

**WEST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
JANUARY 14, 2015**

Township Supervisors:

Mrs. Patricia B. McIlvaine, Chairman
Theodore J. Murphy, Esq., Vice-Chairman
Mr. Raymond H. Halvorsen, Member
Mr. Edward G. Meakim, Jr., Member

Township Officials:

Mr. Casey LaLonde, Township Manager
Mr. Richard J. Craig, Township Engineer
Mr. William E. Webb, Zoning Officer
Ms. Kristin Camp, Township Solicitor

A regular meeting of the Board of Supervisors of West Goshen Township was called to order by Chairman Patricia McIlvaine at 7:02 p.m. on Wednesday, January 14, 2015 at the West Goshen Township Administration Building. Mrs. McIlvaine opened the meeting with the Pledge of Allegiance to the Flag.

Chief Joseph Gleason gave the Police Report for the month of December 2014.

Chief Gleason stated that the two new Police Officers, Tim Reilly and Robert Edwards, started at the beginning of the month. Chief Gleason thanked the Board for approving the Officers during the 2015 budget process.

Ms. Andrea Testa, Fire Marshal, gave the Fire Marshal Report for the month of December 2014. Ms. Testa also gave the report for Good Fellowship Ambulance Company and the Goshen Fire Company.

Mr. John Beswick gave the Building Inspection Activity Report for December 2014.

Mr. Corvo arrived at 7:05 PM.

Mrs. McIlvaine announced that the Board of Supervisors held an executive session on January 5, 2015 to discuss litigation.

Mrs. McIlvaine stated that the Philadelphia Inquirer published a very positive article regarding West Goshen Township on January 11, 2015 titled, "*Town By Town: West Goshen: Good schools, low taxes equals high demand.*" The article stated, "There just aren't enough homes for sale in the township, which Money magazine has named one of the best places to live in America." The article went on to state, "The good school district [West Chester Area] and the low taxes thanks to industries such as QVC and Chester County Hospital all contribute to the high demand."

Mr. Webb announced that at 6:00 PM, January 22, 2015, the Zoning Hearing Board would provide their decision on the Tallman application; reopen the Wawa sign hearing; open the West Chester University – 30 West Rosedale Avenue hearing; and open the 131 Chatwood Avenue hearing. Mr. Webb also stated that the Township received a new hearing application for 1101 North New Street for a geothermal well installation in the front yard of the home, with that hearing scheduled for 7:00 PM, Wednesday, February 5, 2015.

On a motion by Mr. Meakim, seconded by Mr. Halvorsen, the Board unanimously approved the Board of Supervisors meeting minutes of January 5, 2015.

On a motion by Mrs. McIlvaine, seconded by Mr. Murphy, the Board unanimously approved the Treasurer's Report dated December 31, 2014, for the General Fund, the Sewer Revenue Fund, the Waste and Recycling Fund, and the Capital Reserve Fund, and the bills to be paid from these funds.

Ms. Camp began discussion of the 131 Chatwood Avenue Zoning Hearing case before the Township's Zoning Hearing Board. Ms. Camp stated that a detached garage on the property had a second floor that was being used as an apartment. The apartment use is not permitted in the Zoning District and the property owner never applied for, nor received any building permit approvals for the apartment. By a consensus of the Board of Supervisors, the Township will oppose the Zoning Hearing case.

On a motion by Mr. Halvorsen, seconded by Mr. Meakim, the Board unanimously approved the Final Land Development Plan and stormwater management agreement, for a 4,470 square foot building addition for Fame Fire Company at 200 East Rosedale Avenue.

On a motion by Mr. Murphy, seconded by Mr. Halvorsen, the Board unanimously approved the Final Land Development Plan for a two lot commercial / residential subdivision for Phillip W. Neff, Jr., Trustee, et al, at 829 West Chester Pike and 22 Turner Lane.

On a motion by Mr. Murphy, seconded by Mr. Halvorsen, the Board unanimously approved the Conditional Decision and Order for Commerce Operating GP, LLP, for 1295 Ward Avenue, the Westrum independent living project located adjacent to the Brandywine Airport.

The Conditional Use Decision and Order for Commerce Operating GP, LLP, is based on an amendment to the Township's Zoning Ordinance, adopted at the Board's December 10, 2014 meeting, allowing for assisted living facilities in the I-C Industrial-Commercial Zoning District.

The Conditional Use Decisions conditions imposed are the following: 1. The Property shall be developed in accordance with the November 12, 2014 site plan; 2. The independent and assisted living facility shall be developed in accordance with Section 84-41.B of the recently amended Ordinance; 3. The Applicant shall provide safety measures to prevent residents from wandering onto adjacent properties; 4. The minimum number of parking spaces shall be calculated at 0.75 spaces per Independent Living Unit, at 0.50 spaces per Assisted Living Unit and at 1 space per employee based on the maximum shift; 5. Applicant shall be limited to a maximum of 150 dwelling units; and 6. Applicant shall conduct a traffic study to determine effect of new traffic at the Fernhill Road / N. Five Points intersection and make adjustments to the signal timing as necessary. The full language of the Conditional Use Decision and Order is found in the Order on file with the Township.

On a motion by Mr. Meakim, seconded by Mrs. McIlvaine, the Board voted unanimously to approve Resolution 4-2015, disposition of Police Department records, dated 1994 through 2012.

On a motion by Mr. Halvorsen, seconded by Mr. Murphy, the Board unanimously voted to appoint the following West Goshen Township residents to the new Township Stormwater Authority.

Tina Smith	5-year term	Jeff Nagorny	2-year term
George Martynick	4-year term	Robert Carter	1-year term
Robert Stratton	3-year term		

The Stormwater Authority is scheduled to be created by Ordinance and through Letters of Incorporation at the February 11, 2015 Board meeting.

On a motion by Mrs. McIlvaine, seconded by Mr. Murphy, the Board unanimously agreed to a 90-day time extension for the Judge Thomas Gavin Subdivision and Land Development Plan for 415 Goshen Road with a deadline of April 15, 2015.

Mr. Walker Tompkins, 1245 Victoria Lane, asked the Board for a Sunoco litigation update. Ms. Camp stated that Township Special Counsel is meeting with Sunoco and that the Board wants the Concerned Citizens group to be comfortable with any settlement. Otherwise, the process is moving ahead on the same course.

Mr. Tom Casey, 1113 Windsor Drive, thanked the Board for their efforts in regards to the Sunoco pipeline project. He asked if Sunoco had provided any maps for the Mariner East 2 project. The Board responded that no, no maps had been provided. Mr. Casey asked about the East Goshen Township tariff issue. Ms. Camp responded that Township Special Counsel had all of the necessary information on the tariff issue.

Board of Supervisors Meeting
January 14, 2015
Page 3

Mr. John Nesio, 1307 Mary Jane Lane, stated that he received an email that stated a settlement with Sunoco would be discussed at tonight's meeting. Ms. Camp responded that no settlement discussion would be occurring tonight. Mr. Halvorsen stated that the Township has Special Counsel who are guiding us in this process.

Mr. Chuck White asked about fallen branches on Boot Road and asked if they were a PennDOT responsibility. Mr. Halvorsen responded that fallen branches are a PennDOT issue, as Boot Road is a PennDOT owned and maintained road but that the Township tries to work closely with PennDOT to solve issues like this and that we will reach out again to PennDOT maintenance.

There being no further business, on motion by Mr. Halvorsen, seconded by Mr. Meakim, the meeting was adjourned at 7:58 p.m.

Respectfully submitted,

Casey LaLonde
Township Secretary