

**WEST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
July 27, 2005**

A regular meeting of the Board of Supervisors of West Goshen Township was called to order by Chairman Edward G. Meakim at 4:03 p.m. on Wednesday, July 27, 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.

Mrs. Evelyn Baker, 900 Sheridan Drive, said that she would like input from the Board of Supervisors regarding the proposed conference center on the West Chester University campus, especially concerning the impact on traffic on Spruce Avenue and High Street. She said that she does not understand how this proposed center contributes to the education of the students. Ms. Sharon Lynn, Township Manager, responded that she attended one meeting on behalf of the Board where the concept of the conference center was discussed. Ms. Lynn said that the main issue discussed was money for the construction of the center, with West Chester University committing to contribute \$10,000,000. She said that convention centers for the area have been discussed before with no action taken. Ms. Lynn said that a conference center at the University would impact West Goshen Township. Mrs. Baker asked if the West Goshen Township Planning Commission would review any plans submitted for the construction of the center and Dr. White replied that the center would not be in West Goshen Township so it would not be reviewed by the Planning Commission. Ms. Lynn said that if or when a plan for the conference center is finalized, a representative from each municipality affected will be appointed to participate in the details. Mrs. Baker said that this is more of a commercial use and not educational in nature and that she does not understand why West Chester University would even consider it.

Mr. William Manzi, 904 N. New Street, asked why the Board was considering the adoption of Ordinance 06-2005 and Dr. White replied that the ordinance would be explained and discussed in the hearing following this regular meeting of the Board of Supervisors.

Mr. Meakim announced that after a review of the one bid submitted by Allan A. Meyers, P. O. Box 98, Worcester, PA, which was opened at the last Public Meeting on July 13, 2005, it has been determined by the Township Streets Superintendent that this bid meets all requirements and is acceptable. The total amount of the bid was \$141,000 for 2,300 tons of 9.5mm PG 64-22 Wearing Course In-Place.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved acceptance of the bid of \$141,000 by Allan A. Meyers, P. O. Box 98, Worcester, PA, for 2,300 tons of 9.5mm PG 64-22 Wearing Course In-Place.

Dr. White announced that the Board of Supervisors met in Executive Session on July 21, 2005, to discuss personnel matters.

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.

Mr. Meakim announced the presentation of the Comprehensive Annual Financial Report award for the fiscal year ending December 31, 2003, to the Finance Department of West Goshen Township. Ms. Lynn said that the Government Finance Officers Association of the United States and Canada was giving the award to West Goshen Township for the report for the year that ended December 31, 2003, that was submitted by Ms. Jeanne Denham, Finance Director, and the Finance Department. Ms. Lynn said that this award, which is the second one received by the Township, shows the commitment of the Board of Supervisors and Township staff to the highest standards. Ms. Lynn said that the individuals who were responsible for the preparation of the report were Ms. Denham, Ms. Jennifer Latzer, Assistant Finance Director, and the entire staff of the Finance Department: Ms. Cindy Haldeman, Ms. Jeanette Towers, Ms. Kimberly DiCristino and Ms. Xia Zhu.

Ms. Lynn introduced Mr. David Fiorenza, Finance Director for Radnor Township, and past President of the Government Finance Officers Association, Southeast Regional Chapter, and a delegate to the National

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Government Finance Officers Association Conference who presented the plaque to Ms. Denham. Mr. Fiorenza said that submitted financial reports are judged by an impartial panel and must meet the highest standards. He said that West Goshen Township was the only municipality in Chester County to receive this award for the year ending December 31, 2003. Ms. Denham thanked Mr. Fiorenza and accepted the plaque on behalf of the Board of Supervisors and Township staff.

On motion by Ms. McIlvaine, seconded by Dr. White, the Board unanimously approved Resolution 21-2005 setting the date of September 14, 2005, for a Public Hearing to consider the application of 1301 Phoenix, L.P., to change the zoning of parcels 52-1-5, 52-1-5.1 and 52-1-6.1 from C-1R and C-2 to C-1 to allow for the development of a Rite Aid Pharmacy.

Mrs. Baker asked where the parcels in the Rite Aid application were located and Dr. White responded that they are located at the corner of Boot Road and Phoenixville Pike.

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

There being no further business, on motion by Mr. Meakim, seconded by Ms. McIlvaine, the meeting was adjourned at 4:19 p.m.

Respectfully submitted,

Sharon Lynn
Township Manager

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

S-06-05

Supervisor Hearing S-06-05, which was duly advertised, was called to order by Chairman Edward G. Meakim at 4:25 p.m. All members were present.

Mr. Joseph E. Brion, Esquire, was present to represent the Township. The hearing was for the consideration of Ordinance 06-2005, amending the Code of West Goshen Township, Chapter 84, titled "Zoning", specifically by creating a new R-3.A Single Family Attached Dwelling Overlay District which permits single family attached dwellings on certain parcels of property in the existing R-3 Zoning District subject to specific area and bulk requirements and design standards.

See Court Reporter's Transcript

On motion by Ms. McIlvaine, seconded by Dr. White, the Board unanimously approved Ordinance 06-2005, amending the Code of West Goshen Township, Chapter 84, titled "Zoning", specifically by creating a new R-3.A Single Family Attached Dwelling Overlay District which permits single family attached dwellings on certain parcels of property in the existing R-3 Zoning District subject to specific area and bulk requirements and design standards.

The hearing ended at 5:22 p.m.

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

S-03-05

Supervisor Hearing S-03-05, which was continued from July 13, 2005, was called to order by Chairman Edward G. Meakim at 5:34 p.m. All members were present.

Mr. Joseph E. Brion, Esquire, was present to represent the Township. Ms. Mary Ann Rossi, Esquire, was present to represent the applicant. The hearing was for the consideration of the application of West Chester University of Pennsylvania, who is the owner of a 172.774 acre tract of land which is located on the east side of South New Street behind the Sturzbecker Health Science Center in West Goshen Township. The property is used as the University's athletic fields. The applicant intends to install new field lighting for use of the multi-purpose athletic fields during evening hours and requires Conditional Use approval from the Board of Supervisors pursuant to Section 84-57.10.7 of the West Goshen Township Zoning Ordinance to do so. The University is requesting to use the lights beyond 10:00 p.m. until 12:00 a.m. any day of the week.

See Court Reporter's Transcript

After the completion of all testimony, on motion by Mr. Meakim, seconded by Ms. McIlvaine, the Board unanimously approved taking the application under consideration and rendering a decision within 45 days.

The hearing ended at 6:52 p.m.