

**WEST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
May 28, 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, May 28, 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. Nancy D. Rodgers, Zoning Officer, announced that the Zoning Hearing Board of West Goshen Township will hold a public meeting on Thursday, June 12, 2003 at the West Goshen Township Administration Building at 7:30 p.m. to hear ZHB 7-03. The applicant and legal owner is 704 East Market Street Associates, L.P., 55 Country Club Drive, Suite 200, Downingtown, PA. The property for which the application is made is located at 704 and 706 East Market Street. The applicant is seeking Variances for the visual screening barrier between commercial and residential use, perimeter landscaping, interior landscaping, parking space minimum dimension, one way aisle width, loading areas, concrete blocks and storm water management plan.

Ms. Rodgers further announced that the Zoning Hearing Board will hear ZHB 8-03 on the same date. The applicant is Joseph T. Hash, 900 South Bolmar Street, West Chester, PA. The legal owners are Joseph T. Hash and Crystal L. Hash. The property for which the application is made is located at 900 South Bolmar Street. The applicant is seeking a Variance for enlargement not permitted for a nonconforming use of a nonconforming building on a nonconforming lot, side yards, 30 feet minimum for each yard, to add a dining/family room to the existing residence in the side yard.

On motion by Ms. McIlvaine, seconded by Dr. White, 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.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved the signing of the 2003 Road Materials Contract with Glasgow, Inc. Bids were opened and read at the Board of Supervisors meeting on April 23, 2003.

On motion by Ms. McIlvaine, seconded by Dr. White, the Board unanimously approved the Final Subdivision Plan for four residential lots for Steven A. Papa located at 101 Delaware Avenue. Mr. Papa and Mr. Steven Lautz were present to represent the plan.

Mrs. Evelyn Baker, 900 Sheridan Drive, asked where the access from the street would be for the new houses and Mr. Richard J. Craig, Township Engineer, pointed out the driveways on the plan. He noted the existing driveway is located on Delaware Avenue and the proposed three new houses will have one driveway exiting onto Delaware Avenue and two driveways exiting onto New York Avenue.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved the Final Land Development Plan for renovations and additions to Henderson High School for the West Chester Area School District located at 400 Montgomery Avenue. Mr. Mark Magrecki from ELA Group and Mr. Mark Groves from the West Chester Area School District were present to represent the plan.

Dr. White stated that the plan for Henderson High School will improve the flow of storm water through the area and reduce the flooding that has occurred in the past. He also said that parking for the facility will be improved.

Prior to the consideration of the possible approval of the Final Land Development Plan for a 460 bed private dormitory for Educational Property Group, Inc., Dr. White stated that the plan had been approved by the West Goshen Township Zoning Hearing Board and the West Goshen Township Planning Commission. He said the Zoning Hearing Board had approved placing a portion of the parking lot in the 100 year flood plan and that this would not adversely affect the flood plain. He added that the storm water plan will be an infiltration system with porous paving for the parking lot.

Dr. White advised that a letter had been received by the Supervisors from Ms. Anne Carroll, Borough of West Chester Councilperson, requesting that guide rails be placed along the length of the pedestrian walkway from the site to the driveway east of Bull Center to protect pedestrians from traffic flow where no parking buffers exist. Dr. White said the Supervisors were not in favor of this suggestion. He added that Ms. Carroll also requested permission to use a portion of the southernmost parking spaces at the site for recreation provided that parking demand is significantly below supply but that this request could not be made part of the plan.

Dr. White said that in severe weather West Chester University will provide parking for the residents of the complex in a nearby University owned parking lot.

Mrs. Baker asked if there was anything in the West Goshen Code that would prevent the owners of the complex from turning the residence into an apartment building not restricted to students and Dr. White replied that the zoning code and ordinances are not so restrictive as to limit developers and owners and that any future use would have to be educational in nature since it is located in an Educational District.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved the Final Land Development Plan for a 460 bed private dormitory for Educational Property Group, Inc. located at 230 East Rosedale Avenue. Mr. John Walsh from Educational Property Group, Inc. and Mr. John H. Kiefel, Esquire, were present to represent the plan.

On motion by Ms. McIlvaine, seconded by Dr. White, the Board unanimously approved the adoption of Resolution 16-03, authorizing the erection of 25 mile per hour speed limit signs on Delaware Avenue, Pennsylvania Avenue, New Jersey Avenue, New York Avenue and Giunta Lane and stop signs on North and South Crownpointe Lane at Crosspointe Drive and on northbound and southbound Green Hill Avenue at Howard Road.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved the adoption of Resolution 17-03, an Application for Permit to Install and Operate Flashing Warning Devices on South Matlack Street for a pedestrian crossing at West Chester University.

Mrs. Baker asked if there would be enforcement provided for this device and Dr. White replied that tickets can be issued to those who do not slow down in the area. Mrs. Baker asked what the speed limit would be in the area and Ms. Sharon Lynn, Township Manager, replied it would be 25 miles per hour.

Mr. Meakim opened the floor for public comment.

Ms. Janice Ingram, 1126 Laurel Drive, asked if the study by PennDOT of the traffic signals at Boot Road and Route 202 had been completed. Mr. Craig replied that it is partially complete and that there is a possible malfunctioning controller at the intersection. He added that the Township may have an answer in a few weeks. Mr. Craig said that PennDOT had also been contacted about cutting back the embankment on the east side of Boot Road at Laurel Drive and that the brush at the intersections of Boot Road and Laurel Drive and Boot Road and Delmar Avenue will be cut back. He added that 35 mile per hour speed limit signs had been posted on Laurel Drive and Delmar Avenue. Ms. Lynn said all of the letters that had been sent by residents regarding this matter were warranted and that the Township had been copied on all correspondence.

There being no further business, on motion by Mr. Meakim, seconded by Dr. White, the meeting was adjourned at 4:24 p.m.

Respectfully submitted,

Sharon Lynn
Township Manager