

WEST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
FEBRUARY 8, 2012

Township Supervisors:

Raymond H. Halvorsen, Chairman
Mrs. Patricia B. McIlvaine, Vice-Chairman
Dr. Robert S. White, Member
Theodore J. Murphy, Esq., Member
Philip J. Corvo, Member

Township Officials:

Mr. Casey LaLonde, Township Manager
Mr. Richard Craig, Township Engineer
Ms. Diane Clayton, 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 Raymond Halvorsen at 7:00 p.m. on Wednesday, February 8, 2012 at the West Goshen Township Administration Building. Mr. Halvorsen opened the meeting with the Pledge of Allegiance to the Flag.

Lieutenant Greg Stone gave the Police Report for the month of January 2012.

Ms. Andrea Testa, Fire Marshal, gave the Fire Marshal Report for the month of January 2012. Ms. Testa also gave the report for Good Fellowship Ambulance Company and the Goshen Fire Company.

Mr. John Beswick, Building Official, gave the Building Inspection Activity Report for January 2012.

Mr. Halvorsen opened the floor for public comment.

Mr. Howard Sundwall, 987 Crownpointe Lane, provided a year in review for the West Chester Library and update on library services. He thanked the Board of Supervisors for their continuing library support with the \$2,500 allocation to the library. Mr. Sundwall requested an increase to \$1.00 per resident of the Township, or approximately \$24,000 on an annual basis.

Mr. Corvo thanked the Township for the flowers following the death of his father.

Mr. Halvorsen announced that an Executive Session was held on February 8, 2012 to discuss personnel issues.

Mr. Halvorsen announced that the Township is planning an open house for 10:00 AM to 2:00 PM on Saturday, June 23rd. All are welcome. All Township buildings will be open to the public and equipment from the Police Department, Parks, Streets and Sewer Authority will be on display. Food, drinks and children's activities are planned as well.

Mr. Halvorsen announced that the Township's recycling rate continues to increase dramatically while trash collection figures have fallen. In 2010, the Township collected 8,622 tons of trash; while in 2011 it collected 8,239 tons. In 2010, the Township collected 1,807 tons of recycling; while in 2011 it collected 3,600 tons. The increased recycling numbers stem from various reasons, including increased and better residential and commercial recycling efforts; the move to the single trash toter; single stream recycling; and the move to increase the plastics recycling to include all #1 through #7 plastics. Mr. Halvorsen thanked the residents for the increased recycling rate.

Mr. Halvorsen read aloud the names of Township employees who had perfect attendance for 2011:

<u>Administration</u>	<u>Sewer</u>	<u>Roads</u>	<u>Police</u>	<u>Parks</u>
Diane Clayton	John DeHaven	Hugh Boyce	Joseph Carabba	Joseph Smith
Jennifer Conrad	Robert Gallagher	John Brady	Michael P. Carroll	
Rick Craig	Jeff Howell	Ray Halvorsen	Justin DiMedio	
Ken Lehr	John Scott	Dave Woodward	Richard Geiger	
Ray McKeeman			Joseph Gleason	
			David Spigarelli	
			Gregory Stone	

On a motion by Dr. White, seconded by Mrs. McIlvaine, the Board approved Ordinance 1-2012, amending the Code of Ordinances of West Goshen Township, Chapter 78, titled, "Vehicles and Traffic," specifically Section 78-12 to establish the speed limit on certain streets in the Township:

<u>Name of Street</u>	<u>Speed Limit</u>	<u>Location</u>
Concord Avenue	25	West Chester Pike to Paoli Pike
Glen Avenue	25	Mallard Road to Schoolhouse Lane
Kirkland Avenue	25	Pottstown Pike to Boot Road

Ms. Diane Clayton read aloud the following Zoning Hearing Board Notice:

Notice is hereby given that the Zoning Hearing Board of West Goshen Township will conduct a public hearing at the Township Administration Building, 1025 Paoli Pike, West Chester, PA 19380, on Thursday, February 23, 2012 at 7:00 P.M. to hear the following application:

ZHB 1-12: The applicant is New Cingular Wireless, PCS, LLC d/b/a AT&T Mobility, 200 North Warner Road, King of Prussia, PA 19406. The legal owner is Stephen Macanga, 919 Camaro Run Drive, West Chester, PA 19380. The property for which the application is made consists of 2.38 acres, located at 919 Camaro Run Drive; being Tax Parcel No. 52-3-98.6 and zoned I-2 Light Industrial District. The property is improved with an existing building/parking lot and telecommunications facility consisting of a 120 foot monopole within a fenced compound. AT&T proposes a collocation of its antennas on the existing monopole which would consist of a 10' extension. Additionally the applicant proposes the placement of an 11'-6" x 20' equipment shelter in a 17'-5" x 26' fenced compound expansion on the south side of the compound. The compound expansion will encroach into the side yard setback, being 17 feet from the closest corner of the fenced compound on the southern property line. Applicant seeks variance relief pursuant to Section 84-72.A.(5) of the West Goshen Township Zoning Ordinance from the 30 foot side yard requirement as provided for in Section 84-38.B.(6). In addition, applicant seeks any additional variances, interpretations, waivers, and/or relief that may be required to allow for the collocation of the additional AT&T facility on the existing monopole by tower extension, with compound expansion to be within the side yard setbacks.

Persons affected by the application may appear at the hearing, and prior to testimony, may apply in writing for admission as Party to the Proceedings. All interested persons are invited to attend and participate. Should any person require special accommodations to attend this meeting, please contact the West Goshen Township Administration Office at 610-696-5266 at least 48 hours in advance of the meeting.

On motion by Dr. White, seconded by Mr. Murphy, the Board approved the Board of Supervisors minutes dated January 11, 2012.

On motion by Mrs. McIlvaine, seconded by Mr. Murphy, the Board approved the Treasurer's Report dated January 31, 2012 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 Capitol Reserve Fund and the Waste and Recycling Fund.

On a motion by Dr. White, seconded by Mr. Halvorsen, the Board approved the appointment of Tracy L. Christman to the Township Planning Commission. The Board welcomed Ms. Christman to the Planning Commission and looks forward to working with her.

Ms. Camp reintroduced the proposed Dog Leash Ordinance amendment. A discussion occurred on how the proposed Ordinance amendment could incorporate existing Pennsylvania law regarding dangerous dogs and the impact on private property owners. Ms. Camp would submit a redraft for the next Board meeting in March.

Ms. Camp reintroduced the proposed Noise Ordinance amendment. Mr. Halvorsen stated that he did not want any proposed Noise Ordinance to negatively affect our existing homeowners from conducting normal activities or construction on their homes. Ms. Camp responded that any Noise Ordinance is a balancing act between existing residents and commercial development activities. Mr. Murphy asked how the proposed Ordinance would be enforced, especially at night and on weekends when the Zoning Officer is not in the office to receive complaints. If the Ordinance is written correctly, the either Township staff or Township Police Officers could enforce the Ordinance provisions.

Mr. Ron Coupe, 955 North Penn Drive, presented Plymouth Whitemarsh Township's Noise Ordinance, in which the Township clearly separates commercial from residential activities and construction.

Mr. Jon McCormack, 840 Spruce Avenue, asked about residential emergency generators in regards to the Noise Ordinance. Ms. Camp responded that residential generators may be used at any time during a power outage or other emergency and is not a violation of the existing or proposed Noise Ordinance.

The Board directed Ms. Camp to rewrite the Noise Ordinance and present it to the Board again at a future meeting.

Mr. Hank Whalen, 688 Normandy Court, asked if the Township has an existing Noise Ordinance. Ms. Camp answered yes, and it is only enforceable by the Township's Zoning Officer.

Mr. Murphy discussed the proposed Township Traffic Advisory Committee. As per the PennDOT Traffic Calming Manual, he recommends a combined Township resident, staff and public safety representatives. The appointed resident members should be chosen based on the particular neighborhood focus, as in this case, the Roslyn neighborhood.

Mr. Murphy recommended the following members:

Shirley Colvin, Jon McCormack, Phil Yocum, Bob Stratton and Damon Kletzien – Resident Members.

Casey LaLonde, Rick Craig, Dave Woodward – Township Staff Members.

Andrea Testa, Fire Marshal; Sgt. Justin DiMedio and Officer Rob Gilbert – Public Safety Members.

The first meeting is scheduled for 4:00 PM, Thursday, February 16th.

On a motion by Dr. White, seconded by Mrs. McIlvaine, the Board approved the membership and mission of the Township Traffic Advisory Committee.

Mrs. Shirley Colvin, 830 Spruce Avenue, asked about traffic counts and who would conduct the counts. Mr. Murphy responded that the Township Police Department would conduct the traffic counts.

On a motion by Mr. Halvorsen, seconded by Mr. Murphy, the Board approved Resolution 4-2012, Prohibiting Left Turn Lanes at Green Avenue at Paoli Pike.

On a motion by Mr. Halvorsen, seconded by Dr. White, the Board approved the Final Subdivision for a lot line change for 1262 Bridgewater Drive.

Mr. Craig presented the Final Land Development Plan for a geothermal pump house for West Chester University, located at 114 Rosedale Avenue. Mr. Halvorsen asked what requirements will have to be fulfilled. Mr. Craig responded that all Conditions, as written in the approved Conditional Use Order as approved by the Board of Supervisors, must be met.

Mr. Corvo asked why the Township was not looking at the totality of the overall geothermal project and its impact on the community. He stated that this geothermal project is most likely the part of a overall much larger energy plan for the University and that this particular project approval is in too focused of a context. Mr. Corvo provided information that the University intends to install approximately 2,000 geothermal wells across the campus and that the University is planning for approximately 20,000 students in the near future. He stated that the Board is being requested to approve a project without seeing the big picture and future plans.

Mr. Murphy asked what other buildings would be serviced by this pump house and when construction would begin. Dee Giardina, representing the University, stated that the library, two dorms and the new Recreation Center would be serviced by this pump house and that construction would begin shortly after Township approval.

Ms. Camp stated that the approval is based on the existing Ordinance through the Conditional Use process as an accessory use to an educational use. The University has complied with all conditions in addressing sound, etc.

Mr. Brian Nagle, counsel to the University, stated that the full measure and impact of the pump house has been fully explored over the past two years' of hearings in front of the Board and with interaction of the Township Planning Commission.

Dr. White asked how many wells the pump house could handle. Ms. Giardina responded that according to the "Alderson Report," which is a 20-year plan, the pump house can handle up to 1,300 wells.

Mr. LaLonde asked Ms. Giardina for a copy of the Alderson Report for our files. Ms. Giardina stated it is published on the University's website.

On a motion by Mr. Murphy, seconded by Dr. White, the Board approved the Final Land Development Plan for a geothermal pump house for West Chester University, located at 114 Rosedale Avenue 4-1 with Mr. Corvo opposed.

Mr. Halvorsen opened the floor for public comment.

Ms. Marie Robinson, 886 Bobolink Lane submitted a letter to the Board regarding stormwater runoff from homes above her home that have caused flooding in their basements. Mr. Craig will investigate the situation and take appropriate action.

Mr. Brian Nagle, representing the Baxter property project on Andrews Drive, requested the Board hold a Conditional Use for the project at 6:00 PM, March 19th. On a motion by Mr. Murphy, seconded by Dr. White, the Board agreed to advertise the meeting.

There being no further business, on motion by Dr. White, seconded by Mrs. McIlvaine, the meeting was adjourned at 8:34 p.m.

Respectfully submitted,

Casey LaLonde
Township Secretary