

WEST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS MEETING
APRIL 25, 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 special meeting of the Board of Supervisors of West Goshen Township was called to order by Chairman Raymond Halvorsen at 5:30 p.m. on Wednesday, April 25, 2012 at the West Goshen Township Administration Building. Mr. Halvorsen opened the meeting with the Pledge of Allegiance to the Flag.

Mr. Halvorsen opened the floor for public comment. There was none at this time.

Mr. Halvorsen announced that this year's Earth Day cleanup of Goose Creek was another resounding success. Through the help of volunteers, Township personnel and Chester Ridley Crum Watershed group, 10,420 pounds of trash was removed from the section of Goose Creek from behind Kmart to the McDonald's restaurant.

Mr. LaLonde announced that the Township has received several complaints over the last several days regarding "entrepreneurs" going door to door offering curbside house number painting. These solicitors have no permit and are not allowed to conduct business in West Goshen Township. If a resident is approached by such a solicitor, call the West Goshen Township Police Department.

Ms. Camp presented the final Conditional Use Order for the Conditional Use application for BPI II who seeks Conditional Use approval pursuant to Section 84-12.G(3) of the West Goshen Township Zoning Ordinance to construct a 114 unit age restricted apartment building at Andrew Drive east of Saunders Lane.

On a motion by Dr. White, seconded by Mr. Halvorsen, the Board approved the Conditional Use Order 4-1 with Mr. Corvo opposed.

Mr. Halvorsen introduced the Woodlands at Greystone project, currently under review by the Township. The project is located on over four hundred acres in the north-central area of the Township between Pottstown Pike, Phoenixville Pike and the Rt. 322 Bypass. The project consists of five hundred ninety eight (598) homes, including an age restricted component, some duplexes, some townhomes and single family homes. Lou Colagreco, counsel for the project owners, Dean Jerrehian, project owner and Ray Grochowski, developer's consultant, provided a history and overview of the project.

Mr. Colagreco provided an overview of the Conditional Use Plan and Order, approved in 2007, that orders extensive traffic, storm water and other improvements, as well as the development of a 162 acre park that will be dedicated to the Township. The plan is currently in preliminary plan approval stage and anyone interested in viewing the plans or reviewing the Conditional Use Order should contact Mr. LaLonde.

Matt Hammond, project traffic Engineer, was also on hand to provide some overview of the extensive traffic improvements that are required of this project.

Douglass Barry, a downstream neighbor of the Woodlands at Greystone and Greystone South projects, shared his concerns about storm water controls for both projects. Mr. Barry's property flooded in 1972 during Hurricane Agnes due to a dam breach on the Jerrehian property, at the so-called "third lake" or the currently dry lake bed

that is slated to be used for storm water controls in the new project. Mr. Halvorsen and Mr. Craig will meet with Mr. Barry and address his concerns.

Mr. Murphy asked about new traffic volumes generated by the project. Mr. Hammond stated that at full build-out, the project will create peak AM volumes of 275 trips or approximately 140 trips per hour. PM peak volumes will reach approximately 200 trips per hour. Mr. Hammond stated that with cut through traffic added, the main boulevard street will see approximately 3,000 to 4,000 cars per day.

Mr. Craig raised the issue of the deer management plan. Mr. Colagreco and Mr. Jerrehian stated the deer management plan should be ready for submission in three to six months for Township review.

Ms. Camp opened a Conditional Use Hearing to take testimony and, if appropriate, render a decision on the Conditional Use application filed by New Cingular Wireless, PCS and AT&T Mobility. The hearing began at 6:45 PM. See official transcript.

On a motion by Dr. White, seconded by Mrs. McIlvaine, the Board unanimously approved the Conditional Use Order for New Cingular Wireless, PCS and AT&T Mobility.

On a motion by Dr. White, seconded by Mrs. McIlvaine, the Board unanimously approved Ordinance No. 3-2012, amending Chapter 59 of the West Goshen Township Code, titled, "Peace and Good Order" by deleting Article li therefore titled, "Disturbing the Peace;" and by adopting a new chapter in the West Goshen Township Code titled, "Noise Standards."

On a motion by Mrs. McIlvaine, seconded by Mr. Murphy, the Board unanimously approved Ordinance No. 4-2012, amending the West Goshen Township Revised Zoning Ordinance of 1990, as amended, which is codified in Chapter 84 of the West Goshen Township Code, to permit and regulate alternative energy systems in the Township.

On a motion by Mr. Halvorsen, seconded by Mrs. McIlvaine, the Board unanimously approved Resolution 7-2012, approving various Township employees and elected officials as official signers of documents related to Township vehicle purchases from New Holland Autogroup.

There being no further business, on motion by Mr. Halvorsen, seconded by Mrs. McIlvaine, the meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Casey LaLonde
Township Secretary