

**WEST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
March 12, 2008**

Township Supervisors:

Ms. Patricia B. McIlvaine, Chairman
Mr. Edward G. Meakim, Jr., Vice Chairman
Dr. Robert S. White, Member

Township Officials:

Mr. Casey LaLonde, Township Manager
Ms. Jeanne M. Denham, Finance Director
Ms. Sandra K. Turley, Township Secretary
Mr. Richard J. Craig, Township Engineer
Mr. Raymond D. McKeeman, Zoning Officer
Mr. Joseph E. Brion, Township Solicitor

A regular meeting of the Board of Supervisors of West Goshen Township was called to order by Chairman Patricia B. McIlvaine at 4:02 p.m. on Wednesday, March 12, 2008, at the West Goshen Township Administration Building. All members were present. Ms. McIlvaine opened the meeting with the Pledge of Allegiance to the Flag.

Chief Michael Carroll gave the Police Report for the month of February 2008.

Ms. Andrea Testa, Fire Marshal, gave the Fire Marshal Report for the month of February 2008. Ms. Testa also gave the report for Goshen Fire Company and Good Fellowship Ambulance Company.

Mr. John Beswick, Building Official, gave the Building Inspection Activity Report for February 2008.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved appointing Mr. Kevin Snoke as Alternate Member of the West Goshen Township Sewer Authority, Mr. John Trevisani as Alternate Member of the West Goshen Township Pension Committee and Mr. Robert Holland as a member of the West Goshen Township Pension Committee.

Mr. Casey LaLonde, Township Manager, announced that the 2008 annual Easter Egg Hunt will be held on Saturday, March 15th, at 10:30 a.m. at the West Goshen Township Community Park. He said that the rain date for the hunt will be on Saturday, March 22nd.

Mr. Raymond McKeeman, Zoning Officer, announced that the West Goshen Township Zoning Hearing Board will conduct a public hearing on Thursday, March 20, 2008 at 7:00 p.m. ZHB 3-08: The applicant and equitable owner is Citadel Federal Credit Union, 3030 C G Zinn Road, Thorndale, PA. The legal owners are Dr. Joseph Aboud and Elias Dow, 726 Conestoga Road, Bryn Mawr, PA. The property is located at 1209 West Chester Pike and is zoned C-4 Special Limited Business and Apartment District. The applicant is seeking variance relief for building setback line of 100 feet, parking area setback of 40 feet, side yards 50 feet, traffic lane width of 26 feet and maximum 5% slope of parking spaces to allow the development of the property for a 19,000 square foot Citadel Federal Credit Union branch and office building with required parking.

On motion by Mr. Meakim, seconded by Dr. White, the Board unanimously approved the Board of Supervisors minutes from February 13 and February 27, 2008 with the following change to the February 13, 2008 minutes: The proposed rezoning of the Jerrehian property which will be considered on March 26, 2008 will provide for a minimum of 40% open space, not 50%.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved the Treasurer's Report dated February 29, 2008 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.

Ms. McIlvaine opened the floor for public comment.

Ms. Evelyn Baker, 900 Sheridan Drive, asked about the open space requirement in the proposed Jerrehian Ordinance and Dr. White replied that the Conditional Use approval received by the Jerrehian family and Pulte Homes on July 12, 2006, did not specify the amount of open space required although open space was included. Mr. Joseph Brion, Township Solicitor, said that the proposed ordinance will require more open space than what was shown in the Conditional Use approval. He added that the by-right plan for the property would not require any open space.

Chief Carroll introduced Officer Joseph Virgillo who became a West Goshen Township Police Officer in January of 2008.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved Resolution 09-2008 for the erection of stop signs on Frederick Drive at Melvin Drive.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved the signing of an agreement with Dewey Homes for the establishment of an escrow account for the public improvements at Shadeland Woods and the payment of a fee in lieu of recreation.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved the rescinding of the bid award to Coyne Chemical for dry polymer for 2008 and the awarding of the bid to the next lowest bidder, Custom Environmental Technology, Inc. Bids were opened and read at the November 14, 2007 Board of Supervisors meeting. The product provided by Coyne Chemical failed to perform as required.

Ms. McIlvaine opened a discussion on the Jones Lane traffic situation by introducing Mr. John Wichner from Traffic Planning Design, Inc. (TPD). Mr. Wichner's firm recently completed a traffic study of the Jones Lane area.

Mr. Wichner explained that PennDOT requires that a traffic study be conducted in an area before any changes can be made to the regulations for the area. He said that traffic counts were conducted at rush hours in the morning and in the evening. The Automatic Traffic Recorders (ATRs) showed that the average daily traffic on Jones Lane is 4,388 vehicles and on Spruce Avenue it is 4,223 vehicles. He said that the ATRs were also used to obtain the 85th percentile speed which is defined as the speed at which 85% of drivers travel at or below in traveling through the area. The study showed that along Spruce Avenue the 85th percentile speed is 30 m.p.h. for vehicles traveling westbound (approaching Jones) and 32 m.p.h. eastbound. On Jones Lane the study showed an 85th percentile speed of 29 m.p.h. for vehicles traveling eastbound (approaching Spruce Avenue) and 25 m.p.h. traveling westbound. Mr. Wichner explained that the primary issue is cut through traffic from High Street and New Street.

Mr. Wichner said that his firm had proposed the following suggestions for the area:

1. Install traffic calming devices (i.e., speed humps/platforms) along Jones Lane, Rosary Lane and/or Spruce Avenue. PennDOT Publication 383 would need to be reviewed before this was done.
2. Coordinate with PennDOT to restrict left turning movements from North Rosary Lane and South Rosary Lane onto southbound New Street.
3. Discuss the possibility of opening Tigie Road with West Chester University staff, as it appears that a significant portion of traffic may be attributable to the University.

Ofc. Justin DiMedio, who is in the traffic unit of the West Goshen Township Police Department, said that the problems in the area have been considered through three separate studies since 1999. He stated that a study was conducted by the West Goshen Township Police in October and November of 2007. He said those results were within 5% of the results found by TPD with speeds on Jones Lane of 29 m.p.h. westbound and 28 m.p.h. eastbound. Ofc. DiMedio said that PennDOT regulations must be followed in doing the studies and that none

of the criteria suggested any drastic recommendations be made. He explained that there were 79 incidents of police officers in the area from October 15, 2007 until March 12, 2008. He added that the officers conducted stationary monitoring and since October 15, 2007 have written 76 citations with most of those being for not stopping at stop signs and a few for speeding. He said that the recommendation from the police was to continue with enforcement in the area.

Dr. White explained that he had sent a letter to residents in the area soliciting their input on the situation after Mr. Jon McCormack and Mr. and Mrs. Charles Colvin had approached the Board of Supervisors with their concerns regarding Jones Lane. He said that so far 40 e-mails and telephone calls had been received by the Township concerning the area. He noted that 35 residents are against any changes, 5 residents were in favor of making Jones Lane one way westbound and 1 resident was in favor of making Jones Lane one way eastbound.

Mr. Jon McCormack, 840 Spruce Avenue, said that he had contacted the Board five months ago regarding Jones Lane. He noted that the traffic studies show the large amount of traffic traveling on Jones Lane to Spruce Avenue and said that traffic is beginning to drift to other streets in the area. He cited two recent accidents, one at Church Street and Guinta Lane and one at Spruce Avenue and High Street. He urged the Board to do something regarding the situation and said that he feels the increase in traffic is coming from East Bradford Township and from the West Chester University population which is causing Rosary to become a major highway.

Ms. Wanda Davis, 602 Easter Circle, presented a petition to the Board signed by 46 residents opposing making Jones Lane a one way street. Ms. Davis explained that the petition cited the following concerns for the residents: 1. Unnecessary hardship to residents of the Pomona Hill Development, Rosary Lane residents and those who live further South on South New Street. 2. An increase in already severe traffic congestion on South New Street at Rosedale Avenue and Rosedale Avenue at High Street since traffic would be diverted through the West Chester University campus. 3. An increase in the already dangerous condition on Rosedale Avenue attributed to West Chester University students failing to use crosswalks coupled with the traffic congestion.

Ms. Virginia Schawacker, 502 Pomona Hill Drive, said that she had a copy of the Board of Supervisors minutes from 2002 in which this same situation was discussed. She said that Tiguer Road is dedicated to West Chester University and cannot be used. She stated that speed humps could be used but that traffic would move some place else. She said it is a problem for students and residents.

Ms. Mary Ann Maggitti, 809 South New Street, presented a petition signed by residents in the 800 block of South New Street and Mystery Lane to the Board objecting to making Jones Lane one way. She said that the neighbors had the same concerns that had already been voiced.

Mr. Allan Jones, 521 Trinity Drive, noted that West Chester University will be building a parking garage in the area of Rosedale Avenue and that this must also be considered by the Board. He said that speed humps and stop signs would slow down the speeders who he feels are primarily students and East Bradford residents. He told the Board he appreciates that they are trying to alleviate the problems. He stated that speeding on Trinity Drive is also a problem. Ms. McIlvaine asked Chief Carroll if there was traffic enforcement on Trinity Drive and the Chief replied that the whole area is being monitored.

Ms. Connie Zimmerman, 803 South New Street, stated that the new parking garage for West Chester University will be located at West Nields Street and South New Street.

Ms. Jeanne Jarmoska, 827 South Church Street, asked if a traffic study was conducted on South High Street and Mr. Wichner replied that alternate routes were looked at but that changes would be difficult to implement other than what was presented.

Ms. Joan Tukloff, 821 Spruce Avenue, said that there is a general disregard for the stop signs in the area.

Ms. Faye Kyle, 600 Easter Circle, stated that she works at the Sykes Center on the campus of West Chester University. She said that when she leaves work at 3:00 p.m. she must travel a circuitous route to get home because of the student traffic.

Mr. James O'Donnell, 506 Pomona Hill Drive, said that if Jones Lane is closed, traffic will be worse on Spruce Avenue. He said that if Jones Lane is closed he and his family will have no choice but to travel through the Rosedale Avenue/New Street intersection and travel 6 ½ miles out of their way to return home. He referred to a letter and map he had sent to the Board earlier.

Ms. Barbara Kirby, 842 South New Street, said that she now must wait up to 15 minutes to exit her driveway in the morning and that if Jones Lane is closed, the situation will be worse.

Mr. David Ward, 840 South New Street, said that he has voiced concerns in the past regarding the traffic and that he has failed to observe any police enforcement in the area. He suggested making Rosary Lane one way.

Mr. McCormack said that the volume of traffic is the problem on Spruce Avenue. He noted that the Roslyn Swim Club is in the area and that the traffic is a danger for young children.

Dr. White said that Tigue Road is the obvious solution but that West Chester University and East Bradford Township are unwilling to allow the road to be opened.

Dr. White asked for a show of hands of those in favor of making Jones one way and of those not in favor of making it one way. The majority of the residents were not in favor of making the street one way. The majority of the residents were in favor of speed humps, even if they were located in front of their residences.

On motion by Mr. Meakim, seconded by Dr. White, the regular meeting was recessed at 4:59 p.m. to allow for the two scheduled Supervisors Hearings.

**West Goshen Township
Supervisor Hearing
March 12, 2008**

S-02-08

Supervisor Hearing S-02-08, which was duly advertised, was called to order by Chairman Patricia B. McIlvaine at 5:12 p.m. All members were present.

Mr. Joseph E. Brion, Esquire, was present to represent the Township. Mr. George Asimos, Esquire, was present to represent the applicant Cricket Communications, Inc. The applicant seeks conditional use approval pursuant to Section 84-57.03 of the West Goshen Township Zoning Ordinance to install cellular communications antennas on an existing water tank located on the site and to install related ground equipment with cable tray adjacent to the existing water tanks within a lease area of 10 feet by 15 feet. The property is located at 1201 Boot Road and is located in the R-3 Residential District.

See Court Reporter's Transcript

At 5:32 p.m. on motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved the application pursuant to the conditions that were read by Mr. Brion.

**West Goshen Township
Supervisor Hearing
March 12, 2008**

S-03-08

Supervisor Hearing S-03-08, which was duly advertised, was called to order by Chairman Patricia B. McIlvaine at 5:32 p.m. All members were present.

Mr. Joseph E. Brion, Esquire, was present to represent the Township. Mr. George Asimos, Esquire, was present to represent the applicant Cricket Communications, Inc. The applicant seeks conditional use approval pursuant to the Board's previous conditional use approval of January 24, 2001 and Section 84-57.03 of the West Goshen Township Zoning ordinance to extend the existing antenna tower an additional 20 feet, from 120 feet to a proposed 140 feet. The tower is located on the property at 596 Snyder Avenue and is in the I-2 Industrial District.

See Court Reporter's Transcript

At 6:06 p.m. on motion by Mr. Meakim, seconded by Ms. McIlvaine, the Board unanimously approved the application pursuant to the conditions that were read by Mr. Brion.

At 6:17 p.m. the regular meeting of the Board of Supervisors resumed.

Ms. McIlvaine noted that Boy Scouts Ross Burton and Kevin Burton, 831 Easter Lane, were present to work on their Community badges.

Ms. Kathryn MacNeill, 850 Spruce Street, asked how it was determined to consider making Jones Lane one way. Dr. White said that the Board had investigated closing Jones Lane temporarily or abandoning the roadway. He stated that although the traffic report conducted by TPD did not list making the street one way as an option, the Board decided to consider the possibility.

Mr. Scott Burgess, 836 Jones Lane, said he was unaware of the ongoing discussion about Jones Lane until he received the recent letter notifying him of the possible consideration on this date of making Jones Lane one way. He stated that he favored leaving Jones Lane as it is and said that the problem is not speeding but the volume of traffic using the street. He added that he had not observed police enforcement in the area and Ms. MacNeill responded that the police have been present. Mr. Burgess stated that he is not in favor of abandoning the roadway.

Ms. Sandra Grassie, 838 Rosary Lane, said that the problem is a traffic and speed issue. She asked that the Board try installing speed humps. She added that the pedestrian counts in the study would have been higher if not for the large volume of traffic which makes it difficult to walk in the area. She expressed her appreciation to the Board for considering the traffic situation.

Mr. Richard Craig, Township Engineer, noted that the speed counts were conducted 24 hours a day and that 15% of the traffic was traveling at 35 miles or higher and that 85% of the traffic was traveling at 35 miles or lower. He added that there is some speeding but that it is not prevalent. Mr. Burgess noted that the posted speed limit on Jones Lane is 25 miles per hour and Mr. Craig responded that a vehicle must be traveling at least 11 miles an hour over the posted speed limit to be cited for speeding.

Dr. Jerry Hertel, Manager of the Gordon Center for West Chester University, asked about a regional traffic study that was previously conducted by the West Chester Area Council of Governments (WCACOG) and Dr. White responded that one of the conclusions of the study was to open Tigie Road but that West Chester University does not support that option so the Board is stymied. He added that there was discussion of widening Rosedale Avenue and New Street but the cost would be prohibitive. Dr. Hertel asked why the Board did not move forward with the recommendations in the WCACOG study instead of conducting another study and Mr. Craig responded that the two studies were very different. He said the study conducted by West Goshen Township was for a very small area in West Goshen Township, while the study conducted by the WCACOG was of a wider area and encompassed other municipalities. He said it included recommendations such as ramps for the Route 322 bypass to Route 202. He stated that the only recommendation in the WCACOG study for the area under discussion at this meeting was to open Tigie Road but that it was removed at the last minute.

Dr. White said that he would not vote to approve any new development on the South Campus of West Chester University until the University considers the traffic situation caused by the students. Ms. Shirley Colvin, 830 Spruce Avenue, asked if there were still areas in West Goshen Township owned by the University that could be developed and Dr. White responded that expansion of current buildings could occur.

Ms. Leigh Glau, 829 Rosary Lane, stated her opposition to making Jones Lane one way and said that there is a problem with the college students crossing the street in front of cars.

Mr. Richard Burton, 831 Easter Lane, said that the South Campus development by the University had contributed to the increase in traffic in the area. Dr. White responded that a significant portion of the student population is commuter students. Mr. Burton said that making Jones Lane one way would increase harm to the environment because of increased travel distance and have an impact on emergency vehicles reaching the scene of urgent situations. He also noted that children riding bicycles in the area would only be able to ride with the flow of traffic and then travel much longer distances to return home. He said making the street one way would push the problem to other areas. He asked that the Board consider speed humps and increase enforcement in the area. He suggested that cameras be used for enforcement and Dr. White replied that the cameras would be too expensive for the Township to install.

Mr. McCormack said that the problem will continue and that the problem needs to be solved. He urged the Board to consider speed humps or making Jones Lane one way. He said that residents need to share the inconvenience of trying to solve the problem.

Mrs. Baker said that those traveling in her neighborhood are looking for convenience and that she does not go through their neighborhoods. She said that East Bradford Township was looking out for their residents by not opening Tigie Road. She asked that the Board demand the University widen Rosedale Avenue and do something about the students crossing on Rosedale Avenue. Ms. McIlvaine reminded Mrs. Baker that Rosedale Avenue is also located in West Chester Borough. Mr. Meakim said that PennDOT is responsible for Rosedale Avenue and that any improvements could take 20 years to be completed.

Ms. Grassie asked how many speed humps were being recommended and Mr. Craig replied that two on Jones Lane and one on Rosary could be installed. He added that there are restrictions on where the speed humps can be installed. Mr. Meakim said that the speed humps are expensive and cause a problem for snow plows.

Dr. White said that the Board will have further discussion and a decision on Jones Lane at their regular Board of Supervisors meeting on March 26, 2008 at 4:00 p.m.

Ms. Colvin said that when the University holds a pep rally, Rosedale Avenue is completely blocked creating an emergency problem. She said that she had asked Mr. LaLonde for the traffic count numbers on Jones Lane and that Mr. LaLonde had provided her with a copy of the report. Mr. Craig said that the TPD study showed that an average of 4,388 vehicles per day is traveling on Jones Lane.

Board of Supervisors Meeting
March 12, 2008
Page 7

Ms. Grassie asked about the possibility of not allowing freshman at the University to drive and Mr. LaLonde responded that only 40% of the student population lives on campus. The other 60% of students commute to classes.

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

There being no further business, on motion by Dr. White, seconded by Ms. McIlvaine, the meeting was adjourned at 6:59 p.m.

Respectfully submitted,

Sandra K. Turley
Township Secretary