

**WEST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
June 12, 2002**

A regularly scheduled meeting of the Board of Supervisors of West Goshen Township was called to order by Chairman Robert S. White, at 4:01 p.m. on Wednesday, June 12, 2002, at the West Goshen Township Administration Building. All members were present. Dr. White opened the meeting with the Pledge of Allegiance to the Flag.

Dr. White opened the floor for public comment.

Mr. Allan Schantz, 1211 Anna Road, voiced his objections to the "no left turn" signs to be discussed under Item # 9 on the agenda and requested the Board of Supervisors consider the signs not be erected as planned into Hamlet Hill Road from Boot Road. Mr. Schantz then read from a prepared statement informing the Board that he is retired, on a fixed income, and suggesting that the Township keeps increasing his taxes. Mr. Schantz further stated that his costs will likely be increased as it will require him to purchase additional gasoline to drive to his home if the signs are installed. He further commented as to the number of police officers as being too many for the size of the Township and added that children and dogs do not belong in the street but on their own property. Dr. White responded to Mr. Schantz by saying that the Township has not increased taxes in seven years while Mr. Meakim reiterated this statement. Mr. Schantz became confrontational with the Board and Detective Gregory Stone promptly escorted Mr. Schantz from the room without further incident.

Sharon Lynn, Township Manager, announced that the 5th Annual Summer Music Concert Series would feature a children's concert, the musical group, "Two of a Kind", on Sunday, June 16th at 6:00 p.m. at the Community Park. The concerts will be held two weeks apart on Sunday evenings through August 25th from 6:00 p.m. to 8:00 p.m., at the Community Park.

Ms. Lynn recommended amending the April 10, 2002 Board of Supervisor's minutes to reflect "that the hearing for the Domestic Violence Center of Chester County was closed, with the Board of Supervisors accepting correspondence from residents until the May 8, 2002 meeting at which time the Supervisors would review the correspondence, incorporate them into the record and render a decision."

On motion by Ms. McIlvaine, seconded by Mr. Meakim, the Board unanimously approved the Board of Supervisors meeting minutes of May 8, 2002 and May 22, 2002 as well as the suggested amendment to the April 10, 2002 minutes as stated above.

On motion by Mr. Meakim, seconded by Dr. White, the Board unanimously approved the Treasurer's Report dated May 31, 2002, for the General Fund, the Sewer Revenue Fund, the Waste and Recycling Fund, and the Capital Reserve Fund, as well as the bills to be paid from the General Fund, the Sewer Fund, the Capital Reserve Fund, and the Waste and Recycling Fund.

Detective Gregory Stone gave the Police Report for the month of May, 2002. Detective Stone announced that Cpl. Robert Holland has completed the scheduled Juvenile/Community Relations programs with the schools. Cpl. Holland is preparing summer programs for Day Care Centers and local business people.

Mr. Ralph Brown, Fire Marshal, gave the Fire Marshal's Report for the month of May, 2002, including the reports for Good Fellowship Club of Chester County and Goshen Fire Company.

Mr. Richard Hicks, Building Official, gave the Building Inspection Activity Report for May, 2001.

On motion by Ms. McIlvaine, seconded by Mr. Meakim, the Board unanimously approved Resolution 20-2002 accepting the Deed of Dedication conveying 3.125 acres of open space land from Wawa, Inc. to West Goshen Township. Ms. Lynn noted that the land lies between the six athletic fields proposed for the West Chester Area School District (on the Jerrehian Estate), and the proposed site of a new Wawa convenience store. The Township has not decided how they plan to develop the open space land.

On motion by Ms. McIlvaine, seconded by Mr. Meakim, the Board unanimously approved Resolution 21-2002 authorizing erection of "No Left Turn" signs in the westerly direction off Boot Road at Hamlet Hill Drive and "No U-Turns" in the westerly direction off Boot Road at various locations.

Section 78-15: Prohibited Turns at Intersections

| <u>Name of Street</u> | <u>Direction of Travel</u> | <u>Prohibited Turn</u> | <u>At Intersection of</u> |
|------------------------------|-----------------------------------|-------------------------------|----------------------------------|
| Boot Road | West | Left | Hamlet Hill Drive |

Section 78-16: Prohibited U-Turns

| <u>Name of Street</u> | <u>Location</u> |
|------------------------------|---|
| Boot Road | Hamlet Hill Drive |
| Boot Road | Between Hamlet Hill Drive and Mary Jane Lane |
| Boot Road | Mary Jane Lane |
| Boot Road | Morstein Road |

Dr. White announced the possible approval of a final subdivision plan for 11 residential lots for Omega Industries, Inc. located at 625 Goshen Road.

Richard J. Craig, Township Engineer, stated that underground infiltration stormwater beds were designed for each lot in the development. Dr. White asked Mr. Craig if the sewer for this development would hook up to the manhole at Kirby Drive. Mr. Craig noted the manhole was close to Kirby Drive.

Mrs. Evelyn Baker, 900 Sheridan Drive, asked if this type of infiltration bed has been tested in other areas. Mr. Craig replied that this particular infiltration bed is referred to as a "best management practice" and complies with all of Chester County Conservation District guidelines for recharging ground water rather than surface water. A retention basin is also planned for the development as a back up for additional water runoff.

Ms. Susan Belknap, 903 Owen Road, stated her property is adjacent to the proposed retention basin, and she is concerned that the basin will not handle water from a 100 year storm but will overflow the slope area. She questioned whom she would notify if her basement should take water if the basin should ever overflow. Mr. Craig stated that the design of the beds and basin should properly contain all the water on the site. Ms. Belknap asked who would maintain the system if it should fail to which Mr. Craig replied that the property owner on which the basin is located maintains the basin, and the Township maintains the beds in the right-of-way.

Ms. Belknap asked the developer of the property, Mr. John Ciccarone, if the costly heating of the existing house was the only issue with the house. Mr. Ciccarone noted that one would have to see the house to know of the other issues involved. Mr. Ciccarone stated he and the Chester County Hospital Board of Directors looked at several plans to save the house, and it was not feasible to do so.

Mr. Mark Kerson, 500 Story Road, asked what the infiltration beds would look like. Mr. Craig noted the beds are stone under the ground and cannot be seen. He added that the offset grass paver beds along the road are not very visible. Mr. Kerson asked if the soil was well drained, to which Mr. Craig replied in the affirmative, noting that this type of infiltration system is only used in well-drained soils.

Mr. Hugh Purnell, 704 Owen Road, recommended that the old house be preserved, and the parcel should be developed with five lots rather than eleven lots. Mr. Purnell noted that the Board of Directors of the North Hills Civic Association reviewed the plans in regard to any runoff in conjunction with the North Hills Development, not in regard to demolition of the existing home. Mr. Purnell requested a set of plans be given to the North Hills Civic Association for review by the residents. Mr. Purnell indicated there were alternative plans, other than the one being considered at the meeting today. Mr. Ciccarone responded by stating he did meet with the Civic Association, and there were no alternative plans given to the West Goshen Township Planning Commission. Mr. Ciccarone stated the residents living in the house are having a home built at another site, and when their new home is completed, this house will be demolished. Mr. Ciccarone further stated he had spoken to realtor Ed Jannotte of North Hills, who was to inform the North Hills Civic Association of the plans. Mr. Purnell stated that Mr. Jannotte is not on the Board of Directors of the North Hills Civic Association. Mr. Purnell requested plan approval be postponed until the Civic Association could meet with Chester County Hospital personnel to discuss retaining the house.

Ms. Robin Garrett, 603 Owen Road, implored the Supervisors to consider saving the house as there currently are a limited number of historic resources in the Township. Ms. Garrett requested the Board of Supervisors to table their decision until a representative of the Chester County Hospital Board of Directors could be represented at a Township meeting. Mr. Ciccarone stated that he represents the Chester County Hospital Foundation.

Mr. Steve Bennett, 633 Goshen Road, indicated there were two surveys done on this property, one in 1982 and the Environmental Impact Assessment in March 2002 done by Yerkes Associates, Inc. Mr. Bennett stated the house is listed in the Pennsylvania Historic Resource Survey and was built between 1840 and 1859. Mr. Bennett indicated he saw a subdivision plan last year that indicated the retention of the manor house and subsequent construction of seven lots. Mr. Ciccarone noted the Chester County Hospital Foundation owns the property.

Ms. Debbie Ferry, 702 Owen Road, questioned why the house "did not fit", and mentioned a large Ginkgo tree on the property that should not be cut down. Mr. Al Giantonio, President of Yerkes Associates, Inc. noted the Ginkgo tree will be removed as it is located directly in the center of the proposed road, along with one or two trees on the northwest side of the proposed road. The road will follow the existing driveway with the retention basin located in the lower area of the property.

Mr. Michael Pillagalli, 924 North Hills Drive, stated the house is not on the National Register but to register a home, the cost is between \$2,000 and \$3,000 that must be borne by the homeowner, unless a grant provides the money. Mr. Pillagalli questioned what would be done with the cut black-faced basalt stone if the house were demolished. Mr. Ciccarone stated the basalt stone would be donated to any interested person. Mr. Pillagalli suggested saving the house and only approving five to seven lots on the property, in an effort to maintain the historical integrity of the house.

Ms. Mary Thompson, Vice President of Corporate Development for Chester County Hospital, stated this property was purchased approximately fifteen years ago with the intention of expansion of the hospital's nursing program, and it is now of little use for the hospital.

On motion by Mr. Meakim, seconded by Ms. McIlvaine, the Board of Supervisors unanimously approved the final subdivision plan for 11 residential lots for Omega Industries, Inc. located at 625 Goshen Road.

On motion by Ms. McIlvaine, seconded by Mr. Meakim, the Board of Supervisors unanimously approved a contract with Gorman Brothers for 41,000 S.Y. of Ultra Thin Wearing Course for various Township Roads in the amount of \$163,590.00. Bids were opened and awarded on April 24, 2002.

On motion by Mr. Meakim, seconded by Ms. McIlvaine, the Board of Supervisors unanimously approved a contract with Dan Malloy Paving, Inc. for 3,000 Tons of ID-2 Wearing Course In-Place for various Township Roads in the amount of \$113,850.00. Bids were opened and awarded on April 24, 2002.

On motion by Mr. Meakim, seconded by Ms. McIlvaine, the Board of Supervisors unanimously approved a contract with Independence Construction Materials for Road Materials for various Township Roads in the amount of \$15,888.00. Bids were opened and awarded on April 24, 2002.

On motion by Mr. Meakim, seconded by Dr. White, the Board of Supervisors unanimously approved Resolution 22-02 addressing emergency deployment to active duty of Township employees. The Resolution will provide for Township employees who have been involuntarily called to active military reserve duty to be paid an amount equal to the difference between their total military pay and financial benefits, and their regular Township salary for the time period they are required to serve on active duty, as well as health insurance benefits for employees, their spouses and dependents during this period of time. Dr. White noted that Sgt. William Camlin of the West Goshen Police Department reported for active duty on June 10, 2002 for a period of at least one year.

Dr. White opened the floor for any other business to come before the Board.

Mr. Hank Whalen, 688 Normandy Court, stated his house is next to the Township Pistol Range. Mr. Whalen complained that he works from an office in his home and the noise from persons practicing at the pistol range is especially loud when two or more officers are shooting at one time. Mr. Whalen requested that the Board talk with Chief Michael Carroll regarding more stringent regulations for the range. Ms. Lynn stated the range is used by outside agencies four days a week and is reserved for use by members of the West Goshen Township Police Department on Monday of each week. Ms. Lynn advised that it would be tedious to have each qualifier on line to do so individually and indicated that a group of five or so persons can complete a relay in keeping with better time.

Mr. Robin Murless, 824 Halvorsen Drive, stated he has lived at this address for twenty-five years, and any attempt to reduce the noise would be appreciated. Ms. Lynn stated that improvements are being made to the berm at the pistol range, which should improve the range, and abate the noise as well.

There being no further business, on motion by Dr. White, seconded by Mr. Meakim, the meeting was adjourned at 5:15 p.m.

Respectfully submitted,

Sharon Lynn
Township Manager

**West Goshen Township
Supervisor Hearing
June 12, 2002**

S-3-02

Supervisor Hearing S-3-02, which was duly advertised, was called to order by Chairman Robert S. White at 5:26 p.m. All members were present.

Mr. Ronald C. Nagle, Esquire, Township Solicitor, was present to represent the Township. Mr. Gilbert R. Carlson, Esquire, was present to represent the applicant, Educational Properties Group, Inc. The applicant, who is the equitable owner, is seeking to construct student housing at 220 East Rosedale Avenue, being Tax Parcel 52-5-202, which is located in an I-2 Light Industrial District. The applicant is seeking the Board of Supervisors' approval to amend Section 84-38 to permit student housing as a permitted use in the I-2 Light Industrial District, and to amend Section 84-44-55-E-(1)-(a), by granting the Board of Supervisors power to grant requests in its discretion to permit 9 ft. x 18 ft. parking spaces in an I-2 Light Industrial District, of the West Goshen Zoning Code of 1990 as amended.

Mr. Carlson amended the application by requesting the Board to permit 9 ft. x 20 ft. parking spaces, rather than 9 ft. x 18 ft. requested in the application.

See Court Reporter's Transcript

The first witness testified until 7:00 p.m. at which time the hearing was adjourned. Dr. White announced the hearing would be continued to Wednesday, June 26, 2002 at 4:00 p.m.

John Stoudt, President of Fame Fire Company, requested the members of the Fire Company be kept informed of any proposed road changes or plans for this property. The applicant agreed to Mr. Stoudt's request to be kept informed. Mr. Stoudt noted the Fire Company's objection to the proposed road coming out on the southside of the property abutting Fame Fire Company.

The hearing adjourned at 7:05 p.m.