Sheree Desert, 837 Spruce Avenue, asking that Jones Avenue be closed to traffic. Mr. McCormack asked if the traffic study of Jones Avenue had been completed and Dr. White replied that the Police study is complete but the study being conducted by a private firm is not finished. Dr. White stated that before the closing of Jones could be considered it would be necessary to meet with PennDOT and obtain their approval. He said that approval from all of the residents on Jones would also be needed, after which the asphalt would be removed from the roadway.

Ms. Shirley Colvin, 830 Spruce Avenue, asked if closing Jones was the only option being considered and Dr. White said that it wasn't and that the Township is waiting for the completion of the studies to determine what options are available.

Mrs. Evelyn Baker, 900 Sheridan Drive, asked why PennDOT needed to give their approval and Dr. White replied that Liquid Fuels money is used to maintain the roads. He said if the Township were to close Jones Avenue without PennDOT approval the funds from the Commonwealth used to repair and maintain the roads in West Goshen Township could be jeopardized. Mrs. Baker asked that the Board consider making Jones Avenue one-way.

Mr. Raymond Halvorsen, Public Works Director, explained that the Board has the right to abandon a road but they must have studies to justify the closing.

Mr. McCormack said that there have been four accidents on Jones Avenue in a short period of time.

Ms. McIlvaine announced that the Board of Supervisors met in Executive Session on December 20, 2007 to discuss personnel matters.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved appointing Robert Holland as Alternate Member of the West Goshen Township Planning Commission.

Ms. McIlvaine announced that \$100.00 savings bonds were issued to those employees who had perfect attendance during the 2007 calendar year. Those employees included:

Tony DiRocco	Michael J. Carroll
Hugh Boyce	David Spigarelli
Robert Gallagher	Joseph Burt
Jeff Reph	Richard Geiger
John Scott	Joseph Gleason
Paul Wilkins	

Mr. Casey LaLonde, Township Manager, announced that there would be a Special Board of Supervisors meeting at 7:30 p.m. on this date.

Mr. LaLonde announced that the Chester Ridley Crum Watersheds Association, Habitat Resource Network of Southeast PA and Penn State Brandywine are presenting *Rain Gardens and More* on Saturday, February 9, 2008 at 10:00 a.m. at the Penn State Brandywine Commons Athletic Building, Room 203, 25 Yearsley Mill Road, Media, PA. Presenters will discuss *Designing and Constructing Rain Gardens* and *Installing and Operating Rain Barrels*. Attendance is free for West Goshen Township residents but pre-registration is required. More information can be found on the flyers posted on the 1st and 2nd floor bulletin boards.

Mr. Raymond McKeeman, Zoning Officer, announced that the West Goshen Township Zoning Hearing Board will conduct a public hearing on Thursday, January 24, 2008 at 7:00 p.m. The applicant is the West Chester Area School District, 829 Paoli Pike, West Chester, PA 19380. The property for which the application is made consists of several parcels encompassing sites at 101, 399, 401, 501, 505 Montgomery Avenue and 790 Lincoln Avenue and is zoned I-3 General Industrial District. The applicant is seeking variance relief to permit 24 foot wide vehicular travel aisles in a proposed parking lot, the placement of a regulation soccer field and enhancement of the riparian buffer area. The applicant seeks to permit approximately 118 of 378 parking spaces to encroach into the front, side and rear setbacks. The applicant seeks to create a landscaping buffer limited to the front, side and rear setbacks which would represent a net increase of the setbacks from the current legally nonconforming setbacks. The applicant seeks relief to permit the use of a point of ingress to the interior parking area from Washington Street without a stacking requirement. The applicant seeks a special exception to permit storm sewers in the Flood Hazard District and to permit grading and/or fill in the Flood Hazard District.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved the Board of Supervisors minutes from December 12, 2007.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved the Treasurer's Report dated December 31, 2007 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 December 2007. Chief Carroll said that with the two promotions to Sergeant the Police have added a Sergeant to the Traffic Safety Unit.

Mrs. Baker asked Chief Carroll if the Police, after doing surveillance on Spruce Avenue, had found a speeding problem and Chief Carroll replied that speeding had been found to be a problem and the speed limit was being enforced.

Board of Supervisors Meeting
January 23, 2008
Page 3

Ms. Andrea Testa, Fire Marshal, gave the Fire Marshal Report for the month of December 2007. Ms. Testa also gave the report for Goshen Fire Company and Good Fellowship Ambulance Company.

Mr. John Beswick, Building Official, gave the Building Inspection Activity Report for December 2007.

Mrs. Evelyn Baker, 900 Sheridan Drive, asked how many permits were issued for single family houses and Mr. Beswick replied that no permits were issued for single family houses but that four permits were issued for attached single family dwellings.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved the signing of the actual use report of state funds ending December 31, 2007.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved a Final Subdivision Plan for a 3,000 square foot building addition on two lots for the Islamic Society of Chester County, located at 1001 Pottstown Pike. Mr. Dennis Forest, Engineer, was present to represent the plan.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved the adoption of Resolution 5-2008 accepting the dedication of Cork Circle.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved a Maintenance Security Agreement for Cork Circle.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved a Final Land Development Plan for a 1,350 square foot restaurant building addition to the West Chester Diner for the Adam & Sherif partnership, located at 1147 West Chester Pike. Mr. Nick Vastardis was present to represent the plan.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved a Final Land Development Plan for a 2,400 square foot helicopter restoration building for the American Helicopter Museum located at 1220 American Boulevard. Mr. Sean Saunders, Executive Director of the museum, was present to represent the plan.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved Resolution 06-2008, appointing KWIK Service Group as an approved electrical inspection agency for West Goshen Township.

Prior to the consideration and possible approval of the Decision and Order for the conditional use application of Dash Enterprises, L.P., Mr. Joseph Brion, Township Solicitor, explained that the proposed Decision and Order contains 24 conditions.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved the Decision and Order for the conditional use application of Dash Enterprises, L.P. The hearing for this application concluded on December 12, 2007.

Mr. Thomas F. Oeste, Esquire, the attorney for Dash Enterprises, L.P., thanked the Board for their consideration of the application.

Prior to the consideration of Ordinance 02-2008 amending Chapter 78 of the West Goshen Township Code, titled "Vehicles and Traffic", specifically Sections 78-9, 78-20 and 78-21, Mr. Brion presented the following exhibits:

- B-1: Proof of Publication in the Daily Local News
- B-2: Filing with the Daily Local News
- B-3: Filing with the Chester County Law Library

Board of Supervisors Meeting
January 23, 2008
Page 4

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved Ordinance 02-2008 amending Chapter 78 of the West Goshen Township Code, titled "Vehicles and Traffic", specifically Sections 78-9, 78-20 and 78-21.

Ms. McIlvaine 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 4:41 p.m.

Respectfully submitted,

Sandra K. Turley
Township Secretary

**West Goshen Township
Supervisor Hearing
January 23, 2008**

S-07-07

Supervisor Hearing S-07-07, which was continued from December 12, 2007, was called to order by Chairman Patricia B. McIlvaine at 4:46 p.m. Mr. Meakim was absent.

Mr. Joseph E. Brion, Esquire, was present to represent the Township. Mr. Louis Colagreco, Esquire, was present to represent the applicant JPI Development Services, L.P. The hearing was for the consideration and possible approval of Ordinance 03-2008 amending the Code of Ordinances of West Goshen Township, Chapter 84 by amending Section 84-40 Subsection B(2) to amend area and bulk regulations applicable to apartments and by amending Section 84-55 to add a new Subsection E(1)(f) to establish drive aisle widths for privately owned and operated parking garages accessory to principal multifamily residential buildings.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved Ordinance 03-2008 amending the Code of Ordinances of West Goshen Township, Chapter 84 by amending Section 84-40 Subsection B(2) to amend area and bulk regulations applicable to apartments and by amending Section 84-55 to add a new Subsection E(1)(f) to establish drive aisle widths for privately owned and operated parking garages accessory to principal multifamily residential buildings.

At 4:52 p.m. the hearing ended.

**West Goshen Township
Supervisor Hearing
January 23, 2008**

S-08-07

Supervisor Hearing S-08-07, which was continued from December 12, 2007, was called to order by Chairman Patricia B. McIlvaine at 4:52 p.m. Mr. Meakim was absent.

Mr. Joseph E. Brion, Esquire, was present to represent the Township. Mr. Louis Colagreco, Esquire, was present to represent the applicant JPI Development Services, L.P. The hearing was for the consideration and possible approval of a Conditional Use application in which the applicant seeks conditional use approval pursuant to Section 84-40.A(17)(c) of the West Goshen Zoning Ordinance to develop apartments on an 11.4 acre parcel of property located at the northwest corner of the intersection of the West Chester By-Pass (Route 202) and Matlack Street. The property is located in the I-2-R Light Industrial District-Restricted.

At 5:07 p.m. after presentation of testimony, on motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved closing the hearing record. The Board will render a decision on the application within 45 days.

**West Goshen Township
Supervisor Hearing
January 23, 2008**

S-01-08

Supervisor Hearing S-01-08, which was duly advertised, was called to order by Chairman Patricia B. McIlvaine at 5:11 p.m. Mr. Meakim was absent.

Mr. Joseph E. Brion, Esquire, was present to represent the Township. Mr. Anthony Verwey, Esquire, was present to represent the applicant, the West Chester Area School District. The hearing was for the consideration and possible approval of a Conditional Use application pursuant to Section 84-39.A(18)(b) of the West Goshen Zoning Ordinance for an athletic field to be used for a proposed soccer field of natural turf, tennis courts, a soccer field of synthetic turf, a building which would contain restrooms, associated parking areas and access drives on the perimeter of the development and associated infrastructure improvements on a 21.42 acre parcel of property located at 101, 401, 501 and 505 Montgomery Avenue and 790 Lincoln Avenue.

At 6:41 p.m. on motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved closing the hearing record. The Board will render a decision within 45 days.