

West Goshen Township  
Planning Commission Meeting  
November 19, 2013

Planning Commission: Robert Holland, Jeffrey Laudenslager, Will Morrison, Vito Genua, Terry Wildrick, Carrie Martin and Julie Potts

Supervisor: Dr. Robert White

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

Jeffrey Laudenslager, called a scheduled meeting of the West Goshen Planning Commission to order at 7:02 PM on Tuesday, November 19, 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 October 2013 meeting. A motion was made by Vito Genua and seconded by Will Morrison to approve the minutes.

Motion carried unanimously 6:0.

Initial Submissions:

**Traditions Development Corporation**

The land development plan proposes the construction of an Independent Living Facility to be located on the north side of Boot Road east of the SR 202 northbound ramp (1299 Boot Road). The facility proposes 114 units in a 43,671 square foot building. Mr. Craig stated that the review had not begun on this project however he believes the main issues will be access, circulation, and stormwater. The site was the subject of an approved Conditional Use Hearing in 2009.

Conditional Use Application:

**Fern Hill Elementary School - WCASD**

Represented by Ross Unruh, Esquire; Kevin Campbell, Director of Facilities & Operation (WCASD); Joseph Russella, D.L.Howell Engineers; Frank Tavani, F. Tavani & Associates Traffic Engineering and Planning

Kevin Campbell presented an overview of the proposed additions/alterations to the school, including a new driveway off of Fernhill Road into the site. While the School District does not anticipate any increase in the number of students, there is a definite need for additional programming facilities (autistic classrooms, English language classes, and instrumental music). Joe Russella stated that the new design proposes to move the traffic away from the residential properties abutting the site. He added that the plan will require zoning relief from side yard setbacks, and a dimensional variance for front yard setbacks. The plan proposes an easier circulation route

for buses and parent traffic maintaining two entrances. Mr. Tavani presented a traffic study, stating that the proposed plan will present no significant change in traffic patterns. Vito Genua and Robert Holland asked what the differential would be to warrant a left turn lane from the school as the study assumes that traffic will be evenly split between both entrances to the site. Kevin Campbell and Ross Unruh stated that the school district would look into that. Finally, Mr. Unruh explained that as an educational use, a conditional use hearing was required for the expansion and requested a recommendation from the board. A motion was made by Jeffrey Laudenslager and seconded by Julie Potts that the Conditional Use application be recommended for approval to the Board of Supervisors.

Motion carried unanimously 7:0

Committee Reports:

Robert Holland called for (3) volunteers to be on the Nominating Committee. Those volunteering were Carrie Martin, Julie Potts, and Vito Genua.

There being no further business, on motion made by Julie Potts and seconded by Carrie Martin, the meeting was adjourned at 8:02 PM.

Respectfully submitted,

Diane Clayton, Secretary