

**WEST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
June 11, 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  
Ms. Diane E. Clayton, Assistant Zoning Officer

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, June 11, 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 May 2008.

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

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

Ms. McIlvaine opened the floor for public comment.

Mr. Hank Whalen, 688 Normandy Court, referred to the May 21, 2008 presentation to the Board of Supervisors by Mr. Richard Craig, Township Engineer concerning the Louis E. Close Firing Range. Mr. Casey LaLonde stated that after Mr. Craig's presentation, the Board approved investigating the installation of a steel pole style building to enclose the firing range. He added that a bid package is being put together and that the bid process will take approximately four to five weeks. Mr. Whalen said that there has been no change to the schedule for the firing range and that instead of groups being removed a new group has been added. Mr. Casey asked Mr. Whalen his source for the firing range schedule and Mr. Whalen did not respond. Mr. Whalen said that in his opinion the Newtown Square Emergency Response Team should not be allowed to use the range since there is a Delaware County facility available to the Team for practice. He complained that loud voices and police cars blocking the roadway were becoming a problem.

Mr. Leroy Rollman, 5 Rose Lane, said that the traffic coming from Five Points Road traveling to West Chester Pike via Richfield Avenue in order to avoid the traffic signal at West Chester Pike and Five Points Road is becoming a problem because vehicles are traveling at a high rate of speed. He referred to a beer distributorship proposed for Rose Lane and West Chester Pike and Mr. Craig responded that the proposed plan has access from residential streets as PennDOT will not allow access from West Chester Pike. Mr. Craig said that the distributorship is a permitted use in the area. Ms. McIlvaine advised Mr. Rollman that the proposed plan will be considered at the West Goshen Township Planning Commission meeting on June 17, 2008 and urged him to attend the meeting.

Mr. Jon McCormack, 840 Spruce Avenue, asked that Mr. Craig investigate the curve on Spruce Avenue near Roslyn Swim Club to see what measures might be taken. He cited the short sight distance in the area and the large volume of traffic.

Ms. McIlvaine read a portion of the February 13, 1957 minutes which referred to traffic problems in the Roslyn Development.

Mrs. Evelyn Baker, 900 Sheridan Drive, asked each of the Board members why they have not done more to correct the traffic problems in the Roslyn Development and Ms. McIlvaine responded that the Board had made a decision regarding the situation on March 26, 2008.

Dr. White responded that there are three alternatives to the situation: Eliminate all new construction in Pocopson Township and East Bradford Township, close West Chester University or open Tigie Road. Mr. Meakim said that he favors opening Tigie Road.

Ms. McIlvaine announced that the Board of Supervisors met in Executive Session on June 2, 2008 to discuss real estate matters.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved continuing the hearing for the text amendment change for the R-3B Flexible Design Conservation Overlay District from August 13, 2008 to September 10, 2008.

Ms. Diane Clayton, Assistant Zoning Officer, announced that the West Goshen Township Zoning Hearing Board will conduct a public hearing on June 30, 2008 at 7:00 p.m. The Zoning Hearing Board will take limited and selective testimony in regard to the decision rendered by the Board for application ZHB #5-07 held on November 12, 2007, whereby the applicant John McManus sought and received Special Exception approval for a Dog Day Care Facility at 512 Eches Mill Road. The testimony will be limited to: (a) The incorporation of the record made and exhibits presented in the proceedings before the Board in the Application of Myrwood B. and Susan K. Sutton, ZHB #7-02, (b) Matters relating to the uses and structures on the Sutton Tract, the construction and permitting thereof and the proximity of those uses and structures to the lands which are the subject of these proceedings, (c) The impact, if any, of the fenced area upon the Sutton Property, (d) Mitigation measures, if any, appropriate to mitigate any such impacts found.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved the Board of Supervisors minutes from May 21, 2008.

On motion by Mr. Meakim, seconded by Dr. White, the Board unanimously approved the Treasurer's Report dated May 31, 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.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved Resolution 15-2008 authorizing the disposition of records as set forth in the Municipal Records Manual approved on July 16, 1993.

On motion by Ms. McIlvaine, seconded by Mr. Meakim, the Board unanimously approved Resolution 16-2008 setting the date of August 13, 2008 for a public hearing for the text amendment application of Traditions Development Corporation to amend Section 84-12, Subsection G, and Section 84-13 by adding Subsection C.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved a Final Land Development Plan for a 72,348 square foot apartment building and a 25,047 square foot parking garage for JPI Development Services, L.P., located at 890 South Matlack Street. Mr. Louis Colagreco, Esquire, and Mr. Drew Chapman were present to represent the plan.

On motion by Dr. White, seconded by Ms. McIlvaine, the Board unanimously approved a Final Land Development Plan for two 5,000 square foot office buildings for Keystone Community Alliance, located at 831 Lincoln Avenue. Mr. Art Marsallis and Mr. Senya Isayeff were present to represent the plan.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved a Final Land Development plan for five single family residential lots for the Zarelli Group, LLC, located at 824 Goshen Road. Mr. Gus Zarelli was present to represent the plan.

Ms. McIlvaine opened the floor for further public comment.

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Mr. Vincent T. Donohue, Esquire, said that he was present representing ACAC Fitness and Wellness Center. He said he had spoken with the Township Solicitor on this date and had understood that the Board would be voting to set a date for a public hearing for a text amendment change to amend the definition of Athletic Club to allow a Physical Therapy Facility as an accessory use.

The meeting was recessed at 4:42 p.m.

The meeting resumed at 4:52 p.m.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved setting the date of July 23, 2008 for a public hearing to consider a text amendment change to amend the definition of Athletic Club to allow a Physical Therapy Facility as an accessory use.

Mr. Damon Kletzien, 103 Oak Lane, asked about the possibility of changing the time of the Board meetings from 4:00 p.m. to 7:00 p.m. or 7:30 p.m. He asked that the Board discuss the matter in private and present their thoughts at the next Board of Supervisors meeting. Ms. McIlvaine responded that the Board can only meet in Executive Session to discuss Personnel, Real Estate or Legal matters and that the Board strictly adheres to that regulation. Mr. Meakim responded that the Board has been meeting at 4:00 p.m. for the last 13 years. He noted that the state legislature and county commissioners also meet during the day time. He said when meetings were held at night, the attendance was about the same as the attendance for the meeting being held on this date at 4:00 p.m. Dr. White responded that evening meetings are held for specific topics and concerns. Ms. McIlvaine said that Mr. LaLonde, in his capacity of Township Manager, is available by telephone or e-mail at any time during the day and that residents do not have to wait to come to a meeting to express their concerns. She added that Mr. LaLonde can handle the problems sooner and more efficiently.

There being no further business, on motion by Mr. Meakim, seconded by Dr. White, the meeting was adjourned at 5:00 p.m.

Respectfully submitted,

Sandra K. Turley  
Township Secretary