

**WEST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
March 26, 2003**

A regular meeting of the Board of Supervisors of West Goshen Township was called to order by Chairman Edward G. Meakim, Jr., at 4:04 p.m. on Wednesday, March 26, 2003, at the West Goshen Township Administration Building. All members were present. Mr. Meakim opened the meeting with the Pledge of Allegiance to the Flag.

Mr. Meakim opened the floor for public comment. No comments were made.

Ms. Sharon Lynn, Township Manager, announced that the possible approval of the signing of the Decision and Order for Supervisors Hearing S-2-03, Educational Properties, Inc., needed to be added to the agenda for this meeting. She added that this was a compilation of fact of the Board of Supervisors incorporating the Conditions of Use for the decision granted on February 26, 2003.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved the signing of the Decision and Order from Supervisors Hearing S-2-03, granting Conditional Use to allow Educational Properties, Inc. to construct private dormitories in the form of student housing in apartment-style units on property located in the I-2 Light Industrial District at 230 East Rosedale Avenue.

Ms. Nancy D. Rodgers, Zoning Officer, announced that the Zoning Hearing Board of West Goshen Township will conduct a public hearing on Wednesday, March 26, 2003, at 7:00 p.m. at the Township Administration Building at which time ZHB #4-03 will be continued. The applicant is Educational Property Group, Inc., 47 Marchwood Road, Suite 2A5, Exton, PA 19341. The legal owner of the property is Philadelphia Ventures, N.V., c/o Morgan Lewis Bockius, LTD, 1701 Market Street, Philadelphia, PA 19103. The conforming property for which the application is made is 9.7 acres and located at 230 East Rosedale Avenue. The zoning for the property is I-2 Campus Light Industrial. The applicant is seeking a Special Exception to the Flood Hazard District, and Special Exceptions to permit roads and permeable parking areas in a flood hazard district and to permit grading or fill in a flood hazard district and any other relief necessary to demolish existing warehouses and to construct a private dormitory to serve West Chester University and parking for such facility.

Ms. Lynn stated that at the Board of Supervisors meeting on March 12, 2003, bids were opened and read for one 33,000 GVW dump truck with plow and spreader and that the Board approved awarding the bid to the lowest bidder pending a review by Mr. Richard J. Craig, Township Engineer. After the review of the specifications, the bid is being awarded to Freightliner of Philadelphia, 2720 Bartram Road, Bristol, PA 19007. Freightliner was the second lowest bidder with a bid of \$72,298.00. She added that the lowest bidder did not meet the specifications of the bid.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved the bills to be paid from the General Fund, the Sewer Fund, the Capital Reserve Fund, and the Waste and Recycling Fund.

Prior to the consideration of Resolution 11-03 authorizing the filing of an application for Chester County Landscapes 21st Century Fund Grant Program assistance, Ms. Lynn stated that these funds would be used for the construction of the Route 100 Park. In response to a question from Dr. White, Ms. Lynn said if awarded to the Township, it would provide 33% of the funding.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved Resolution 11-03 authorizing the filing of an application for Chester County Landscapes 21st Century Fund Grant Program assistance.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved a Final Land Development Plan for two 35,000 square foot office buildings for Baxter Properties located at 1015 Andrew Drive. Mr. Michael R. Gillam was present to represent the plan.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved a Final Condominium Plan for nine condominium units for B.F.R., LLC located at 900 Airport Road. Mr. Richard Bates was present to represent the plan.

Mr. George Laxton, 1123 Laurel Drive, asked how many people would be employed in the condominium units to which Mr. Craig replied there would be an insignificant number as the facilities will be used to house helicopters and that a traffic study had been completed as part of the plan presented to the Board.

Mr. Meakim opened the floor for public comment.

Mr. Laxton stated that since the 'No Left Turn' sign had been placed at westbound Boot Road and Hamlet Hill Drive, traffic in his neighborhood had increased significantly as drivers tried to find another way to avoid the traffic signals at Route 202 and Boot Road. He said a vehicle that was cutting through on his street to avoid the traffic hit his son and that a van had hit another child and left the scene of the accident. He added that most of the cars are traveling to the business centers on Airport Road, Greenhill Road and Wilson Drive. Mr. Laxton said there is a problem with the timing sequence of the traffic signals, resulting in traffic back-ups. He also presented the results of some statistical studies he had done on the likelihood of accidents occurring in his neighborhood as a result of the increased traffic. Mr. Meakim asked Mr. Laxton if he would like to see a 'No Left Turn' sign placed at this street also and Mr. Laxton said yes.

Dr. White stated that the residents of Hamlet Hill had come to the Township and asked for help with the through traffic in their neighborhood. He said a traffic study was done and the Township offered the 'No Left Turn' sign or to make one section of Hamlet Hill Drive one way. He said the residents chose the sign. Dr. White also said the timing sequence problem with the traffic signal at Route 202 and Boot Road would have to be corrected by PennDOT and Ms. Lynn added that a request for a study of the signals at that location had already been made. Dr. White said that traffic has increased in all parts of the Township as development has occurred. Mr. Laxton asked what the Township will do to solve the problem and Dr. White replied that a traffic study of the number of cars traveling in and out of the neighborhood will be done and Mr. Meakim added that a public meeting with the residents will be held to get their opinions before anything is done.

Mr. Joseph Lijoi, 1114 Laurel Drive, stated that drivers ignore the traffic signs in the area now by making left turns and U-turns. He said some are caught by police but greater enforcement is needed.

Dr. White said that a number of vehicles exit Route 202 at Boot Road because they are going to Route 322 and there are no exit ramps for Route 322 on Route 202. He said there has been some discussion to propose ramps on and off Route 202 for Route 322 which would relieve some of the congestion.

Mr. Sean O'Donnell, 1116 Laurel Drive, said the placement of the sign at Hamlet Hill for 'No Left Turn' was a wrong decision and it should be removed. He added a better solution would be to place a 'No Left Turn' sign on Hamlet Hill Drive at Greenhill Road.

Ms. Lori Eppley, 1260 Delmar Avenue, stated that her husband's place of employment is on Airport Road and he does go through Hamlet Hill on his commute and that on the trip home he makes a left onto their street. She said for that reason she does not want left turns prohibited. She added that PennDOT is not doing its job with regard to the traffic signal at Route 202 and Boot Road and she asked if residents could write to PennDOT about the situation to which Dr. White suggested they address their concerns to Andrew Warren at PennDOT.

Ms. Patti Cassidy, 1271 Delmar Avenue, asked if the access from her neighborhood to Hamlet Hill could be blocked off and Dr. White replied that would present a safety issue.

Ms. Dianne Haley, 1132 Laurel Drive, stated she is concerned about the speeding of through traffic in her neighborhood and she requested that the Hamlet Hill sign be removed or that the Township put one up for her street.

Ms. Elsa Walters, 1128 Laurel Drive, said putting up the 'No Left Turn' at her street would not solve the problem since residents would be forced to make turns at Laurel Drive and Phoenixville Pike into the development and this is unsafe.

Mrs. Evelyn Baker, 900 Sheridan Drive, suggested that residents talk to Mr. Craig about the feasibility of using speed tables on their streets.

Ms. Lois Bowers, 1117 Laurel Drive, stated there are no sidewalks in their development and children are forced to ride their bicycles in the street.

Ms. Janice Ingram, 1126 Laurel Drive, said there are cars turning around in residents' driveways and exceeding the 35 mile per hour speed limit. She asked how long it will be before the traffic study is done by PennDOT and Dr. White replied the traffic study would be done by the West Goshen Township Police. He added that a public meeting will be held for the residents at which suggestions for solutions will be made.

Chief Michael Carroll, said that the personnel doing the traffic study will talk to the residents while conducting the survey and that they will seek neighborhood involvement.

There being no further business, on motion by Mr. Meakim, seconded by Ms. McIlvaine, the meeting was adjourned at 4:52 p.m.

Respectfully submitted,

Sharon Lynn
Township Manager