

**WEST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
AUGUST 9, 2010**

Planning Commission – Jeffrey Laudenslager, Jim O'Brien, Michael McKie, Monica Drewniany, John Wildrick and Carrie Martin

Supervisor – Dr. Robert White

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

Acting Chairman, Jim O'Brien, conducted the rescheduled meeting of the West Goshen Planning Commission on Monday, August 9, 2010, at the West Goshen Township Administration Building. The meeting was called to order at 7:12 pm.

Following the Pledge of Allegiance to the Flag, the Chairman opened the floor for public comment but there was none. The Chairman then called for approval of the Minutes of the previous meeting. On motion made by Carrie Martin and seconded by Michael McKie, the Minutes from the July 20, 2010 meeting were approved unanimously.

Initial Submissions:

Jones Subdivision

Location: 1127 Grove Road

The subdivision plan proposes to divide an existing 2.158 acre lot into two residential lots. The existing dwelling will remain on lot one and a 2,200 S.F. residence will be built on lot 2.

Final Land Development Plan:

Spaz Beverage Expansion

Location: 1015 West Chester Pike
Represented By: John Mullen, P.E.

The proposed plan consists of constructing an additional 7 parking spaces for Spaz Beverage, located at 1015 West Chester Pike, a non-conforming site. The Spaz Beverage site currently consists of two non-conforming lots. The adjacent lot to the beverage facility (4 Richfield), also a non-conforming lot, has been purchased by the applicant. The three lots will be consolidated into one parcel of .8894 acres. Two sheds will be removed from the 4 Richfield site, and replaced with one new shed, creating a reduction in impervious surface. The existing residence at 4 Richfield will remain and will be used as an office for Spaz Beverage. The 7 parking spaces will be additional parking, making the total parking for the beverage facility 22 spaces. A motion was made by Monica Drewniany and seconded by Michael McKie that the plan be recommended for approval to the Board of Supervisors as submitted. Motion carried unanimously, 6:0

South Concord Road – Quaker Ridge

Location: The east side of S. Concord Road and Route 202 and the south side of West Chester Pike, rear portion of Rolling Green Memorial Park, off of S. Concord Road
Represented by: Todd Fleming, P.E., Glenn White, Glenn M. White Land Company, Inc., and Mike Lyons, Esquire

The subdivision plan is for the development of 20 residential lots and 3 open space lots, to be serviced by public water and sewer. The West Goshen Zoning Hearing Board granted special exception approval for this project on October 22, 2009, pertaining to the construction of roads, utility transmissions lines, and storm and sanitary sewers in the Flood Hazard District. The township has acquired an easement through lots 3&4 of the proposed development to facilitate future sewer needs to those existing homes abutting the site that are currently on private sewer. Lisa Liguori, 326 South Five Points, asked whether she might be able to tie into public sewer. Patricia Keefe, 1002 Pine Valley Circle, and John Windle, 604 South Concord Avenue, commented on the traffic and stormwater impacts they felt the development might produce. Marietta Ledonne, 502 Emily Circle, and Patricia Fricke, 812 Amelia Drive, commented on security, and the proposed Home Owners Associations responsibility to preserve the stormwater maintenance plans. James Aubrey, 501 Emily Circle, read a prepared statement regarding his concerns of safety, traffic, and noise as a result of the subdivision. He requested that the builder install a 6 foot privacy fence as a buffer between his home and the development. Mike Lyons, Esquire, replied his client was not willing to install a fence; however they were willing to install additional landscaping buffers. A motion was made by Monica Drowniany and seconded by Michael McKie that the plan be recommended for approval to the Board of Supervisors with the condition that a fence be installed the full length of the (3) three initial lots, together with landscaping to create a natural planting screen on the north side of the fence with shade canopy trees rather than evergreen trees. Motion carried 8:1, with Jim O'Brien

Committee Reports:

There were no reports presented. The Chairman opened the floor for public comment but there was none.

There being no further business, on motion by Jeffrey Laudenslager and seconded by Carrie Martin, the meeting was adjourned at 8:38 PM.

Respectfully submitted,

Diane E. Clayton
Secretary