

**WEST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
November 17, 2004**

A regular meeting of the Board of Supervisors of West Goshen Township was called to order by Vice Chairman Edward G. Meakim, Jr., at 3:59 p.m. on Wednesday, November 17, 2004, at the West Goshen Township Administration Building. Ms. McIlvaine was absent. 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 next scheduled Board of Supervisors meeting will be on December 8, 2004 at 4:00 p.m.

On motion by Dr. White, seconded by Mr. Meakim, 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.

Mr. Michael Pillagalli, Chairman of the Park and Recreation Board, presented the following certificates to sponsors of the Park and Recreation events:

Commerce Bank	Platinum Level Sponsor – Summer Concert Series
Goshen Manor	Platinum Level Sponsor – Summer Concert Series
Goshen Terrace	Platinum Level Sponsor – Summer Concert Series
Park Valley Associates	Platinum Level Sponsor – Summer Concert Series
QVC	Platinum Level Sponsor – Summer Concert Series
Faulkner Auto of West Chester	Gold Level Sponsor – Summer Concert Series
Krapf's Coaches	Silver Level Sponsor – Summer Concert Series
Citizens Bank	Sponsor – Community Day
Commerce Bank	Sponsor – Community Day

Ms. Patricia Kelly was present to accept the certificates for Goshen Manor and Goshen Terrace and Mr. Jerry Alfano was present to accept the certificate for Commerce Bank.

Prior to the consideration of Ordinance 23-2004 authorizing the entering into of an Intergovernmental Cooperation Agreement with West Chester Area School District, Ms. Sharon Lynn, Township Manager, said that the Township had been working with the School District and Mr. Brian L. Nagle, Township Solicitor, to develop this agreement for the bidding, awarding and construction of the Pottstown Pike Park. Mr. Nagle said that in accordance with Pennsylvania statutes it is necessary for the Board to approve an Ordinance to enter into an agreement with another government entity. He said that this ordinance will authorize the joint construction of the park which is located on Pottstown Pike and the adjacent playing fields being built by the West Chester Area School District.

Mr. Nagle entered into the record the following exhibits:

- B1 – The Proof of Publication in the Daily Local News on November 1 and November 8, 2004
- B2 – The Filing with the Daily Local News
- B3 – The Filing with the Chester County Law Library

Mrs. Evelyn Baker, 900 Sheridan Drive, asked how the costs of the construction would be divided between the two government entities. Dr. White replied that the Township will pay 50% of the maintenance costs of the field house and Parking Lot B but the construction costs for these and for the playing fields will be the responsibility of the School District.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved Ordinance 23-2004 authorizing the entering into of an Intergovernmental Cooperation Agreement with West Chester Area School District to bid, award and construct the Pottstown Pike Park.

Prior to the consideration of the proposed 2005 budgets for the General Fund, Sewer Plant Fund, and Waste and Recycling Fund, Dr. White said that the revenues for the General Fund are projected to be \$9,823,088 with expenses of \$10,176,177, the revenues for the Sewer Plant Fund are projected to be \$3,223,470 with expenses of \$3,785,503, the revenues for the Waste and Recycling Fund are projected to be \$1,475,310 with expenses of \$1,440,975 and the revenues for the Highway Fund are projected to be \$396,664 with expenses of \$387,844. Mrs. Baker asked if in the future the Pension Funds become overfunded, will money be withdrawn and Dr. White said the Pension Funds have not been overfunded in the past but if they become so, withdrawing money will be considered. Dr. White added that the budget includes a 3% increase in salaries for Township employees. Dr. White said there will be no increase in the cost for Waste Hauling and Recycling.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved the proposed 2005 budgets for the General Fund, Sewer Plant Fund, and Waste and Recycling Fund.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved Resolution 39-2004 adopting the West Goshen Township Non-Uniformed Employee Policy Manual.

Mr. Meakim opened the floor for public comment.

Mr. Gerard Hertel, 825 Huber Place, gave the Board a packet of information he had assembled concerning the Gordon Natural Area. He asked the supervisors to consider protecting the Gordon Natural Area by not opening Tigue Road through this area. He said by preserving the area it would allow West Goshen Township to meet one of its goals stated in the Comprehensive Plan, "to protect and enhance environmentally-sensitive areas". He said that the area is one of the last large tracts of Penn's Woods and he asked the Supervisors to protect the area. He said the area is used for education, research and recreation. He referred to the recently completed Regional Traffic Study prepared by the West Chester Regional Planning Commission which concluded that the road should not be opened through the Gordon Natural Area.

There being no further business, on motion by Mr. Meakim, seconded by Dr. White, the meeting was adjourned at 4:17 p.m.

Respectfully submitted,

Sharon Lynn
Township Manager

**West Goshen Township
Supervisor Hearing
November 17, 2004**

S-13-04

Supervisor Hearing S-13-04 was called to order by Vice Chairman Edward G. Meakim, Jr., at 4:26 p.m. Ms. McIlvaine was not present.

Mr. Brian L. Nagle, Esquire, and Mr. Joseph E. Brion, Esquire, were present to represent the Township. Mr. Edward M. Wild, Esquire, was present to represent the applicant, Nextel Communications of the Mid-Atlantic, Inc., which seeks conditional use approval to construct a wireless telecommunications facility consisting of a 120 foot monopole and antennas and a 230 square foot shelter to house the required cell phone equipment, which will be located within a fence-enclosed compound on property owned by West Goshen Township at the Municipal Complex located at 1025 Paoli Pike, West Chester, PA. The subject property is located in the MCX Municipal Complex District. The proposed use is allowed by §84-131B(1) of the West Goshen Township Codified Zoning Ordinance when approved as a conditional use, subject to the wireless communications regulations of Code §84-57.03, pursuant to the general procedures and standards of Code §84-74 and 84-75.

See Court Reporter's Transcript

At the conclusion of all testimony and comments, on motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved the application according to the contract signed on March 24, 2004 by the Board of Supervisors of West Goshen Township with Nextel Communications of the Mid-Atlantic, Inc. and according to the representations and exhibits presented at this hearing.

The hearing adjourned at 5:38 p.m.

**West Goshen Township
Supervisor Hearing
November 17, 2004**

S-10-04

The Continuation of Supervisor Hearing S-10-04 was called to order by Vice Chairman Edward G. Meakim, Jr., at 5:48 p.m. Ms. McIlvaine was not present.

Mr. Joseph E. Brion, Esquire, was present to represent the Township. Mr. John Jaros, Esquire, was present to represent the applicant Westrum Land Development, LLC. The applicant is the equitable owner of a 36.2 acre tract of land adjacent to Ward Avenue and Five Points Road commonly known as the Terramics Property, which is presently zoned I-C Industrial-Commercial District. The applicant is seeking a Conditional Use to develop and construct on the property a residential active adult retirement community of single family dwellings of various types together with associated amenities. The proposed use is subject to Conditional Use approval by the Board pursuant to a proposed amendment to Section 84-41.A of the West Goshen Township Zoning Ordinance which was previously considered by the Board at a public hearing on July 28, 2004. The Board will not take action on applicant's conditional use application until it decides whether or not to amend the Zoning Ordinance.

See Court Reporters Transcript

Mr. John Good, Esquire, was present to represent the following parties of interest: Warehouse Associates (tenant Wayne Moving and Storage), Plas-tech Coatings, Inc. and Chiral Technologies, Inc.

Mr. Brion announced that a hearing on the proposed Ordinance in which the applicant seeks consideration of a text amendment to the I-C District regulations of the West Goshen Township Revised Zoning Ordinance of 1990, as amended, and which was considered at a hearing on July 28, 2004, will be held on December 8, 2004 at 4:00 p.m. Mr. Brion said that at that time Mr. Good's clients and witnesses will present evidence. Mr. Good indicated that he is not withdrawing his opposition to the application but is delaying presenting his witnesses until the December 8, 2004 hearing on the text amendment.

The Conditional Use Hearing was closed. The Board of Supervisors took the application under advisement and will render a decision within forty-five days.

The hearing ended at 6:05 p.m.