

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
JANUARY 19, 2010**

Planning Commission – Jeffrey Laudenslager, Sal Triolo, Michael McKie, Carrie Martin, Robert Holland, Jeffrey Lieberman, John T. Wildrick

Supervisor – Dr. Robert White

Administration – Richard J. Craig, Township Engineer
Diane E. Clayton, Secretary

Chairman, Jeffrey Laudenslager, called a stated meeting of the West Goshen Planning Commission to order at 7:00 p.m. on Tuesday, January 19, 2010 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 15, 2009 meeting. On motion made by Robert Holland and seconded by Sal Triolo, the minutes were approved unanimously 7:0.

Initial Submission:

Cephalon, Inc.
Location: 201 Brandywine Parkway

The land development proposes a 2,370 square foot building addition for a mechanical room.

Conditional Use

Applicant: Traditions Development Corporation
Location: northeast corner of Boot Road and Route 202
Represented by: John Jaros, Esquire

Mr. Jaros explained that at the conclusion of the December 15, 2009 Planning Commission meeting, the applicant agreed to provide a cross section depicting various views of the proposed facility in comparison with the existing homes, and a traffic study for the site. They have since complied with those requests and continue to meet with the Goshen Fire Company, East Goshen Township, and various homeowner associations regarding the project. As a result of those meetings the applicant has come up with a list of 23 self imposed conditions which are being reviewed by the other parties. Included amongst those conditions, the applicant has agreed to clean out and re-excavate the existing swale. The existing line of vegetation will be preserved to further ensure adequate drainage and provide a visible buffer, and a left turn light will be installed at Greenhill Road. The floor was opened for comments of which there were many. Residents of East Goshen Township including Keith Dickerson, Tom Rath, Jim DiSteffano, Al Zaccarelli, and Pat Erickson expressed concerns over the proposed development. Mr. Dickerson offered the Planning Commission members a video display depicting the drainage problem in the area of the site. Mr. Rath, asked if West Goshen Township could request that PaDOT review the drainage problem. He also requested that several articles recently published in the Daily Local news be noted for the record as pertaining to the project (reference publication dates 8/25/2009, 9/3/2009, 10/28/2009, and 12/2/2009). Al Zaccarelli inquired as to how often the stormwater basins are inspected, and was pleased that there would be a minimum annual inspection. He further stated that he was fully aware that West Goshen Township takes their stormwater ordinance seriously. A motion was made by Robert Holland, and seconded by John Wildrick, that the Planning Commission recommend the plan to the Board of Supervisors. Motion failed (3:4).

Committee Reports:

Sal Triolo, Chairman of the Nominating Committee, reported the following recommendations:

Chairman Jeffrey Laudenslager
Vice Chairman Jim O'Brien

On motion made by Robert Holland and seconded by Carrie Martin the nominations were accepted and approved unanimously 7:0.

Public Comment:

There being no further business, on motion by Robert Holland and seconded by Michael McKie, the meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Diane E. Clayton
Secretary