

**WEST GOSHEN TOWNSHIP  
PLANNING COMMISSION MEETING  
APRIL 15, 2008**

Planning Commission – Dean K. Diehl, Paul Spiegel, Jeffrey A. Laudenslager, Sal Triolo, Jim O'Brien, Michael McKee, Carrie Martin, Robert Holland, Monica Drewnian

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, April 15, 2008, at the West Goshen Township Administration Building.

Following the Pledge of Allegiance to the Flag, the floor was opened for public comment. There was none. The Chairman called for approval of the Minutes from the March 18, 2008 meeting. On motion made by Jeffrey Laudenslager and seconded by Sal Triolo, the minutes were approved unanimously.

Final Plan Reviews:

**ANRO**

Location: 931 South Matlack Street

Plan Represented by: Jerry Fiore & Jim Spinelli of ANRO

The plan proposes a 9,000 square foot addition to an existing building located in the I-2 Zoning District. Mr. Craig explained that the existing basin, parking, and stormwater are more than sufficient to meet the township requirements. The impact to the site based on the proposed modifications to the existing building is minimal. A recommendation was made by Jim O'Brien and seconded by Sal Triolo that the plan be approved by the Board of Supervisors as submitted. The motion carried unanimously 7:0.

**Zarelli Subdivision**

Location: 825 Goshen Road

Represented by: Gus Zarelli

Dave Gibbons, D.L. Howell Engineering

This plan proposes to subdivide a 3.5 acre lot into five single family residential lots. The site is within the R-3 Residential Zoning district, and will be served by public water and sewer facilities. The existing residence (lot #5) will remain on the site as part of the development. Mr. Craig pointed out to that the length of the street does not meet our requirements, and will therefore require a waiver from the Board. Additionally, as the road does not meet current standards it will not qualify for liquid fuels for the care of the Township roadways. The applicant has offered to establish an escrow account of \$1500.00 for roadway improvements. Discussion ensued regarding the original house (lot#5) and possible restrictions to protect the residence from future building as the home is listed in our comprehensive plan as being of historic value. A motion was made by Paul Spiegel and seconded by Jim O'Brien that the plan be recommended for approval to the Board of Supervisors with the requested waivers, and the proposed escrow for maintenance of the roadway. Additionally sufficient restrictions on further subdivisions of lot #5 should be considered to preserve the original home in its entirety. The motion was carried 6:1, with Dean Diehl in opposition.

The Jefferson at Matlack Street

Location: 890 South Matlack Street

Represented by: Louis Colagreco, Jr., Esquire  
Drew Chapman, JPI – Regional Development Manager

The proposed land development depicts a 68,034 sq. ft. luxury apartment complex with a 24,500 sq. ft. parking garage located at the northwest corner of the intersection of the West Chester By-Pass (S.R. 202) and Matlack Street. Mr. Craig explained that a one way parking aisle had been constructed around the site to provide for emergency safety units. He further stated that the applicant has offered to provide road improvements to the intersection of Matlack Street and Route 202. Mr. Chapman pointed out that pursuant to the comments made by the Planning commission upon initial submission, additional green areas have been added to the plan. A motion was made by Jeffrey Laudenslager and seconded by Sal Triolo that the plan be recommended for approval to the Board of Supervisors as submitted. The motion carried unanimously 7:0.

Initial Submissions:

Keystone Community Alliance  
Location: 831 Lincoln Avenue  
Represented by: Art Marcelus, Keystone Community Alliance  
Michael Bowker, P.E.

The proposed plan is for a modification of a previously approved plan (Lincoln Independence Park). The revised plan depicts two 5,000 square foot office buildings as opposed to the approved 18, 450 square foot self storage unit. Mr. Marcelus requested the Board consider this plan as a preliminary/final as it is a revision of an approved plan. Mr. Craig stated that the plan would have to follow normal procedure.

Committee Reports:

Jim O'Brien reported that there were programs through community development grants to provide funding for sidewalks.

Miscellaneous Business:

Chairman, Dean Diehl, recognized the new member of the West Goshen Planning Commission, Monica Drewniany.

There being no further business, on motion by Jim O'Brien and seconded by Sal Triolo, the meeting was adjourned at 8:02 p.m.

Respectfully submitted,

Diane E. Clayton  
Recording Secretary