

**WEST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
May 25, 2005**

A regular meeting of the Board of Supervisors of West Goshen Township was called to order by Chairman Edward G. Meakim at 4:02 p.m. on Wednesday, May 25, 2005, 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.

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.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved Resolution 15-2005 authorizing the disposition of public records in accordance with the schedules and procedures for disposition of records as set forth in the Municipal Records Manual approved on July 16, 1993.

Mrs. Evelyn Baker, 900 Sheridan Drive, asked what method of disposal was used for the records and Ms. Sharon Lynn, Township Manager, replied that this is the continuation of a disposal program started in 1997. She said that when the move was made from the old Municipal Building to the present one in 1999, records that dated back many years were destroyed according to the state mandated schedule for records. Ms. Lynn said that department heads went through all records and those that could be disposed of were shredded by a destruction service. Photographs of the destruction were taken as documentation. She said that the current disposal of records was being handled by Township employee Cynthia Haldeman who has done a comprehensive job of going through records and working with departmental supervisors. Ms. Lynn said Secured Destruction Services, which is the same destruction company that was used for the shredding in 1999, will be used for the current shredding. Mrs. Baker said that she was concerned that sensitive information could be recovered from the records and she asked if someone actually witnessed the destruction. Ms. Lynn replied that in 1999 an employee went to the site of the destruction and photographed the shredding of the documents to be sure it was done properly. The same procedure will be followed this year.

Mr. Meakim opened the floor for public comment.

Ms. Susan Leander, 315 Joy Lane, stated that she was present to talk about some concerns she had expressed recently to Ms. Lynn concerning two developments near her residence, the YMCA at the corner of Paoli Pike and Airport Road in East Goshen Township and the former Ground Round property on West Chester Pike which she believes is currently under contract to Wawa. She said her neighborhood already has traffic problems because of East High School and they will become worse with the two developments that are being planned. She stated that her development was not notified about the YMCA application and that she feels notifying residents within 500 feet of a planned change is not a wide enough range. She said that Townships need to do a better job of communicating with residents. She asked what West Goshen Township would do about the traffic impact. She said that the YMCA has 9,000 members and that the traffic studies that were done in the area show that presently there are 30,000 vehicles traveling on Route 3 every day and 5,000 vehicles using Ellis Lane every day. She asked about the installation of speed humps and Mr. Meakim replied that West Goshen Township does not install speed humps because the snow plows cannot plow over them. Dr. White said that this leaves ice and snow on the streets. He added that most homeowners do not want the humps installed in front of their property as they reduce the value of the property. He said that West Goshen Township Police have increased their patrols in the area and that turning restriction signs have been installed. Ms. Leander said that she was concerned that Wawa is taking over the area because of the number of stores that have been built and that this is causing small businesses to close. She said that more police presence will be needed if the Wawa is built because of loitering, which will mean fewer police patrolling the streets. She said there will be an increase in noise and pollution and that the nighttime deliveries to Wawa will create noise and gas fume problems. Ms. Leander stated that grading of the property would have to be done to make it suitable for building which could cause water drainage problems.

Ms. Leander asked when the next Zoning Hearing Board meeting would be held and Dr. White replied that the Zoning Hearing Board meets when there is an application before it. He stated that the Board of Supervisors has not received a plan from Wawa for the construction of a new store at the Ground Round site. Ms. Leander asked if the residents would be notified if a plan is received and Ms. Lynn said that the Township is mandated to notify all residents within 500 feet of a planned development. She said that West Goshen Township notifies residents in a wider area than 500 feet. She added that a database is being maintained with the names and addresses of those residents who have called or contacted the Township regarding the possible Wawa store and that those residents will be contacted regarding any hearings that are to be held.

Dr. White said that the land under discussion is zoned C-4 which would allow the construction of business offices, restaurants and medical offices but that it requires a minimum of four acres. He said that for anything to be built on this property the zoning would need to be changed. For the Wawa store to be constructed the C-5 area would have to be extended or the C-4 district would need to be changed to permit gas stations.

Ms. Maryann Brice, 1229 E. Strasburg, asked if the Township would consider posting notices of meetings and hearings on the Township website and Ms. Lynn replied that all meeting agendas are currently posted on the website. She encouraged anyone who wishes to be notified of any hearing concerning Wawa to call her or Sandra Turley, her assistant. She said that an ongoing file is being maintained of people to contact.

Ms. Carmen Toro, 200 Ellis Lane, said she was concerned about the traffic that would result from the construction of a Wawa store. She said it is currently difficult to exit her driveway which is near the intersection of Ellis Lane and Strasburg Road. She said that West Goshen Township is losing its feel of a suburban community because of all the construction that has taken place.

Ms. Ruth Ainis, 208 Valley Circle, asked if East High School is in West Goshen Township or East Goshen Township and Dr. White said that it is located in West Goshen Township and that the athletic fields are in East Goshen Township. Ms. Ainis asked if the information about the Wawa was true or a rumor. Dr. White replied that he has been told that Wawa has the land under contract but the kind of contract is unknown. He said it could be the land is being bought outright or it could be contingent on Wawa obtaining permission to build the store. Ms. Ainis said that it was a blessing when the Ground Round closed because of the car noise and that she would not like to see an all night business at that location.

Mr. Paul Tovey, 1225 Spring Valley Lane, said that at his residence he could hear all of the noise coming from the Ground Round parking lot. He said that he appreciates what the Board of Supervisors does and that West Goshen Township is a great township. He said that he is not against Wawa but is not happy about the proposed location because of the possibility of noise coming from the site during the night. He said that he tried to talk to the realtor for the property about the purchase of the land but did not receive any information. He asked why it was being kept quiet. Mr. Meakim said that he is a realtor and he cannot find any information either. He said that the transaction will become public information only at settlement. Mr. Tovey asked if the residents should contact Wawa and Mr. Meakim said that would be appropriate. Mr. Tovey asked why the property at the corner of Route 3 and Strasburg Road had been dug up and Mr. Richard Craig, Township Engineer, answered that old gasoline tanks were removed from the site. He said that the holes had to remain open until they were inspected by DEP. He said that DEP has authority over the site, not the Township.

Ms. Carolyn Giallonardo, 1221 E. Strasburg Road, said that she lives across from the Ground Round site and would be subjected to 24 hour lights if the Wawa is constructed. She said she has dealt with trash trucks in the middle of the night, but that the Wawa would have food and gas deliveries during the night. She questioned the locating of a Wawa with gas pumps so close to the Sunoco station which she said would duplicate the services of Wawa.

Mr. Meakim said that the Board of Supervisors has not received any plans from Wawa for this site.

Ms. Loretta Cohen, 313 Box Elder Drive, said that the current traffic situation is bad and asked what the process was for discussing the solving of issues. Dr. White said that residents could come to the first Board of Supervisors meeting of the month when Chief Michael Carroll or his representative is present to bring matters to the attention of the police. Ms. Lynn said that residents can contact her by phone or e-mail. She said that West Goshen Township has a three member Traffic Safety Department who conduct surveys to gather the data necessary to make decisions about the best course of action. She said that she can put residents in touch with the Traffic Safety Unit. She said that certain criteria have to be met in order to make changes and that the Township is limited in what can be done on the public streets. She said that speed can be regulated and that signs can be changed when warranted by specific standards the Township must follow.

Mr. Lee McFadden, 1230 Hawthorne Lane, said that he is a former principal at East High School on Ellis Lane. He said that when he was the principal and complaints were made about the traffic, he contacted Chief Carroll and set up a meeting. It was decided that only the senior students would be allowed to drive to school. He said that he invited Cpl. Robert Holland to speak to the students to be sure they were following the signs. He said that the Township did a good job in responding to the problem.

Ms. Dionne Greim, 329 Staghorn Way, said that the businesses located off of Paoli Pike also are part of the traffic problem in the area.

Mr. Meakim thanked the residents for attending and said that they will be notified if the Township receives any applications from Wawa.

Mrs. Baker said that the owners of property should be free to use their property. She said it is not possible to keep everyone out. She said that the entrances to the Wawa on Market Street are dangerous and Dr. White said that both entrances were approved by PennDOT as Market Street and Gay Street are state roads.

Dr. White suggested that if or when Wawa presents an application to the Township the residents prepare a petition with what they want and present it to the Township.

Ms. Ainis said that there are a number of liquor licenses in the area under discussion which causes a problem with drinking and driving. She asked if there is a person on the staff of the Township who solicits businesses for the Township and Dr. White said that is done through the Chester County Chamber of Commerce. Ms. Ainis said she thought a medical office building would be the best fit for the Ground Round property.

There being no further business, on motion by Mr. Meakim, seconded by Ms. McIlvaine, the meeting was adjourned at 4:59 p.m.

Respectfully submitted,

Sharon Lynn
Township Manager

**West Goshen Township
Supervisor Hearing
April 27, 2005**

S-04-05

Supervisor Hearing S-04-05, which was duly advertised, was called to order by Chairman Edward G. Meakim at 5:10 p.m. All members were present.

Mr. Brian L. Nagle, Esquire, and Ms. Kristin S. Camp, Esquire, were present to represent the Township. Mr. Richard J. Lemanowicz, Esquire, was present to represent the applicant. The hearing was for the consideration of the Conditional Use application of Sprint Spectrum, L.P. The applicant seeks conditional use approval pursuant to Section 84-57.03(B)(5) of the West Goshen Township Zoning Ordinance in order to install a maximum of nine (9) commercial communications antennas at a height of 100 feet above ground level on an existing utility pole which is located on a 6.6 acre parcel of property located in the R-2 Zoning District at the intersection of Grove Road and Grubbs Mill Road. The applicant also intends to build equipment cabinets to house electronic equipment necessary to operate the antennas and is seeking any other approvals deemed necessary by the Township.

See Court Reporter's Transcript

After the presentation of testimony from two witnesses, on motion by Ms. McIlvaine, seconded by Dr. White, the Board unanimously approved the Conditional Use application of Sprint Spectrum, L.P.

The hearing was adjourned at 5:46 p.m.