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EAST GOSHEN TOWNSHIP
COMMERCE DEVELOPMENT COMMISSION
June 18, 2012 – 7:00pm
Minutes (FINAL)

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Present: Chairman Al Zuccarello, Vice Chairman Donald Zembruski, and members Vincent Lord, Daniel Callahan, Bob Madonna, John Stipe, Supervisor Marty Shane, Board of Supervisors Chairman Senya Isayeff and Chief Financial Officer Jon Altshul.

Call to Order/ Pledge of Allegiance/Moment of Silence
Al Zuccarello called the meeting to order at 7:00pm. He also led the Pledge of Allegiance and called for a moment of silence for our military troops.

Minutes of May 21, 2012
The CDC reviewed and corrected the draft minutes of May 21, 2012. Al said the minutes would stand approved as corrected.

Senya Isayeff Thanks CDC
Senya thanked the CDC members for their hard work and indicated that he has had very positive feedback about the group's work from the local business community.

Update on Visitations
Retail/Commercial Subcommittee
John Stipe reported on meetings with a number of retail businesses, including Peppermill, Swiss Farms and the UPS Store. Overall, these businesses have positive things to say about the township, although some concerns were raised. For instance, Peppermill would like to renovate over the next several years, but faces zoning restrictions due to its location in a historic district. In further casual discussions, it was mentioned by our member that they recalled Swiss Farms had originally petitioned for a red roof, consistent with other Swiss Farm stores, but that they had been subject to conditions that required a green roof. Marty noted that it would be difficult for the Board of Supervisors to substantially loosen the zoning restrictions in the historic district.

Al also noted that the owner of the UPS Store had raised concerns that the township's sign ordinance had prevented him from having the UPS logo above the entrance. Al noted that the Planning Commission was currently reworking the sign ordinance. In addition, the UPS Store owner suggested that if the township allowed the sale of alcohol, it might help establish an anchor restaurant in the Goshen Village Shopping Center that would benefit all businesses there. The group discussed the township's alcohol policy and agreed that the policy might require re-examination in the future. The group also discussed ideal spots for signage in Goshen Village Shopping Center, and observed that many passers-by may not know what businesses are located there.

Industrial/Manufacturing Subcommittee
Don and Al discussed their visits with a number of industrial/manufacturing businesses. Generally, these businesses also have positive things to say about the township, although the group reported some difficulty in getting access to a few larger businesses. In addition to general

concerns about the township's sign ordinance, a couple more specific concerns were raised during these visitations. ZEKS Compressed Air Solutions noted that it is having difficulty finding skilled welders and computer technicians in the area. Marty noted that the Chester County Intermediate Unit has identified these occupations as high needs and is making efforts to train more young people in these areas. Concerns were also raised about traffic back-ups during the afternoon rush hour on Boot Road. The group discussed whether the road could be widened to help improve back-ups. Marty noted that a natural gas pipeline flows under Boot Road, which would complicate a road improvement project there. However, he observed that PennDOT usually responds positively to multiple jurisdictions and entities working together, so to the extent that East Goshen were to seek state funding for such a project, it should do so together with West Goshen and the local business community.

Update on Advisory Committee
The CDC has identified at least 15 local businesses executives that it will invite to be part of its Advisory Committee.

Adjournment
There being no further business, the meeting was adjourned at 8:00pm.

Jon Altshul
Treasurer/Chief Financial Officer