

**WEST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
March 26, 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. 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 26, 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.

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

Mr. Meakim stated that there are increased costs in the operation of the West Goshen Township Community Park due to the number of large Community or Non Profit Groups using the park for events. He noted until now the use has been free for these groups but that there are costs incurred by the Township including the need for employees to be present on weekends for clean up after the events. Mr. Meakim read the following proposed fee schedule for use of Community Park by Community or Non Profit Groups:

<b>Tier</b>	<b>Accommodations</b>	<b>Resident</b>	<b>Non-Resident</b>
<b>Tier 1 – Short Term Assembly</b> Two (2) hours or less usage. Community or Non Profit Groups Only. No Commercial use.	<b>49 or fewer persons</b>	<b>\$50</b> Group must be domiciled in West Goshen Township.	<b>\$100</b>
<b>Tier 2 – Small Event</b> Community or Non Profit Groups Only. No Commercial use.	<b>50 to 99 persons</b>	<b>\$100</b> Group must be domiciled in West Goshen Township.	<b>\$200</b>
<b>Tier 3 – Medium Event</b> Community or Non Profit Groups Only. No Commercial use.	<b>100 to 499 persons</b>	<b>\$200</b> Group must be domiciled in West Goshen Township	<b>\$400</b>
<b>Tier 4 – Large Event</b> Community or Non Profit Groups Only. No Commercial use	<b>500 or more persons</b>	<b>\$500</b> Group must be domiciled in West Goshen Township	<b>\$1,000</b>

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved the fee schedule for use of Community Park by Community or Non Profit Groups.

On motion by Ms. McIlvaine, 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.

The following bids for Clear Ultra Low Sulfur Diesel Fuel, Unleaded Gasoline, #2 Heating Oil and Low Sulfur Diesel were opened and read by Mr. Richard Craig, Township Engineer:

<b>Vendor</b>	<b>Clear Ultra Low Sulfur Diesel Fuel</b>	<b>Unleaded Gasoline</b>	<b>#2 Heating Oil</b>	<b>Low Sulfur Diesel 500 ppm</b>
Reilly & Sons Inc. 601 E. Lincoln Highway P. O. Box 183 Exton, PA 19341-3311	\$3.177	\$2.6035	\$3.1425	\$3.4375
Naughton Energy Corp. Route 940, Box 709 Pocono Pines, PA 18350	\$3.8430	\$3.9050	\$3.5295	No Bid
Sheller Oil Company P. O. Box 3311 West Chester, PA 19381	No Bid	No Bid	\$3.0836	\$3.378
Sunoco, Inc. 4041 Market Street Aston, PA 19014-3197	\$3.2974	\$2.6749	\$3.0779	\$3.3414

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved awarding the bid to the lowest bidder in each category pending a review of the bids by Mr. Craig.

Ms. McIlvaine opened a discussion on the traffic in the Jones Lane area.

Mr. Dwight McCawley, 829 Mystery Lane, stated that making Jones Lane one way would cause a hardship to residents in the area as they would be forced to travel out of their way to and from their homes. He said that making Jones Lane one way would not slow drivers down and that West Goshen Township residents should not be punished because of the volume of West Chester University students using the streets. He asked what the impetus was for doing the study in the area. He stated that the logical solution would be to install speed humps to slow vehicles down and possibly discourage use of the streets. Dr. White noted that in the traffic study conducted by Traffic Planning and Design (TPD) speed was not the problem but the volume of traffic was. Ms. McIlvaine explained that the studies were conducted after a group of residents in the Jones Lane area brought the matter to the attention of the Board.

Mr. Marc Lauterbach, 833 Spruce Avenue, said that the volume of traffic in the area is insane but that it would not be inconvenient to have to take alternate routes to and from home if Jones Lane was made one way. He said that he had conducted a test run on alternate routes using a stop watch and found that traveling on New Street, Rosedale Avenue, and High Street took 3 minutes 25 seconds, including 25 seconds of waiting at traffic lights, whereas cutting through Jones Lane took 1 minute and 57 seconds.

Mr. James Duey, 862 Spruce Avenue, said that he appreciates the problems the Pomona Hills residents have with the traffic. He said that development in other townships and the commuter traffic from West Chester University are the problem. He stated his preference for speed humps.

Ms. Wanda Davis, 602 Easter Circle, stated that traffic backs up at High Street and Spruce Avenue because of West Chester University students turning onto Spruce Avenue to travel to the university campus. She added that it is very difficult to turn left at Rosedale Avenue when traveling northbound on High Street because of the southbound traffic. She said that students crossing Rosedale Avenue are also a problem and that making Jones Lane one way would be an imposition on the residents of the Roslyn development.

Dr. White said that various agencies have been trying to deal with the High Street and Rosedale Avenue intersection for many years. He noted that PennDOT would approve a turn arrow on the traffic signal but that

West Chester Borough is not willing to give up the six parking spaces it would take to allow for the turn arrow. He added that a new university parking garage is to be built in the area which will add to the problems.

Ms. McIlvaine suggested that residents attend West Chester Borough Council meetings to express their concerns about this area.

Mr. Robert Stratton, 860 Spruce Avenue, said that in the past East Bradford Township would not connect Pomona Hills to Trinity Drive. He said he also had a letter from former Township Manager Sharon Lynn dated December 2, 2003 stating that a traffic study indicated that there was not enough traffic in the area to justify any changes. He said it was time something was done about the traffic situation.

Ms. Diane Desieno, 858 South High Street, said that it is a safety issue and that vehicles waiting on northbound High Street at Spruce Avenue are being rear ended by other vehicles. She stated she understood the convenience issue but it is a hazard.

Ms. Shirley Colvin, 830 Spruce Avenue, said that Mr. Jon McCormack who brought this matter to the Board's attention was unable to attend this meeting because he was in the hospital. She asked if the count of 4,388 vehicles on Jones Lane was for four hours a day and Mr. Craig responded that the 4,388 count was the average daily traffic for a 24 hour period.

Mr. James Dewitt, 808 Spruce Avenue, stated that the northern end of Spruce Avenue was not looked at in the study but that any changes will impact that section also. He said that he supported traffic calming measures such as speed humps.

Ms. Susan Temple, 109 Oak Lane, said that she is the parent of two handicapped children and that it is unsafe for the children in the neighborhood. She added that it is dangerous for her child who uses a wheel chair to board a bus in the neighborhood. She stated that she is in favor of speed humps being installed.

Mrs. Evelyn Baker, 900 Sheridan Drive, said that the traffic study was indicative of danger not just volume. She stated that it is impossible to cross the street because of the number of vehicles. She said the inconvenience of traveling to the Wawa or Parkway Center on High Street should be weighed against the problems endured by the residents. She said that Dr. White has refused to consider recommendations she has made for the area because West Chester University has refused to open Tigue Road. She said that if Jones Lane is made one way, it will increase traffic on Rosedale and push the University to widen Rosedale. She stated that she did not think opening Tigue Road would help Pomona Hills.

Ms. Virginia Schawacker, 502 Pomona Hill Drive, asked if the West Chester Area School District had been consulted regarding the possibility of making Jones Lane one way since the buses use Jones Lane. Mr. Michael Brown, 831 Rosary Lane, responded that the buses now travel in the direction being considered for the one way direction of Jones Lane. Ms. Schawacker asked if the Jones Lane residents had been consulted and Ms. McIlvaine said that they have been consulted.

Mr. Duey said that on March 25, 2008, he experienced an SUV traveling at a high rate of speed coming toward him as he walked on Oak Lane.

Mr. McCawley asked the Board to try installing the speed humps first.

Dr. White, in responding to Mrs. Baker, said that Tigue Road would not be too far away for Pomona Hills' residents but that without East Bradford Township and West Chester University's cooperation the road will not be opened.

Dr. White made a motion to make Jones Lane one way from Spruce Avenue to Rosary Lane. The motion failed when no second to the motion was forthcoming.

Ms. McIlvaine said that numerous phone calls and e-mails had been received by the Board and that the majority of the respondents indicated they do not favor making Jones Lane one way.

On motion by Ms. McIlvaine, seconded by Dr. White, with Mr. Meakim dissenting, the Board approved installing three speed humps in the Rosary Lane, Jones Lane and Spruce Avenue area with locations to be determined by the Township Engineer, painting double yellow lines and fog lines on Rosary Lane, Jones Lane, Spruce Avenue, and posting No Through Trucks Except for Local Deliveries signs for the Roslyn Development and stipulated that in the future this solution would only apply to areas with at least 4,000 vehicles in the traffic per day count.

Ms. Colvin indicated she did not want speed humps installed near her residence on Spruce Avenue and Dr. White said the locations would have to be determined by the Township Engineer after a study of the streets.

Ms. McIlvaine asked Mr. Craig to explain the difference between speed humps and speed bumps. Mr. Craig replied that speed humps are composed of the same materials as the paving surface and have a rise of six inches over a length of twenty feet. He explained they are not as abrupt as speed bumps and that vehicles need to slow to a speed of 25 m.p.h. to cross them. He said that they will be installed according to PennDOT regulations. Ms. Elizabeth Facenda, 838 Mystery Lane, asked if they would be similar to the devices installed near the Wellington in East Goshen Township but no one on the Board was familiar with the devices at the Wellington.

Ms. Davis asked that a No Left Turn sign be installed on High Street at Spruce Avenue and Dr. White explained that High Street is a state highway. He added that it would take a considerable amount of time to get a sign approved.

Ms. Joan Tukloff, 821 Spruce Avenue, asked that more than one speed hump be installed on Spruce Avenue and Dr. White said that Mr. Craig would have to determine what is feasible to be installed.

Ms. Karen Kent, 1211 Grove Road, said she was concerned about the requirement of 4,000 vehicles in the traffic per day count because of the cut through traffic on her street from Pottstown Pike. Dr. White explained that Jones Lane is currently the heaviest traveled street in the Township.

Mr. Richard Hill, 802 Spruce Avenue, said that he was in favor of the speed humps and asked if they would affect the drainage of stormwater. Mr. Craig replied that they could affect stormwater drainage but that the Township would attempt to locate them where it will not affect the drainage.

Ms. McIlvaine thanked all of the residents for their participation in the search for a resolution to this problem.

On motion by Ms. McIlvaine, seconded by Mr. Meakim, the Board unanimously approved a Final Land Development Plan for a 5,886 square foot commercial building addition for Michael P. Thiel located at 1003 West Chester Pike. Mr. Thiel was present to represent the plan.

On motion by Mr. Meakim, seconded by Ms. McIlvaine, the Board unanimously approved a Final Land Development Plan for athletic fields and parking lots for the West Chester Area School District, located at 101, 401, 501 and 505 Montgomery Avenue pending the acquisition of an easement at 220 Garfield Avenue by the School District and the Highway Occupancy Permit from PennDOT. Mr. Chris Jenson from CMX Engineers, Mr. Mark Groves from the West Chester Area School District, and Mr. Anthony Verwey, Esquire, were present to represent the West Chester Area School District.

Mr. James Ingram, 962 North Penn Drive, inquired about the stormwater quantity control at the site of the West Chester Area School District project and Mr. Craig responded that there presently are no stormwater facilities at the site. He noted that the School District was not required to install any facilities but they will voluntarily

implement numerous stormwater controls which affect both volume and rate control. He said the School District had done an excellent job in handling the stormwater although there is no way to solve the flooding on the adjacent Goose Creek since the problem in that area is much more extensive than just this one site.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved Resolution 10-2008 for the placement of No Trucks signs on Circle Avenue, Morris Road, Marguerite Avenue, Maple Lane and South Concord Road at West Chester, Pike.

Mrs. Baker questioned the legality of the No Trucks signs and Mr. Craig said they are legally approved by PennDOT but require that a traffic study be done before they are installed. He noted that local deliveries cannot be restricted. Mr. Dewitt asked if the West Chester University trucks would be banned in the Roslyn Development after the No Trucks signs are installed there and Dr. White replied that they would be banned.

Ms. McIlvaine 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 5:00 p.m.

Respectfully submitted,

Sandra K. Turley  
Township Secretary

**West Goshen Township  
Supervisor Hearing  
March 26, 2008**

S-04-08

Supervisor Hearing S-04-08, which was duly advertised, was called to order by Chairman Patricia B. McIlvaine at 5:10 p.m. All members were present.

Mr. Joseph E. Brion, Esquire, was present to represent the Township. The hearing was for the consideration and possible approval of an ordinance of the Township of West Goshen amending the Code of Ordinances Chapter 84, Zoning, to delete the definition of "Open Space" and add a new definition for "Common Open Space", "Greenway Lands" and "Passive Open Space" in Section 84-8; adding a new Article IV-B to provide for a new R-3B Flexible Design Conservation Overlay District and by specifying the use regulations, area and bulk requirements and design standards for such flexible design conservation district and to rezone parcels 52-02-0114, 52-02-0114.01, 52-02-0114.02, 52-02-0114.04, 52-02-0114.05, 52-03-0061.010, 52-03-0062, 52-03-0075, 52-03-0181, 52-03-0182, 52-03-0183, 52-03-0184 and 52-03-0185 from R-3 Residential District to R-3B Flexible Design Conservation Overlay District.

See Court Reporter's Transcript

At 5:33 p.m. on motion by Mr. Meakim, seconded by Dr. White, the hearing was continued to a date certain of May 21, 2008 at 4:00 p.m. in order to allow for the consideration of the comments contained in the review letter dated March 17, 2008 which was received by the Township from the Chester County Planning Commission.