

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
FEBRUARY 20, 2007**

Planning Commission – Dean K. Diehl, Paul Spiegel, Nancy B. Higgins, Jeffrey A. Laudenslager, James O'Brien, Phil Yocum, Salvatore Triolo

Supervisor – Dr. Robert White

Administration – Richard J. Craig, Township Engineer
Diane E. Clayton, Asst. Zoning Officer (Recording Secretary)

Chairman, Dean Diehl, called a stated meeting of the West Goshen Planning Commission to order at 7:00 p.m. on Tuesday, February 20, 2007, at the West Goshen Township Administration Building.

Following the Pledge of Allegiance to the Flag, the floor was opened for public comment. There being none, the Chairman called for approval of the Minutes from the December 19, 2006 meeting. On motion made by Paul Spiegel and seconded by Nancy Higgins, the minutes were approved unanimously. It was announced that the Board of Supervisors had appointed Salvatore Triolo a voting member with Michael McKie being the alternate.

Final Plan Reviews:

Kevin Logue

Location: 815 Lincoln Avenue
Plan Represented by: Rich Vishneski – D.L. Howell & Associates

The plan proposes a 3,894 square foot building addition to be located at 815 Lincoln Avenue. Currently there are two structures on the site; the intention is to demolish the existing single-family dwelling. The proposed landscape storage addition will be joined to the remaining existing non-conforming structure. The design of the addition, takes into account the required 100-foot buffer for properties abutting a residential use, as the addition is narrow at one end and widens at the other. Paul Spiegel questioned whether or not there were previous issues related to stormwater runoff on the site. He also asked if it were possible for the Township to impose stricter controls for stormwater in order to stave off future problems. Richard Craig responded that there were no problems with stormwater on the site, and that this plan meets our existing requirements through infiltration. Mr. Craig further stated that all of the impervious is centrally located in one area. There will be an underground seepage bed with inlets proposed in the paved area. All flows will be directed to the seepage bed. A motion was made by Nancy Higgins and seconded by Jeffrey Laudenslager that the plan be approved for recommendation to the Board of Supervisors as submitted. The motion was carried unanimously.

Initial Submissions:

Smith Subdivision

Location: 804 South New Street

The proposed plan represents a subdivision plan, which will create an additional lot for a single-family dwelling. Trees and conifers are proposed to meet landscaping requirements. Currently the drainage flows around to the front of the house; an infiltration bed is proposed. Nancy Higgins inquired as to whether or not flooding would occur with the seepage bed being so close to the house. Rick Craig responded by stating that the acceptable downgrade for DEP is 10-15 feet, whereas the Township

requirements are stricter at 25 feet. Paul Spiegel questioned whether or not there were any site distance problems related with the site, to which Mr. Craig responded negatively.

Henderson Sports Complex

Location: Garfield & Lincoln Avenue Intersection

Represented by: Chris Sestrich, Saxinger and Black, Inc.

Kevin Campbell

This plan proposes to convert a natural turf athletic field to a synthetic turf with minor improvements. An existing field house will be expanded, the bleachers are to be relocated, and additional changes are to be made to the lighting. Dean Diehl asked why the change to an artificial turf. Mr. Campbell stated that the field is used for Lacrosse, Field Hockey, and Soccer. The sports season begins in 4 weeks, and within the first week of the season a natural field will become ruined and therefore unsafe. A synthetic turf allows for more playability at a ratio of 3:1. He also stated that the use of synthetic turf has resulted in a reduction of injuries. Dean Diehl questioned the lighting aspect, and whether or not the Township has requirements existing that would limit hours of operation. Rick Craig stated there are already ordinances in place, which preclude the lights from being lit past 10 p.m., however he also pointed out that the field does not abut any residential properties. In fact the site is landlocked by Henderson High School.

Zoning Ordinance Text Amendment:

Subject: Apartments as Conditional Uses in the I-2-R District

Represented by: Louis Colagreco, Jr., Esquire

Drew Chapman, JPI – Regional Development Manager

The anticipated text amendment would permit apartments by conditional use approval, such use is proposed on property located at 890 South Matlack Street (Spaz Beverage). Mr. Colagreco began by stating that the I-2-R District currently allows residential uses, this amendment would simply add an additional residential use, subject to certain conditions. The proposed plan would be required to adhere to more stringent regulations in regards to area & bulk, which are stipulated in the text amendment. The applicant (JPI) is proposing to make changes to the traffic pattern at Matlack and Route 202. John Wickner and Tim Kramer from Traffic Planning and Design displayed a traffic simulation for the Matlack and Route 202 intersection comparing the site as it exists and as it is proposed with changes. The changes would include 3 lanes of traffic that would lessen the wait time at the intersection from 5 minutes to 2 minutes. Mr. Chapman stated that a structural parking garage is proposed which will allow the tenants to park on the floor they reside on. A revision of the parking table is included in the amendment to require a 2:1 ratio of parking spaces per dwelling unit for an apartment building in the I-2-R District. The complex will be complete with a clubroom, exercise facility, and movie theater. Currently JPI has two nearby sites, Jefferson at Middletown and Jefferson at Westtown, which model the proposed complex. Access and visibility were key in choosing this location, which is proposed, for young professionals. Paul Spiegel stated he approved of the intersection modifications, however he had difficulty with what appears to be zoning for a specific site. He also stated that while this may be one of those instances where a zoning change is a good idea, one could never judge what the future impacts will be. Lou Colegreco reiterated that the tract was already self-sustaining. He further added that this is definitely up-zoning, based on some of the permitted uses. Jim O'Brien questioned whether or not a fire truck could get into the inner courtyards of the proposed site. Mr. Colagreco stated that the applicant and their engineers have already met with the Township Fire Marshal to discuss these issues, and that they will meet all necessary requirements. Jim O'Brien also declared that he did not feel the parking requirement was adequate, being too few spaces as compared to our current regulations. Mr. Chapman stated that the ITE requirement for apartments is 1.6 spaces. He noted that at the other sites, JPI provides 1.7 spaces per dwelling unit, which has proven to be more than adequate. Additionally he pointed out that our existing requirements may be antiquated and not in keeping with industry standards. Rick Craig stated that ITE sets the standard and agreed that the proposed 2.1 is well in excess of standard requirements. Paul Spiegel acknowledged that overall he believes the site will be improved with the changes, however he fears such changes are becoming procedural (habit). Lou

Colagreco stated that West Goshen Township no longer has any virgin land; therefore more and more rezoning changes are going to come before the Planning Commission. Newer and better plans for redevelopment will be proposed which will or cannot meet the current requirements, as the old zoning will not apply. Paul Spiegel stated that an additional concern of his is that once approved this complex might become student housing. Lou Colagreco affirmed that was not even a consideration, and added that it would be highly unlikely that the applicant would spend upwards of \$60-70 million dollars on a site proposed for student housing. Dean Diehl questioned whether a condition of approval could be some sort of rental clause, which would limit the number of unrelated tenants in a unit. Paul Spiegel suggested that the Township solicitor could review the legalities of such an option. A motion was made by Phil Yocum and seconded by Salvatore Triolo that the text amendment be recommended for approval to the Board of Supervisors with the provision that the Township Solicitor look into available options to limit rentals. Motion was carried 6:1, with Paul Spiegel opposing.

Conditional Use Application Review:

Applicant: T-Mobile Northeast, LLC

Mr. Craig stated that this application proposes to install a 90-foot tall monopole antenna support structure with related equipment cabinets at the base of the support structure. He also pointed out that the applicant has proven a definite lack of coverage exists along the Route #3 corridor. Various other sites have been proposed to accommodate this use such as Goshen Terrace Apartments, the mobile home park, and behind the West Chester Diner without success. Paul Spiegel stated that he had been against the recommendation to change zoning to allow this use. He acknowledged that he is personally affected by this application as his property abuts the facility in question. Paul stated that the tower would be visible from any northerly location. For him, this means he would see the tower from his kitchen, dining room and bedroom windows, as opposed to the view he now has of trees. In his opinion the property values of those homes abutting the site will suffer by at least \$10,000. Paul raised the question, "What are we doing when we take money out of the residents pockets?" Rick Craig stated that currently we only allow the use in Industrial zones and the Township is legally bound to provide coverage if a need is proven. Jim O'Brien asked whether other providers could use the tower, to which Mr. Craig responded that the Township encourages collocation. The Board recognized Mark Gordon, Zoning Officer from East Goshen Township, who confirmed for the Board that there are alternatives to permitting a wireless use in a municipality. In East Goshen Township towers are permitted only when they are affixed to an existing structure. The Board thanked Mr. Gordon for his input and following some discussion determined that if the antenna were affixed to the building, the height would be approximately 70 feet high. Paul Spiegel stated that at this height, the structure would not be as visible from the neighboring properties. A vote was called for by the Chairman, Dean Diehl, however Paul Spiegel interjected that he wanted the Board members to put aside their relationship with him and vote strictly on the merits of the application. A motion was made by Salvatore Triolo and seconded by Nancy Higgins that the application be recommended for approval to the Board of Supervisors providing T-Mobile can affix their antenna to the Pembroke Nursing & Rehabilitation Center. Motion was carried unanimously.

Committee Reports:

There were no reports presented. Dean Diehl suggested that when a plan comes to the Board in the future, each individual pick the best and the worst of their specialties in regard to the plan, prior to the meeting.

Miscellaneous Business:

Phil Yocum and Jim O'Brien attended a seminar through the County on Landscapes, which is the County's policy plan. They found the meeting very informative and passed out some of the literature they received. Dean Diehl requested that the Planning Commission meeting for the month of May be held on May 8th rather than May 15th. The Board members were in agreement with this change. Jeffrey

Laudenslager noted that Jim O'Brien's daughter Shannon would be traveling to Alaska. He then asked Shannon, who was present in the audience, if she would be agreeable to providing the Planning Commission members with a presentation of her trip, to which she agreed. A time and date of 6:30 p.m., on March 20, 2007, was settled on to hold the presentation.

There being no further business, on motion by Paul Spiegel and seconded by Jeffrey Laudenslager, the meeting was adjourned at 9:24 p.m.

Respectfully submitted,

Diane E. Clayton
Recording Secretary