

### **Daily Local News:**

1/31/2010 - Fire Company denies having Traditions agreement  
<http://www.dailylocal.com/articles/2010/01/31/news/srv0000007468284.txt>

1/22/2010 - Commission votes down Traditions again  
<http://www.dailylocal.com/articles/2010/01/22/news/srv0000007391573.txt>

12/2/2009 - Developer scales back plans for senior facility  
<http://www.dailylocal.com/articles/2009/12/02/news/srv0000006975296.txt>

10/28/2009 - West Goshen commission rejects development plan  
<http://www.dailylocal.com/articles/2009/10/28/news/srv0000006704220.txt>

9/3/2009 - Residents, firefighters reject building proposal  
<http://www.dailylocal.com/articles/2009/09/03/news/doc4a9fa37576bda133339261.txt>

8/25/2009 - Neighbors complain housing for seniors will worsen traffic  
<http://www.dailylocal.com/articles/2009/08/25/news/srv0000006209160.txt>

## **West Goshen Township Board of Supervisors Meetings:**

*December 1, 2009*

[http://www.wgoshen.org/Minutes/Board\\_of\\_Supervisors/Supervisors\\_2009/December\\_1\\_2009/december\\_1\\_2009.html](http://www.wgoshen.org/Minutes/Board_of_Supervisors/Supervisors_2009/December_1_2009/december_1_2009.html)  
S-08-09

Supervisors Hearing S-08-09 which was continued from October 21, 2009 was called to order by Chairman Patricia McIlvaine at 4:22 p.m. All members were present. Mr. Joseph Brion, Esquire, was present to represent the Township and Mr. John Jaros, Esquire, was present to represent the applicant. The applicant Traditions Development Corp. seeks conditional use approval pursuant to Section 84-12.G(3) of the West Goshen Township Zoning Ordinance to construct a 114 unit senior apartment building or independent living facility on property situated at the northeast corner of Boot Road and Route 202 located in the R-3 Residential District.

See Court Reporter's Transcript

The hearing went off the record at 6:10 p.m. and returned to the record at 6:14 p.m.

At 6:16 p.m. the hearing was continued to a date certain of January 20, 2010 at 4:00 p.m.

*November 18, 2009*

[http://www.wgoshen.org/Minutes/Board\\_of\\_Supervisors/Supervisors\\_2009/November\\_18\\_2009/november\\_18\\_2009.html](http://www.wgoshen.org/Minutes/Board_of_Supervisors/Supervisors_2009/November_18_2009/november_18_2009.html)

Ms. McIlvaine announced that there will be a Special Board of Supervisors meeting on December 1, 2009 at 4:00 p.m. for the continuation of the Traditions application hearing.

*October 21, 2009*

[http://www.wgoshen.org/Minutes/Board\\_of\\_Supervisors/Supervisors\\_2009/October\\_21\\_2009/october\\_21\\_2009.html](http://www.wgoshen.org/Minutes/Board_of_Supervisors/Supervisors_2009/October_21_2009/october_21_2009.html)

S-08-09

Supervisors Hearing S-08-09 which was continued from September 16, 2009 was called to order by Chairman Patricia McIlvaine at 4:08 p.m. All members were present. Mr. Joseph Brion, Esquire, was present to represent the Township. The applicant Traditions Development Corp. seeks conditional use approval pursuant to Section 84-12.G(3) of the West Goshen Township Zoning Ordinance to construct a 128 unit senior apartment building or independent living facility on property situated at the northeast corner of Boot Road and Route 202 located in the R-3 Residential District.

See Court Reporter's Transcript

At 4:10 p.m. on motion by Dr. White, seconded by Mr. Meakim, the hearing was continued to a date certain of December 1, 2009 at 4:00 p.m. at the request of the applicant.

*September 16, 2009*

[http://www.wgoshen.org/Minutes/Board\\_of\\_Supervisors/Supervisors\\_2009/September\\_16\\_2009/september\\_16\\_2009.html](http://www.wgoshen.org/Minutes/Board_of_Supervisors/Supervisors_2009/September_16_2009/september_16_2009.html)

S-08-09

Supervisors Hearing S-08-09 which was continued from August 19, 2009 was called to order by Chairman Patricia McIlvaine at 4:28 p.m. Dr. White was absent. Mr. Joseph Brion, Esquire, was present to represent the Township and Mr. John Jaros was present to represent the applicant Traditions Development Corp. who seeks conditional use approval pursuant to Section 84-12.G(3) of the West Goshen Township Zoning Ordinance to construct a 128 unit senior apartment building or independent living facility on property situated at the northeast corner of Boot Road and Route 202 located in the R-3 Residential District.

See Court Reporter's Transcript

At 4:34 p.m. on motion by Mr. Meakim, seconded by Ms. McIlvaine, the hearing was continued to a date certain of October 21, 2009 at 4:00 p.m.

*August 19, 2009*

[http://www.wgoshen.org/Minutes/Board\\_of\\_Supervisors/Supervisors\\_2009/August\\_19\\_2009/august\\_19\\_2009.html](http://www.wgoshen.org/Minutes/Board_of_Supervisors/Supervisors_2009/August_19_2009/august_19_2009.html)

S-08-09

Supervisors Hearing S-08-09 which was duly advertised was called to order by Chairman Patricia McIlvaine at 5:41 p.m. All members were present. Mr. Joseph Brion, Esquire, was present to represent the Township and Mr. John Jaros was present to represent the applicant Traditions Development Corp. who seeks conditional use approval pursuant to Section 84-12.G(3) of the West Goshen Township Zoning Ordinance to construct a 128 unit senior apartment building or independent living facility on property situated at the northeast corner of Boot Road and Route 202 located in the R-3 Residential District.

See Court Reporter's Transcript

At 6:23 p.m. the hearing went off the record and returned to the record at 6:27 p.m.

At 6:39 p.m. on motion by Ms. McIlvaine, seconded by Dr. White, the hearing was continued to a date certain of September 16, 2009 at 4:00 p.m.

*July, 15, 2009*

[http://www.wgoshen.org/Minutes/Board\\_of\\_Supervisors/Supervisors\\_2009/July\\_15\\_2009/july\\_15\\_2009.html](http://www.wgoshen.org/Minutes/Board_of_Supervisors/Supervisors_2009/July_15_2009/july_15_2009.html)

#1 On motion by Mr. Meakim, seconded by Dr. White, the Board unanimously approved Resolution 28-2009 setting the date of August 19, 2009 for a public hearing for Traditions Development Corporation who is seeking Conditional Use pursuant to Section 84-12.G(3) for the purpose of constructing a 128 Unit Senior Apartment Building or Independent Living Facility on the northeast corner of Boot Road and Route 202.

#2 Mrs. Baker asked about the access to the proposed Traditions Development and Dr. White replied that access would be from Boot Road and Greenhill Road. Dr. White said that this will affect any Boot Road improvements.

#3 Mr. Robert Phiel, 1202 Schoolhouse Lane, asked that notice of the hearing for the development be sent to the Goshen Fire Company which has a fire house located next to the proposed Traditions Development.

*October 22, 2008*

[http://www.wgoshen.org/Minutes/Board\\_of\\_Supervisors/Supervisors\\_2008/October\\_22\\_2008/october\\_22\\_2008.html](http://www.wgoshen.org/Minutes/Board_of_Supervisors/Supervisors_2008/October_22_2008/october_22_2008.html)

Dr. White stated that a hearing for the Traditions Development Corporation has been continued to December 10, 2008.

*August 13, 2008*

[http://www.wgoshen.org/Minutes/Board\\_of\\_Supervisors/Supervisors\\_2008/August\\_13\\_2008/august\\_13\\_2008.html](http://www.wgoshen.org/Minutes/Board_of_Supervisors/Supervisors_2008/August_13_2008/august_13_2008.html)

Dr. White then announced that the hearing for the application by Traditions Development Corporation for a text amendment change has been continued to October 22, 2008.

*June 11, 2008*

[http://www.wgoshen.org/Minutes/Board\\_of\\_Supervisors/Supervisors\\_2008/June\\_11\\_2008/june\\_11\\_2008.html](http://www.wgoshen.org/Minutes/Board_of_Supervisors/Supervisors_2008/June_11_2008/june_11_2008.html)

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.

## West Goshen Township Planning Commission Meetings

*December 15, 2009*

[http://www.wgoshen.org/Minutes/Planning\\_Commission/Planning\\_2009/December\\_15\\_2009/december\\_15\\_2009.html](http://www.wgoshen.org/Minutes/Planning_Commission/Planning_2009/December_15_2009/december_15_2009.html)

Applicant: Traditions Development Corporation

Location: northeast corner of Boot Road and Route 202

Represented by: John Jaros, Esquire, Mike McCormick, and John Murphy

The applicant was last before the Planning Commission on October 20, 2009, with an application for a 128 unit Independent Living Facility. Mr. Jaros explained that the applicant has returned with a revised plan depicting a 114 unit independent living facility. The alteration of the building also allows the building height to be reduced, thereby not being as much of an impact on the abutting property owners. Residents from East Goshen Township expressed their concerns regarding the shared driveway with the Fire Company, lighting, traffic, and stormwater concerns. It was explained that these issues would be addressed under the land development. A motion was made by Robert Holland and seconded by Jim Obrien that the conditional use review be continued to the January 19, 2010 meeting. Motion carried unanimously, 8:0.

*October 20, 2009*

[http://www.wgoshen.org/Minutes/Planning\\_Commission/Planning\\_2009/October\\_20\\_2009/october\\_20\\_2009.html](http://www.wgoshen.org/Minutes/Planning_Commission/Planning_2009/October_20_2009/october_20_2009.html)

Applicant: Traditions Development Corp.

Location: North east corner of Boot Road & Route 202

Represented by: John Jaros, Esquire

Mike McCormick, and John Murphy

Mr. Murphy began by giving an overview of the proposed project, consisting of a 128-unit Independent Living Facility. The property is situated next to the Goshen Fire Company lot, and abuts the Hershey Mill community in East Goshen Township. A shared access exists with the Goshen Fire Company. Mr. Murphy explained that the Traditions Development Corporation has held numerous meetings with PennDot, East Goshen Township, the Hershey Mill Homeowners Association, and the Goshen Fire Company in order to resolve issues which have arisen with abutting property owners. Talks with PennDot are ongoing to discuss possible modifications to the existing driveways in order to accommodate both uses. The applicant proposes to maintain as much of the existing landscape which now buffers the Hershey Mill Community as possible, while adding a minimum 3 foot high berm and fencing. In regard to parking, he stated they have exceeded the requirements per the Township code as well as what they feel is necessary for the use. Based on criteria gathered at their 114-unit, Hanover site, there were 35 vehicles in the parking lot during peak times, which meant that 30% of the occupied units have their own car. A van provides transportation to the bulk of the residents and is available every 20-30 minutes. Monica Drewniany stated that while she believed the use was necessary, she felt the proposed project was too dense for this site. Jeffrey Laudenslager had concerns over the height of the building. Jeffrey Lieberman questioned whether or not existing resources for emergency response would be stretched with an apartment complex next door. Several residents from East Goshen Township were present to comment on the plan. Tom Rupp, the President of the Hershey Mill Homeowners' Association, had concerns over the stormwater run off. Jim Stark, of Quaker Ridge Village in Hershey Mills, questioned the co-mingling of two uses on a lot. Tom Day, of Yardley Village in Hershey Mill, and Walker Thompkins, of Hamlet Hill, expressed concern over the traffic issues which could result from this use. Al Zaccarelli, felt the plan provided insufficient parking, especially if more residents choose to drive their own vehicles. He mimicked Mr. Rupp's concerns in regard to stormwater runoff, and urged the members of the West Goshen Township Planning Commission to seriously consider all elements of the proposed plan. Stephen Janiec, the property owner of the lot under discussion, responded to all by clarifying that the Fire Company originally purchased the land at a reduced rate, with full knowledge of the access challenges on the property. At the time of purchase, a 70,000 square foot office building was proposed which would have had shared access with the Fire Company. The West Goshen supervisors denied the office use. There being no more discussion, a motion was made by

Monica Drewniany and seconded by Jim O'Brien to recommend that the Board of Supervisors deny the conditional use request. Motion carried unanimously (8:0).

*September 15, 2009*

[http://www.wgoshen.org/Minutes/Planning Commission/Planning 2009/September 15 2009/september 15 2009.html](http://www.wgoshen.org/Minutes/Planning_Commission/Planning_2009/September_15_2009/september_15_2009.html)

The Chairman announced that consideration of a Conditional Use application from Traditions Development Corporation would be continued until the October 20, 2009 meeting.

*August 17, 2009*

[http://www.wgoshen.org/Minutes/Planning Commission/Planning 2009/August 19 2009/august 19 2009.html](http://www.wgoshen.org/Minutes/Planning_Commission/Planning_2009/August_19_2009/august_19_2009.html)

#1 Following the Pledge of Allegiance to the Flag, the Chairman read a letter from John A. Jaros, Esquire, counsel for the Traditions Development Corporation, stating that they were requesting a continuance of their conditional use hearing, and would not be present at tonight's meeting, and therefore was removed from consideration on the Agenda. The floor was opened for public comment, at which time several residents from both East and West Goshen Townships stated they had concerns over the Traditions plan. Mr. Laudenslager explained that the Commission could not answer questions pertaining to the plan, but they were willing to listen to any comments at the end of the meeting. The Chairman then called for approval of the Minutes of the previous meeting. On motion made by Michael McKie and seconded by Carrie Martin, the Minutes from the July 21, 2009 meeting were approved unanimously, 5:0.

#2 The Chairman opened the floor for public comment. Several residents representing both East and West Goshen Township raised concerns over the proposed Traditions Development, a proposed 128 unit independent living facility to be located on Boot Road. Janet Vokoun, 1010 Laurel Drive, raised concerns over traffic patterns from the proposed site, and questioned whether a dedicated left hand turn lane would be advisable. Allen English, 1104 Nottingham Drive, stated that aesthetically he felt a 45 foot high apartment complex would be an eyesore to the community and only create additional traffic concerns to an already overburdened area. It was asked if a Traffic Study had been done for the site, especially in light of the fact that the existing ingress/egress for the property is shared with the Goshen Fire Company. Mr. Craig responded that one will be done. Albert Zuccarello, 1661 Yardley Court, representing East Goshen Township, and a member of their Planning Commission, urged the West Goshen Planning Commission to look at the fact that abutting this use is the Hershey Mills complex which houses 1725 homes, or an estimated 3400 drivers. The intersection of Greenhill and Boot Road is a nightmare to navigate now, and the addition of 128 new units, whether or not they all drive would create a dangerous situation. Additionally he pointed out that the recently approved plan for QVC will add 600 new employees, who will also be travelling on these roads. He stressed issues of runoff which will flow downstream into East Goshen Township. In conclusion he encouraged the Board to deny this plan, as it would drastically affect both East and West Goshen Township. Dr. White stated that the issue with the ingress/egress was one which the Goshen Fire Company was aware of when they purchased the property. The easement existed when they purchased the property. Robert Phiel, Goshen Fire Company, stated that while they were aware of the easement, they felt the property either would not be built on, or a small residential subdivision would be done. Dr. White stated that previous proposed uses for the site had been a WAWA, and a Taco Bell both of which it was felt had more of an impact on the community.

*July, 21, 2009*

[http://www.wgoshen.org/Minutes/Planning Commission/Planning 2009/July 21 2009/july 21 2009.html](http://www.wgoshen.org/Minutes/Planning_Commission/Planning_2009/July_21_2009/july_21_2009.html)

Conditional Use Application Review:

Applicant: Traditions Development Corp.

Location: North east corner of Boot Road and SR202

Represented by: John Jaros, Esquire; Mike McCormick, Traditions (President);

John Murphy, Alpha Consulting Engineers; Jack Carry, Architect

Applicant is proposing to construct a 128 unit Senior Apartment Building or Independent Living Facility, a use permitted by conditional use approval pursuant to Section 84-12.G(3) of the

Township Zoning Ordinance. John Murphy addressed the board by stating that the proposed use

meets all of the criteria stipulated for the use. A 3-story high, 30,000 square foot building is proposed. The property and the corner lot where the Goshen Fire Company is located, was previously owned by the Janiec family. When the Fire Company purchased their lot, an access easement to the adjoining property existed. Access to the proposed Independent Living facility is through this easement. Mr. Murphy stated that Traditions had held meetings with the Fire Company in order to address their concerns over the impact this will have on their site. Traditions are proposing emergency vehicle signage to be strategically located, lighting to alert for emergency vehicles, etc. Sal Triolo asked if there were any statistics on how well the lights work. Mr. Murphy responded that they had discussed this system with Emergency Management personnel, who stated that the system works much like signal light pre-emption. Sal Triolo asked what the typical trip generation for the facility would be. Mr. Murphy responded 200 in and out. These trips would be at "off-peak" times and spread throughout the day. Carrie Martin stated that she had walked the site on a prior occasion and felt that traffic was a particular problem, especially with vehicle stacking on Greenhill Road while making a left during rush hour. Monica Drewniansky asked for a definition of Independent Living Facility. It was explained that these units are for senior citizens (55+ and older) who function on their own with minor assistance, not yet at an assisted living status. Jeffrey Laudenslager inquired as to the staff, and was informed that the maximum number of staff at one time would be 15. There are 3 shifts scheduled at 7a.m., 3 p.m., and 11 p.m. The last shift will be a skeleton crew with perhaps 3 staff. John Hose, representing the Goshen Fire Company spoke about the impact on the Fire Station by stating that the easement was thought to have been a limited use easement to provide ingress only. They had not anticipated an ingress/egress for a high density use. Mr. Hose also stated that Station 56 believes the construction will cause run off problems, affect their parking, cause access problems for their call responders and their emergency vehicle routes, as well as limit their ability to fully utilize their own site. They currently hold two fundraisers and Monday night training for which parking would pose an issue with an access drive through their property. Mr. Hose also mentioned that the current curb cut on Boot Road is not wide enough to accommodate both emergency vehicles and the apartment traffic and would suggest a dedicated fire co access and separate traditions access. Kevin Carney, Goshen Fire Company, stated that Station 56 has 8 fulltime staff with the rest being volunteer. On average the company responds to 3,000 ambulance calls and 700 fire calls, with 12-17 responders for each call. They have 3 fire trucks and 2 ambulances at the site. Mr. Craig asked whether the current parking is adequate for their needs. Mr. Carney responded "No". John Jaros stated that Traditions would like to sit down with the Fire Company personnel and township staff to iron out any issues. Jeffrey Laudenslager stated that members of the Commercial Construction Committee (Jeffrey Laudenslager, Robert Holland, and Sal Triolo) have expressed an interest in attending the meeting and walking the site. Carrie Martin stated she would also like to attend the site walk. Discussion on the Conditional use was postponed to the August meeting.