

West Goshen Township
Planning Commission Meeting
July 16, 2013

Planning Commission – Monica Drewniany, Jeffrey Laudenslager, Carrie Martin, Jeffrey Lieberman, Will Morrison and Vito Genua

Supervisor – Dr. Robert White

Administration – Richard J. Craig, Township Engineer; Diane Clayton, Zoning Officer

Vice Chairperson, Monica Drewniany, called a stated meeting of the West Goshen Planning Commission to order at 7:03 p.m. on Tuesday, July 16, 2013 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, a motion was requested for the approval of the Minutes from the June, 2013 meeting. (6:0)

Initial Submissions:

AAA Mid-Atlantic, Inc.

The plan proposes a land development for a 4,360 square foot Travel Center with 4,300 square feet of accessory automobile repair to be located at 707 East Gay Street. The plan will require Conditional Use approval.

Final Subdivision/Land Developments

881 Westtown Road

This plan involves the reconfiguration of two existing residential parcels totaling 5.77 acres. There is an existing residence at 881 Westtown Road (52-6J-59). A single family dwelling is proposed to be constructed on the other lot (52-6J-3). A motion was made by Carrie Martin and seconded by Jeffrey Laudenslager that the plan be recommended for approval to the Board of Supervisors.

Motion carried unanimously 6:0.

Zoning Ordinance Amendment:

Represented by: Lou Colagreco, Esquire; Drew Chapman (Jefferson Apartment Group)

The proposed amendment would change the parking space requirements in Section 84-55I (2) for apartments from 2.1 to 2.0 per dwelling unit. The applicant stated that this number is in keeping with guidelines today and will allow for additional green space. A motion was made by Vito Genua to recommend the ordinance change for approval. The motion was seconded by Carrie Martin.

Motion carried unanimously 6:0.

Conditional Use Applications

AAA Mid-Atlantic, Inc.

Represented by Brian Nagle, Esquire

A motion was made by Vito Genua and seconded by Jeffrey Laudenslager that the Conditional Use application for a travel center with an accessory use of an automobile repair facility to be located at 707 East Gay Street be recommended for approval to the Board of Supervisors with the recommendation that the applicant revisit the proposed means of ingress and egress for the site as the plan moved forward, to which Mr. Nagle agreed.

Motion carried unanimously 6:0

Woodlands at Greystone – Jerrehian

Represented by: Lou Colagreco, Esquire and Dean Jerrehian

A motion was made by Monica Drewniany and seconded by Jeffrey Lieberman that a recommendation be made to the Board of Supervisors to approve the revisions to the conditional use for the Woodlands at Greystone to allow for the removal of 110 age restricted semi-detached twin dwelling units.

Motion carried unanimously 6:0

Committee Reports:

There were no reports presented.

There being no further business, on motion by Carrie Martin and seconded by Will Morrison, the meeting was adjourned at 8:07 P.M.

Respectfully submitted,

Diane E. Clayton
Secretary