

**WEST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
July 14, 2004**

A regular meeting of the Board of Supervisors of West Goshen Township was called to order by Chairman Patricia B. McIlvaine at 4:00 p.m. on Wednesday, July 14, 2004, at the West Goshen Township Administration Building. All members were present. Ms. McIlvaine opened the meeting with the Pledge of Allegiance to the Flag.

Ms. McIlvaine opened the floor for public comment. No comments were made.

Ms. Nancy D. Rodgers, Zoning Officer, announced that the public hearing for H. A. Steen Industries, Inc., t/a Steen Outdoor Advertising, scheduled for July 19, 2004 has been cancelled. The hearing has been rescheduled for Tuesday, September 14, 2004.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved the Board of Supervisors minutes from June 9 and June 23, 2004.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved the Treasurer's Report dated June 30, 2004 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.

Sgt. William Camlin gave the Police Report for the month of June 2004.

Mr. Ralph Brown, Fire Marshal, gave the Fire Marshal Report for the month of June 2004. Mr. Brown also gave the report for Goshen Fire Company and Good Fellowship Ambulance.

Mr. Richard E. Hicks, Building Official, gave the Building Inspection Activity Report for June 2004.

On motion by Ms. McIlvaine, seconded by Mr. Meakim, the Board unanimously approved Resolution 19-2004 setting the date of August 25, 2004, for a Conditional Use Hearing for West Chester Area School District for the purpose of permitting the installation of four 80-foot light standards at Oscar Dicks Stadium, two of which are located in West Goshen Township.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved Resolution 20-04 authorizing erection of 35 mile per hour speed limit signs on East Nields Street between Westtown Road and South Bolmar Street.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved Resolution 21-04 setting the date of August 11, 2004, for a Public Hearing to consider the Intermunicipal Transfer of a Liquor License for TGI Friday's, Inc., Town and Country Shopping Center, Route 3 and Spring Lane, West Goshen Township, West Chester, PA, 19380.

Prior to the consideration of Ordinance 18-2004, Mr. Brian L. Nagle, Esquire, Township Solicitor, stated that this Ordinance will replace Ordinance 6-1996, known as the West Goshen Township Municipal Attorney's Fee Schedule Ordinance, which sets the fee schedule for the imposition and recovery of reasonable attorney's fees incurred by the Township for its representation in the collection of any delinquent municipal account or claim.

On motion by Ms. McIlvaine, seconded by Mr. Meakim, the Board unanimously approved Ordinance 18-2004 adopting a fee schedule for the imposition and recovery of reasonable attorney's fees incurred by the Township for its representation in collection of any delinquent municipal account or claim as provided for in the Act of May 16, 1923, referred to as the Municipal Claim and Tax Lien Law, as amended, and as further amended by Act 1996-1 and establishing a procedure for the imposition and collection thereof and codifying the Ordinance as Chapter 52 of the Code of the Township of West Goshen.

Board of Supervisors Meeting  
July 14, 2004  
Page 2

Prior to the consideration of a Final Subdivision/Land Development Plan for a 45-unit residential townhouse development for Chester County Mall, Inc., located at Phoenixville Pike and Boot Road, Dr. White stated that the original plan had contained 48 townhouses but had been reduced to 45 in the final plan. He added that this is the final stage of the Village of Shannon Development, which was approved by mandate by the Chester County Court of Common Pleas because at the time it was originally presented to the Township there was not an ordinance in place for this type of housing. Mr. Richard J. Craig, Township Engineer, said that the original plan contained rear access and alleyways but that the proposed townhouses now have access from the front. He said that the site for the townhouses has flood plain areas and wetlands but construction would not occur in those areas.

Mrs. Evelyn Baker, 900 Sheridan Drive, asked what the width of the townhouses would be and how many parking spaces were allotted for each residence. Mr. Craig replied that the townhouses would be 24 feet wide and two parking spaces would be provided for each residence. He added that there will be additional parking along the roadway of the development.

Mrs. Baker asked if there will be firewalls between the townhouses and Mr. Hicks said that there will be firewalls in the walls and through the roofs of each residence. Mr. Craig said that the firewalls will extend to the basements also.

Mrs. Baker expressed concern about the basements being constructed in the area of the flood plain and Mr. Craig stated that the basements will be two feet above the 100-year flood plain.

Ms. Sharon Lynn, Township Manager, noted that Mr. Richard Mingey, the developer of the plan, or his representative was not present to represent the plan. She recommended to the Board that they defer consideration of the plan until Mr. Mingey or his representative was present.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved deferring consideration of the Final Subdivision/Land Development Plan for a 45-unit residential townhouse development for Chester County Mall, Inc., located at Phoenixville Pike and Boot Road, until Mr. Mingey or a representative of Mr. Mingey was present to represent the plan.

On motion by Mr. Meakim, seconded by Dr. White, the Board unanimously approved a Final Subdivision Plan for a two-lot subdivision for Marilyn Whiteman located at 216 Long Lane. Ms. Whiteman was present to represent the plan.

Ms. McIlvaine opened the floor for public comment.

Mr. Brown reminded all of those present that the Goshen Fair will be held from August 2 until August 7, 2004, and invited everyone to attend.

There being no further business, on motion by Ms. McIlvaine, seconded by Mr. Meakim, the meeting was adjourned at 4:20 p.m.

Respectfully submitted,

Sharon Lynn  
Township Manager