

**WEST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
AUGUST 2, 2000**

A special meeting of the Board of Supervisors of West Goshen Township was called to order by Chairman Robert S. White at 7:06 p.m. on Wednesday, August 2, 2000, at the West Goshen Township Administration Building. All members were present. The purpose of this meeting was to allow residents surrounding West Chester University the opportunity to express their concerns with the University's expansion plans that had been presented on a prior occasion to the Board of Supervisors. Representatives from West Chester University who were present included Mr. Joseph Hamel, Vice President for Administrative and Fiscal Affairs, and Mr. Stephen Quigley, Executive Director for Facilities Administration.

Dr. White introduced Mr. Stephen Quigley. Mr. Quigley advised that on previous occasions the University had met with individual groups of residents from Spruce Avenue, Giunta Lane and the Roslyn Development. During these meetings, the University had obtained a better understanding of the problems and concerns that the residents had regarding the expansion plans as originally presented. Mr. Quigley provided an overview of the expansion plans and briefly discussed the progress of the current projects involving the school of music, a parking garage, and resident halls.

Lois Alt, resident of 842 Spruce Avenue, expressed her concerns. Ms. Alt questioned the height of the garage and the availability of tow trucks to remove vehicles. Ms. Alt felt the University provided a modest growth plan over the next 5 to 6 years and felt that the University would be requesting more space in that time period. Ms. Alt suggested maximizing the number of students accepted. Ms. Alt further questioned the increase in the number of floors in the resident halls and whether there was a height limitation.

Mr. Quigley advised that the parking garage would be four stories in height and would allow parking for approximately 1,000 vehicles. Mr. Quigley defended the growth plan as developed by the University and the University felt that enough space had been allocated for the growth increase. Mr. Quigley further advised that there is already a set number of students that can be accepted each year. Mr. Quigley advised that the University would adhere to the appropriate Zoning restrictions for height allowed for resident halls.

Mr. Lou Huis, resident of 816 South Church Avenue, questioned whether the University had discussed a more remote location or a branch location.

Mr. Quigley advised that the University had investigated other alternative locations. Mr. Quigley advised that the University did experiment with a branch location in Exton and the lack of enrollment caused the location to close.

Mr. Melvyn Levine, resident of 108 Anthony Lane, commented on parking on South Matlack Street and near Swope Hall. Mr. Levine suggested a parking garage near High Street and Matlack Street.

Mr. Sam Hines, resident of 833 Church Avenue, commented on the growth percent as quoted by University officials. Mr. Hines provided statistics from a previous meeting in 1988 whereby University officials quoted an incorrect growth percent. Mr. Quigley refused comment as he was not familiar with the meeting referred to by Mr. Hines.

Mrs. Evelyn Baker, resident of 900 Sheridan Drive, commented on the expansion plans and how they do not seem to properly serve the surrounding community as the University had previously quoted. Mrs. Baker advised that she felt the plans were instead destroying neighborhoods. Mrs. Baker suggested that the University consider the entire area. Mrs. Baker further suggested that the University consider placing new resident halls and parking on South Campus and provide all the education buildings on north campus.

Mr. Halvorsen commented on the University's possible acquisition of the Tigie Farm and possible growth in that area. Mr. Halvorsen continued to advise of his support of the opening of Tigie Road as a through street from South New Street to South High Street and the concentrated expansion of South Campus rather than what the University proposed.

Mr. Quigley stated that the University was currently reviewing all traffic studies. He further advised that the University has reviewed the Tigie Road suggestion but advised that it would be a long-term resolution due to the expense.

Ms. Jane Roberts, resident of 810 Spruce Avenue, suggested that the Board of Supervisors remain firm in ensuring that all Zoning Regulations were followed. With this being said, Ms. Roberts advised that high-rise buildings would not be permitted in West Goshen Township according to current Zoning Ordinances. Ms. Roberts further suggested closing Spruce Avenue at Roslyn Avenue.

Mr. Mel Lorback, resident of 817 Roslyn Avenue, advised that he does not believe in the student cap issue since it continues to increase each year. Mr. Lorback believes that the University should consider accepting a higher level student and possibly increase their level of education provided instead of simply accepting anyone to their institution.

Mr. Huis advised that he would like to form a civic association with other residents in the area and would formally withdraw his petition from an earlier date that requested the closing of Norfolk Avenue at west of South Church Street.

Mr. Gary Lawrence, resident of 806 Spruce Avenue, advised of his support for the civic association idea as proposed by Mr. Huis.

Ms. Judi Roberts, resident of 16 W. Rosedale Avenue, commented on the increase in vehicular traffic and recommended a multi-level stadium parking lot.

Ms. Michelle Purante, resident of 809 Spruce Avenue, advised that when she originally moved into her home, she had planned to stay in her home for the duration of her life. However, until recently, she has been considering thoughts of moving out. Ms. Purante feels that the property value will decline as a result of the University's expansion plan.

Mr. John Ciccarone, resident of 908 Sheridan Drive, recommended that a professional land planner and an Engineer should be included within the representatives of the Civic Group. Mr. Ciccarone further praised the Board of Supervisors for having this meeting to allow residents to comment.

Mr. Halvorsen questioned the current land development plans and what would be constructed in the near future.

Mr. Quigley advised that infrastructure would be finalized in the Fall of 2000 and preliminary plans would most likely be available by December 2000.

Mr. Halvorsen advised that the Board would be researching other ways to reduce traffic counts. Mr. Halvorsen further stated that it is not the intention of the Board to divert the problem of traffic from one area only to have it become a problem in another area. Mr. Halvorsen believes that by working together with the University and residents, an amicable resolution will be found. Mr. Halvorsen reiterated his belief that this resolution may be found by further development and expansion on south campus.

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Mr. Halvorsen advised that the Supervisors will obtain as much support as possible from State Officials concerning further development of Tigie Road. However, Mr. Halvorsen believes that some environmentalists will oppose the opening of Tigie Road.

Mr. Lorback suggested restricting parking access to North Campus in order to help alleviate some of the traffic concerns.

Mr. Hamel advised that resident freshman are already restricted to use of a car. Resident freshman and sophomores are already restricted to south campus only.

Mr. Ray Mellon, resident of 832 Spruce Avenue, commented that more traffic studies should be performed and for residents to keep in mind that the traffic issue was not solely a University problem.

Mr. Halvorsen extended appreciation to the residents and University Officials for the comments, suggestions and questions. Mr. Halvorsen advised that once the civic association was formed, another meeting would be held to discuss matters further.

There being no further business, the meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Sharon Lynn
Township Manager