

**WEST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
July 23, 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  
Ms. Kristin Camp, Township Solicitor

A regular meeting of the Board of Supervisors of West Goshen Township was called to order by Chairman Patricia B. McIlvaine at 4:07 p.m. on Wednesday, July 23, 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.

Mr. Jon McCormack, 840 Spruce Avenue, provided the Board with a copy of a petition that will be presented to Senator Andrew Dinniman asking that Senator Dinniman convene a working group of officials from West Goshen Township, West Chester University, West Chester Borough, East Bradford Township and PennDOT to find a solution to the traffic situation in the Roslyn, Rosedale Avenue, South High Street and South New Street area. Ms. McIlvaine noted that help from the other municipalities was needed to solve the problems in the area.

Mr. Robert McCann, 10 Amanda Lane, said that he was present as a representative of the "Watch Dogs" who help patrol the West Goshen Township Dog Park. He asked for better maintenance of the park and that benches be added to the far end of the park. Ms. McIlvaine thanked him and all of the volunteer "Watch Dogs" for their help with the Dog Park.

Mr. Leroy Rollman, 5 Rose Lane, requested that the Board ask Spaz, who is proposing to construct a beer distributorship on West Chester Pike between Rose Lane and Richfield Avenue, to develop a plan that does not use Richfield Avenue and Rose Lane for entrance and exit of the facility. Ms. McIlvaine said that the Board would take Mr. Rollman's suggestion under advisement.

Ms. Mary Beth Wallace, 1230 N. Ashbrooke Drive, asked the Board to consider holding nighttime meetings.

Dr. White announced that the Board of Supervisors met in Executive Session on July 9, 2008 to discuss real estate matters.

Mr. Raymond McKeeman, Zoning Officer, announced that the Zoning Hearing Board has continued the hearing for the Spaz application to July 30, 2008 at 7:00 p.m.

Mr. McKeeman announced that the Zoning Hearing Board of West Goshen Township will conduct a public hearing on Monday, July 28, 2008 at 7:00 p.m. ZHB 5-08: The applicant and equitable owner is Melmark, Inc., 2600 Wayland Road, Berwyn, PA. The owners of record are Jay Vandever and Jane E. Sheppard, 843 Rosary Lane, West Chester, PA. The property is located at 843 Rosary Lane and is zoned R-3 Residential Zoning District. The applicant is seeking variance relief and/or a challenge to the validity of the West Goshen Township Zoning Ordinance to permit a group home of eight unrelated, developmentally disabled persons with appropriate staff in a single family detached dwelling. In the alternative, the applicant requests a reasonable accommodation pursuant to the federal Fair Housing Amendments Act and/or the West Goshen Township Zoning Ordinance to permit a group home of seven unrelated, developmentally disabled persons with appropriate staff in a single-family detached dwelling. Applicant alternatively submits a challenge to the validity of the Ordinance to the extent that it attempts to impose the standards for the grant of a variance upon the grant of a reasonable accommodation pursuant to the Federal Fair Housing Amendments Act and/or submits a

challenge to the validity of the definition of "family" in the Ordinance and the validity of the Ordinance to the extent that it attempts to restrict Applicant's right to a reasonable accommodation pursuant to the Federal Fair Housing Amendments Act. Applicant also requests an interpretation/determination that the existing 17,551 square foot lot is legally nonconforming as to minimum lot area in the R-3 Zoning District which currently requires a minimum lot area of 18,000 square feet for single-family dwellings.

Ms. McIlvaine introduced Ms. Joanne Gillis-Donovan, CEO, Ms. Lynn Byerly, CFO, Mr. Don Petrosa, Esquire, and Dennis McAndrews, Esquire, from Melmark, Inc. Ms. Gillis-Donovan gave a presentation on the background and services offered by Melmark and said that the proposed facility in West Goshen Township would house children between the ages of six and twenty-one in a family setting. She said that the staff ratio is one staff member for each two residents. Ms. Gillis-Donovan said that the house under consideration for the facility has three different common spaces which makes it desirable for this use. A video of the services offered was shown.

Mr. McCormack expressed his support for the proposed use but said that with the heavy traffic in the area a fence should be considered for the front yard.

Mrs. Evelyn Baker, 900 Sheridan Drive, asked about the reimbursement for the program and the involvement of the child's family. Ms. Gillis-Donovan said that the state department of education handles the reimbursement and that the parents of the child must be involved and be part of the team.

Ms. Shirley Colvin, 830 Spruce Avenue, asked what the average stay was for a child in the program and Ms. Gillis-Donovan said that the time varies depending on the progress the child makes. Ms. Colvin asked about the training of the staff and Ms. Gillis-Donovan said the minimum level of training is a Bachelor's Degree. Ms. Colvin asked if the staff who are with the children at night are awake and Ms. Gillis-Donovan said that they are awake. Ms. Colvin asked about inspections at other facilities operated by Melmark and Ms. Gillis-Donovan said she could provide copies of the inspections to those who would like to see them.

Mr. McCann asked if Melmark is based in New England and Ms. Gillis-Donovan replied that they are based in this area. Mr. McCann asked about the cost per child and Ms. Byerly responded that the cost is between \$185,000 and \$200,000 per year. Mr. McCann welcomed Ms. Gillis-Donovan to the area.

Ms. Jessica Woods from Melmark said that this is a premier training opportunity for the community because of the need for interns which can be drawn from West Chester University.

Mr. Mark Dougherty, 845 Rosary Lane, asked about the impact on the neighborhood and asked if there are statistics on the property values of surrounding houses. Ms. Gillis-Donovan said that there is no negative impact and that Melmark will maintain the house and property as well as provide close supervision for the children. She said that Melmark works hard to be a good neighbor and will respond immediately to any complaints.

Ms. Wallace said that Melmark provides a good service and welcomed them to the area.

Ms. Janet Dougherty, 845 Rosary Lane, asked about the credentials of the staff who will be on site and Ms. Gillis-Donovan responded that at a minimum each staff member would have a Bachelor's degree and training from Melmark.

Mr. McCormick asked about other locations for Melmark and Ms. Gillis-Donovan said facilities are located in Malvern Borough, West Chester Borough, Newtown Square and East Goshen Township.

Ms. McIlvaine wished Ms. Gillis-Donovan and Melmark well in their process to establish the facility.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved the Board of Supervisors minutes from June 11, 2008.

On motion by Mr. Meakim, seconded by Dr. White, the Board unanimously approved the Treasurer's Report dated June 30, 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.

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

Ms. Andrea Testa, Fire Marshal, gave the Fire Marshal Report for the month of June 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 June 2008.

On motion by Mr. Meakim, seconded by Dr. White, the Board unanimously approved Resolution 17-2008 for placement of a Stop sign on Grove Road at Delaware Avenue and 25 miles per hour speed limit signs on Richfield Avenue.

On motion by Mr. Meakim, seconded by Ms. McIlvaine, the Board unanimously approved Resolution 18-2008 setting the date of August 13, 2008 for a public hearing for Cricket Communications, Inc., who is seeking a conditional use for the collocation of additional antennas for wireless telephone service on an existing monopole and installation of radio-related equipment on the ground at 825 Paoli Pike.

Prior to the consideration of the signing of a license agreement with Sprint/Nextel for the construction of Township police antennae on the Sprint/Nextel tower which is located on Township property at 1025 Paoli Pike, Ms. Kristen Camp, Township Solicitor, explained that a license agreement with Sprint/Nextel was negotiated beginning in December of 2006 but the agreement was never signed. The antennae have been installed and the term of the agreement is 10 years commencing May 1, 2007, with no charge to the Township for locating the antennae on the tower.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved the signing of a license agreement with Sprint/Nextel for the construction of Township police antennae on the Sprint/Nextel tower which is located on Township property at 1025 Paoli Pike.

Prior to the consideration of the possible approval of Ordinance 06-2008 amending the Code of Ordinances of West Goshen Township by amending the definition of "Athletic Club" in Section 84-8 to allow a Physical Therapy Facility as an accessory use and adding a definition of "Physical Therapy Facility", Ms. Camp submitted the following exhibits:

- B1 – Proof of Publication in the Daily Local News
- B2 – Filing with the Chester County Law Library
- B3 – Filing with the Daily Local News
- B4 – Review letter from the West Goshen Township Planning Commission
- B5 – Review letter from the Chester County Planning Commission

On motion by Ms. McIlvaine, seconded by Mr. Meakim, the Board unanimously approved Ordinance 06-2008 amending the Code of Ordinances of West Goshen Township by amending the definition of "Athletic Club" in Section 84-8 to allow a Physical Therapy Facility as an accessory use and adding a definition of "Physical Therapy Facility".

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On motion by Mr. Meakim, seconded by Ms. McIlvaine, the Board unanimously approved a Final Land Development Plan for an 871 square foot building addition for Dr. Mark Wiegand located at 1 North Five Points Road. Dr. Wiegand was present to represent the plan.

On motion by Dr. White, seconded by Mr. Meakim, the Board unanimously approved a Final Land Development Plan for a 19,905 square foot credit union and office building for Citadel Federal Credit Union located at 1209 West Chester Pike. Ms. Carol Hunerick was present to represent the plan.

Ms. McIlvaine opened the floor for further 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 5:16 p.m.

Respectfully submitted,

Sandra K. Turley  
Township Secretary