

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
APRIL 18, 2000**

MEMBERS IN ATTENDANCE

Dean K. Diehl, Jr.
James J. O'Brien
Nancy B. Higgins
Paul D. Spiegel, Vice-Chairman
Robert B. Little

TOWNSHIP OFFICIALS

Kenneth E. Lawrence, Jr.
Dr. Robert S. White

1. The meeting was Called to Order at 7:00 PM by Vice- Chairman Paul Spiegel with the PLEDGE OF ALLEGIANCE TO THE FLAG.

2. The meeting was opened to the Floor for Public Comment. There was none

3. MINUTES

MOTION: To accepted the MINUTES for 2/15/2000 as corrected.

ACTION: Little/O'Brien (5-0).

4. Sketch plan submittal for five residential lots located at 1209 Grove Road for Perna Brothers, Inc.

Robert D. Perna of Perna Brothers Builders, Inc. and Joseph S. Russella, Jr. of D.L. Howell and Associates, Inc. appeared for the sketch plan with a colored map.

At issue are the Flag Lots which have adequate frontage on Grove Road for five individual driveways, bus a case where less is better due to the level of traffic and topography. The Sketch Plan indicated the northern two lots sharing a driveway and the lower three lots joining to utilize the existing drive. The Turnaround is included at the request of one of the buyers.

The constrained areas, slopes, and flood plain will be Deed Restricted since these are the headwaters of Valley Stream. Across Grove Road, Netherfield Lane has Deed Restrictions already.

The Township Engineer reviewed the experiences in the Township with "Common Driveways" or "Shared Driveways" and explained the agreements which are signed concerning the maintenance of these driveways.

Joe Russella indicated with the Colored Map that Lot #3 was the existing house and Lot #4 would have the Dog Kennel structure which is in good shape and will be kept.

The Commission had no problems with the Sketch Plan..

5. INITIAL SUBMISSIONS

A. 16,000 sq. ft. day care facility with a future 3,500 sq. ft. expansion located at 800 Lawrence Drive for Arc of Chester County.

B. 21,700 sq. ft. of addition to three buildings located at 1000 Pottstown Pike for Keshet Israel Congregation.

C. 3-Lot Residential Subdivision located at 1011 Greenhill Road for CMR Development Corporation.

D. 3,669 sq. ft. bank located at the northeast corner of Bolmar and East Market Street for Commerce Bank, N.A.

6. COMMITTEE REPORTS

Bob White reported that he had attended the School Board meeting when they had selected a site for a new High School. Also he attended a meeting at West Chester University and learned about their 20-Year Plan. Much Expansion will be in West Goshen Township. The South Campus will have an old building torn down and a new Technology and Business School added, also a new Music Building. A Dorm is planned for theatre students out to Giunta Lane. Expansion will run also from Wilmington Pike to Sykes along Rosedale Avenue. The University plans to buy these properties as they come on the market. The Supervisors will continue to monitor meetings to encourage expansion of the South Campus because of parking and traffic in town. Parking Garage #1 will be built at High and Union. Dr. White indicated that the residents were not happy to find out these details at a public meeting rather than being informed in a personal letter. The residents thought the Dorms were going to be too close to private homes. Implied but not official was the thinking that the University will soon be required by the State to take on many more students than are accepted presently.

7. The Floor was Opened a second time for Public Comment. Harold Kupper of 1024 Little Shiloh Road spoke about the state of high speed traffic and the number of accidents occurring on his street. He said that he had conducted his own traffic count and had over 1100 cars going by each day from Westtown Road onto Little Shiloh. He was told that Westtown Road is a State Road and West Goshen has no say about speed limited or regulations.

Jacob P. Rayaparti, 829 Falcon Lane spoke about traffic congestion in his areas, people running over mailboxes, hitting trees, and generally driving too fast to stop--a car running over a lawn and stopping only 15' from the house. He was referred to Sgt. Camlin about the safety issues of his street.

Robert Marron of 831 Falcon Lane wished to confirm the hazardous conditions and the tragic accidents which have happened on these roads.

8. MOTION: To adjourn the meeting at 7:40 PM.
ACTION: Little/Diehl (5-0).

Respectfully submitted,

Nancy Boothe Higgins
Secretary