

**WEST GOSHEN TOWNSHIP  
PLANNING COMMISSION MEETING  
OCTOBER 21, 2003**

**MEMBERS IN ATTENDANCE**

Daniel S. Rafter  
Jeffrey A. Laudenslager  
Nancy Boothe Higgins  
Paul D. Spiegel, Chm.  
James J. O'Brien  
Dean K. Diehl  
Michael P. Bannan  
Michael P. McKie, Alternate

**TOWNSHIP OFFICIALS**

Richard J. Craig, Township Engineer  
Dr. Robert S. White, Sup.

1. The Meeting was called to order at 7:00 PM by Paul Spiegel with the PLEDGE OF ALLEGIANCE TO THE FLAG.

2. The Floor was open for Public Comment. There was none. Persons present were: Nicholas Vastardis, P.E., Anthony Pizze, Sr., John Pizzi, and Vince Salvitti, Steve Lautz, Steve Papa, Steve Janiec, Robin Murless, Betty Panetti, Karen Pizii, and Jim Pizii.

3. MINUTES

MOTION: To accept the Minutes of 9/16/2003 as submitted

ACTION: Diehl/Rafter (7-0).

4. Final Subdivision Plan for ten residential lots for Steve Janiec at 618 Airport Road. The application is complete and meets all Township Ordinances. Lot sizes are variable. There is an existing driveway. There has been a traffic study.

MOTION: To recommend approval of the Final Subdivision for ten residential lots for Steve Janiec at 618 Airport Road.

ACTION: Diehl/Laudenslager (7-0).

5. Final Subdivision Plan for a lot line change for Richard DiRocco located at 970 Frederick Drive. The changes put the driveway on the correct lot.

MOTION: To recommend approval of the Richard DiRocco Lot line change.

ACTION: Bannan/Brien (7-0).

6. Final Subdivision Plan for two residential lots for ARI Builders, Inc. located at 515 Greenhill Road. This application is complete and meets all Township Ordinances.

The pool will be removed and there will be a new driveway. The plan has received two waivers. fourteen trees will have to be removed but the builder will be planting seven new trees. Seepage beds will be used to manage stormwater and prevent runoff. Mike Bannan questioned whether slope was a factor. And the Township Engineer answered that slopes were not a problem.

MOTION: To recommend approval for two residential lots for Ari Builders, Inc. at 515 Greenhill Road.

ACTION: Diehl/Laudenslager (7-0).

7. Initial Submissions

A. Subdivision Plan for four residential lots for Steven A. Papa and Steven R. Lautz located at 101 Delaware Avenue.

There was a request by the Township Engineer that this plan be considered an Initial and Final Submission. There is a lot line improperly marked on the approved plan. This submission is to correct two distances and one bearing error, discovered by the builder. The revised plan corrects these mistakes and will allow a proper plan to be recorded.

The only question was asked by Mike Bannan and was whether the changes make any difference to the Plan that was approved in May. The Township Engineer indicated that they did not.

MOTION: To recommend approval of the revisions of the two distances and one bearing error and to consider these as a final submission to the plan.

ACTION: Bannan/O'Brien (7-0).

8. East Bradford Township Municipal Neighbor Survey for East Bradford Comprehensive Plan Update. There has been a response from West Goshen. It was noted that West Goshen has had three public meetings for Township Residents but has not completed the review of the Comprehensive Plan. It is normal to confer with neighboring Townships as part of the process and to promote cooperation.

#### 9. Committee Reports, Announcements, and Discussions

Dean Diehl is going to write a letter to the Board of Supervisors requesting information about requested variances going before the Zoning Hearing Board. There is some concern that decisions are a *fait accompli* by the time the Planning Commission receives notification. Perhaps the Zoning Hearing Board should walk the sites. Mike Bannan remembered a discussion about what is a hardship that requires relief. The Bolmar property is an example that defies reason. When one buys a small lot, that is not a hardship. Rick Craig indicated that the new sketch plan from the applicant doesn't provide adequate parking and furthermore the site has a new problem--the ground will not perk.

10. The floor was opened for public comment. Betty Panetti, Karen Pizii, and Jim Pizii had some issues to discuss for the plan for ten houses on Airport Road. They did not realize they could speak when the matter was before the Commission. There was concern about the need to move utility poles and where they would get their electricity if the poles are moved. Jim was most concerned about a retaining wall that has been there for 23 years. They live on the low side and feared what heavy equipment would do to the wall. Bob Little suggested that they take pictures of the wall not and should it be damaged, there would be a record of what had been there before construction and what was being damaged. The residents were assured that the Supervisors would walk the site and review sight distances and any other questions that would come before them concerning this development. They were urged to be present when the matter comes before the Board. The fact that they have mowed and maintained the area for 23 years does not mean they have any right of ownership. The new driveway affords a better sight distance than the present driveway. The resident was concerned about school buses having to stop and whether traffic would be able to see what was going on.

8. MOTION: To adjourn the meeting at 7:45 PM.

ACTION: O'Brien/Laudenslager (7-0).

Respectfully submitted,

Nancy Boothe Higgins  
Secretary