

**WEST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
February 17, 2010**

Township Supervisors:

Edward G. Meakim, Jr., Chairman
Dr. Robert S. White, Vice Chairman
Ms. Patricia B. McIlvaine, 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
Ms. Kristin Camp, Township Solicitor

A special meeting of the Board of Supervisors of West Goshen Township was called to order by Chairman Edward G. Meakim, Jr., at 4:02 p.m. on Wednesday, February 17, 2010, at the West Goshen Township Administration Building. All members were present. Mr. Meakim opened the meeting with the Pledge of Allegiance to the Flag.

Capt. Joseph Gleason gave the Police Report for the month of January 2010.

Ms. Andrea Testa, Fire Marshal, gave the Fire Marshal Report for the month of January 2010. Ms. Testa also gave the report for Good Fellowship Ambulance Company and the Goshen Fire Company.

Mr. John Beswick, Building Official, gave the Building Inspection Activity Report for January 2010.

Mr. Meakim opened the floor for public comment.

Mr. Joe Ward, Lincoln Avenue, who said that he owns a vehicle towing company, inquired about the procedure for being part of the police towing list. Capt. Gleason asked Mr. Ward to please call him for the information.

Dr. White said that he had received several phone calls and had a number of personal contacts with residents who were very pleased with the snow plowing by the public works department during the two recent heavy snow storms. He thanked Mr. David Woodward, Streets Superintendent, and Mr. Raymond Halvorsen, Public Works Director, for their efforts. Ms. McIlvaine said that she also had received numerous comments from residents and also thanked Mr. Woodward and Mr. Halvorsen. Mr. Halvorsen said that the crews are still working on the cleanup from the storms. He said that the crews were prepared to do the job as a result of the good equipment that the Township has purchased in recent years. He added that other townships have called asking about West Goshen Township's procedures for handling snow storms and plowing.

Mr. Casey LaLonde, Township Manager, announced that a sink hole had been discovered on Goshen Road between Collins Drive and Kirby Drive which will necessitate the closure and detouring of Goshen Road for approximately five days so that repairs may be done.

Mr. Raymond McKeeman, Zoning Officer, announced that the West Goshen Township Zoning Hearing Board will conduct a public hearing on Wednesday, February 24, 2010 at 7:00 p.m. to hear the following application: ZHB 1-10: The applicant and legal owner is Fern Hill Road Realty, Inc., 719 Old Maple Road, Springfield, PA 19064. The property for which the application is made consists of 2.61 acres, located at 908 Old Fern Hill Road and is zoned I-2 Light Industrial District. The property is improved with an industrial building and upon purchase the applicant further improved the property by installing a truck scale and scale house along the southern boundary. The truck scale is setback 16.5 feet from the side yard while the scale house is set back 4 feet from the side yard boundary. Applicant seeks variance relief from the 30 foot side yard requirement and in addition seeks all other relief that may be required to accommodate the permitted use of "contractor's establishment" not engaged in retail activities on the site in which a scale house and truck scale are necessary.

On motion by Ms. McIlvaine, seconded by Dr. White, the Board unanimously approved the Board of Supervisors minutes of January 20, 2010.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved the Treasurer's Report dated January 31, 2010 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.

The meeting was recessed at 4:12 p.m. and resumed at 4:16 p.m.

After the announcement of the consideration of the Decision and Order for the Conditional Use application of CIRR, LLC, Ms. Kristin Camp, Township Solicitor, stated that the hearing for this application was closed on December 21, 2009 and at the request of the applicant the decision was delayed to February 10, 2010. Because of a major snowstorm the February 10, 2010 meeting was rescheduled to this date and the applicant agreed to defer the decision. Ms. Camp reviewed the conditions listed in the Decision and Order.

Mr. Senya Isayeff, the applicant for CIRR, announced that the application was being withdrawn as the proposed tenant for the building had decided to look elsewhere for their needs. Ms. Camp asked Mr. Isayeff if he wanted to have a vote on the Decision and Order and Mr. Isayeff replied that he did not wish for the vote to be taken.

Prior to the consideration of the possible awarding of bids for the construction of the new public works garage, Dr. White stated that the bids which were opened and read publicly on January 19, 2010 at 3:00 p.m. had been reviewed by Kaiser Construction, Ralph Fey Architects, Hofmeister Engineering and Township staff. Dr. White read the list of recommended low bidders as follows:

General Contractor	Uhrig Construction, Inc. 1700 North 5 th Street Reading, PA 19601-1257 Total Bid Price: \$3,407,600
Plumbing	Guy M. Cooper, Inc. 300 Davisville Road Willow Grove, PA 19090-3321 Total Bid Price: \$393,200
Electrical	A.N. Lynch Company, Inc. 122 Finkbiner Road Spring City, PA 19475 Total Bid Price: \$636,284
HVAC	Premier Mechanical 538 Street Road Southampton, PA 18966-3790 Total Bid Price: \$578,700
Fire Protection	J. F. Sobieski Plumbing 14 Hadco Road Wilmington, DE 19804 Total Bid Price: \$97,534

Total Building Construction Price: \$5,113,318

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved the awarding of the bids for the construction of the new public works garage to the recommended low bidders as listed above.

Mr. LaLonde said that financing for the new public works garage had been obtained from TD North at a rate of 3.97% with 0% down payment.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved a Final Land Development Plan for a 2,370 square foot building addition for Cephalon, Inc., located at 201 Brandywine Parkway. Mr. Angelo Capuzzi from Chester Valley Engineers was present to represent the plan.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved Resolution 09-2010 authorizing the Township to indemnify and hold harmless any employee of the Township, elected supervisor of the Township or any agent of the Township in connection with any potential or pending claim against the Township, its Board of Supervisors, its agents or employees that is deemed necessary and in the interests of West Goshen Township as determined at the discretion of the Board of Supervisors.

Mr. Meakim opened the floor for public comment.

Mr. Halvorsen speaking on behalf of the Public Works department thanked the Board for their approval of the new public works garage. He also expressed his appreciation to Mr. LaLonde for his efforts in guiding the process.

There being no further business, on motion by Dr. White, seconded by Ms. McIlvaine, the meeting was adjourned at 4:27 p.m.

Respectfully submitted,

Sandra K. Turley
Township Secretary

**West Goshen Township
Supervisor Hearing
February 17, 2010**

S-08-09

Supervisors Hearing S-08-09 which was continued from January 20, 2010 was called to order by Chairman Edward G. Meakim, Jr., at 4:33 p.m. All members were present. Ms. Kristin Camp, Esquire, was present to represent the Township and Mr. John Jaros, Esquire, was present to represent the applicant. The applicant Traditions Development Corp. seeks conditional use approval pursuant to Section 84-12.G(3) of the West Goshen Township Zoning Ordinance to construct a 114 unit senior apartment building or independent living facility on property situated at the northeast corner of Boot Road and Route 202 located in the R-3 Residential District.

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See Court Reporter's Transcript

The record was closed except for the possible presentation of evidence by the Greenhill Estates Homeowner's Association and the possible consideration of an ordinance change.

At 5:15 p.m. on motion by Mr. Meakim, seconded by Ms. McIlvaine, the Board unanimously approved continuing the hearing to a date certain of April 14, 2010 at 4:00 p.m.