

**WEST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
May 10, 2006**

A regular meeting of the Board of Supervisors of West Goshen Township was called to order by Chairman Dr. Robert S. White at 4:02 p.m. on Wednesday, May 10, 2006, at the West Goshen Township Administration Building. All members were present. Dr. White opened the meeting with the Pledge of Allegiance to the Flag.

Dr. White opened the floor for public comment.

Mrs. Evelyn Baker, 900 Sheridan Drive, said that she had read an article in the Daily Local News about a reduction in calls for service by the Tredyffrin Township Police through bringing residential burglar alarms under control and reducing the number of false alarms associated with these service calls. She said that the West Goshen Township Police should follow the lead of the Tredyffrin Township Police. Mr. Meakim said that West Goshen Township is well represented by Chief Michael Carroll and that the police will continue to respond to all calls. He said that false alarms have been addressed in the past by the Board of Supervisors. Dr. White said that the bottom line is that the police will continue to respond to all alarms.

Mr. Scott Bailey, 5 Peaceful Lane, said that his wife was in a bad automobile accident on Greenhill Road two days ago. He complimented the West Goshen Township Police for their fast response time. He asked if it would be possible to have a sign installed on Greenhill Road to warn drivers about the hidden driveways. Dr. White said the request would be referred to the Police Traffic Unit for a study to see if the sign is warranted.

Ms. Sharon Lynn, Township Manager, announced that on April 5, 2006, the Board of Supervisors opened bids for one (1) 20-ton Equipment Trailer. After a review of the bids, the bid has been awarded to Eagle Power and Equipment of Montgomeryville, PA, as the low bidder, Stephan L. Green Trailers, Inc., did not meet the specifications of the bid.

Ms. Lynn announced that on April 5, 2006, the Board of Supervisors opened bids for one (1) Self-Propelled Asphalt Paver. After a review of the bids, the bid has been awarded to Penn-Jersey of Lionville, PA. The low bidder, Asphalt Care Equipment, Inc., did not meet the specifications of the bid.

Dr. White announced that the hearing for West Goshen Town and Country, L.P., scheduled for this date will be continued to June 28, 2006.

On motion by Mr. Meakim, seconded by Ms. McIlvaine, the Board unanimously approved the Board of Supervisors minutes from April 5, 2006.

On motion by Ms. McIlvaine, seconded by Mr. Meakim, the Board unanimously approved the Treasurer's Report dated April 30, 2006 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.

Chief Michael Carroll gave the Police Report for the month of April 2006.

Mrs. Baker asked how many of the alarms in the Police Report were valid alarms and Chief Carroll responded that 19 calls were valid.

Ms. Andrea Testa, Fire Marshal, gave the Fire Marshal Report for the month of April 2006. Ms. Testa also gave the report for Good Fellowship Ambulance and Goshen Fire Company.

Mr. John Beswick, Building Official, gave the Building Inspection Activity Report for April 2006.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved Resolution 12-2006 authorizing the imposition of Administrative Fee for certifications of both Sewer Rentals and Waste and Recycling Fees.

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Dr. White explained that the fee for certifications will be \$7.50 each for both Sewer Rentals and Waste and Recycling or \$15.00 for both.

On motion by Mr. Meakim, seconded by Dr. White, the Board unanimously approved Resolution 13-2006 setting the date of June 14, 2006 to hold a Public Hearing to consider the application of Steen Outdoor Advertising for Conditional Use in the I-2 Light Industrial District for the purpose of constructing a billboard sign structure.

On motion by Ms. McIlvaine, seconded by Dr. White, the Board unanimously approved Resolution 14-2006 setting the date of June 14, 2006 to hold a Public Hearing to consider the application of The Richard James Group to amend the Code of West Goshen Township to include parcel 52-2-44 within the R-3A Single Family Attached Dwelling Overlay District.

On motion by Mr. Meakim, seconded by Ms. McIlvaine, the Board unanimously approved a Final Subdivision Plan for two residential lots for John J. Brady located at 801 Greenhill Road. Mr. Carl Sachs was present to represent the plan.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved a Final Subdivision Plan for a lot line change for B. Earl McCue and Allen G. Myers located at 18 East Rhodes Avenue. Mr. McCue and Mr. Myers were present to represent the plan.

On motion by Ms. McIlvaine, seconded by Mr. Meakim, the Board unanimously approved a Final Land Development Plan for a 2,220 square foot service building addition for Faulkner Pontiac Buick GMC located at 705 Autopark Boulevard. Mr. Wil Morrison was present to represent the plan.

On motion by Ms. McIlvaine, seconded by Mr. Meakim, the Board unanimously approved a Final Land Development plan for a 100 foot high telecommunication tower and equipment cabinets for Omnipoint Communications Enterprises located at 603 Montgomery Avenue. Mr. Christopher Schubert, Esquire, was present to represent the plan.

Dr. White opened the floor for public comment. No comments were made.

There being no further business, on motion by Dr. White, seconded by Mr. Meakim, the meeting was adjourned at 4:26 p.m.

Respectfully submitted,

Sandra K. Turley
Township Secretary

**West Goshen Township
Supervisor Hearing
May 10, 2006**

S-13-05

Supervisor Hearing S-13-05, which was continued from March 8, 2006, was called to order by Chairman Dr. Robert S. White at 4:36 p.m. All members were present.

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Mr. Joseph E. Brion, Esquire, was present to represent the Township. Mr. Louis J. Colagreco, Jr., Esquire, was present to represent the applicant. The applicant, Pulte Homes of PA, Limited Partnership, is seeking conditional use approval to subdivide and develop a 276.65 acre tract of real property that it equitably owns which is located at the northwest corner of the Route 322 Bypass and Phoenixville Pike using the Flexible Design Options as proposed in a pending petition to amend the West Goshen Township Revised Zoning Ordinance of 1990. The Board of Supervisors has conducted two hearings (Supervisors Hearing S-09-05) on the proposed zoning amendment which would allow a Flexible Design Option in the R-3 Zoning District subject to express criteria in the proposed zoning amendment and subject to the Board of Supervisors' conditional use approval. The Board has agreed to consolidate the remaining hearings for the proposed zoning amendment with the conditional use hearings. The property is owned by Jerrehian – a PA General Partnership and is located in the R-3 Residential Zoning District. The property is currently improved with a country house estate with residence mansion which is commonly referred to as "Greystone Mansion" as well as three single family detached dwellings and various outbuildings.

See Court Reporter's Transcript

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved closing the record of the hearing. A date certain of May 24, 2006 at 4:00 p.m. was set for rendering a decision on the zoning amendment.

The hearing ended at 4:46 p.m.

**West Goshen Township
Supervisor Hearing
May 10, 2006**

S-03-06

Supervisor Hearing S-03-06, which was duly advertised, was called to order by Chairman Dr. Robert S. White at 4:46 p.m. All members were present.

Mr. Joseph E. Brion, Esquire, was present to represent the Township. The Applicant, West Goshen Town and Country, L.P., is seeking to amend the West Goshen Township Revised Zoning Ordinance of 1990, as amended, which is codified in Chapter 84 of the West Goshen Township Code, to amend the definition of canopy in Section 84-8; to amend the regulations for outdoor dining as an accessory use to a restaurant in the C-2, C-4 and C-5 Zoning Districts, to amend the building setback line for a canopy over a drive-through lane for a bank or financial institution in the C-2 Zoning District to be 50 feet and to amend Section 84-55.E(1)(a) to allow parking spaces for a shopping center in the C-2 District with a gross floor area of at least 100,000 square feet to be 9 feet wide by 18 feet long and possible approval of an Ordinance granting the request.

See Court Reporter's Transcript

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved continuing the hearing to a date certain of June 28, 2006 at 4:00 p.m.

The hearing ended at 4:47 p.m.