

**East Goshen Township  
Commerce Commission Minutes  
November 18, 2013  
FINAL**

Attendance

Al Zuccarello, Donald Zembruski, John Stipe and Dan Callahan were present. Also in attendance was Supervisor, Marty Shane. Guests in attendance were John Theilacker, Associate Director of the Brandywine Conservancy and Steve Kehns, Vice President of TRIAD Associates.

Call to Order

The meeting was called to order at 7:00 p.m. by Chairman, Al Zuccarello. The meeting began with the pledge of Allegiance. A moment of silence was observed for our Military Troops.

Commercial & I/BP Zone Forums

Al Zuccarello told the Commission that we have had 4 forums. Two forums for the I/BP Zone Businesses and two for the Commercial Businesses and he said that he received great feedback from them. The business representatives met the Township personnel and Supervisors and business representatives were encouraged to call us if they had any questions. The three items that brought up at the forums were:

- 1) An area to train a skilled workforce
- 2) Traffic concerns
- 3) Transportation

October 21, 2013 Minutes

Al Zuccarello presented the motion that the minutes for October 21, 2013 be approved. Don Zembruski seconded the motion. The minutes were approved 4-0. Al Zuccarello suggested the next meeting be on January 13, 2014. Al Zuccarello presented the motion and Dan Callahan seconded the motion. The motion was approved 4-0.

January 27, 2013 Comp Plan Meeting

The Commerce Commission will discuss any changes to the Comprehensive Plan at their next meeting which is scheduled for January 13, 2014. Steve Theilacker told the Commission that the next meeting for the Comprehensive Plan is scheduled for Monday, January 27, 2014.

Steve Kehs, Vice President of TRIAD Associates gave out information to the Commission members pertaining to Strategies and Ideas for Enhancing Economic Development for the East Goshen Township Comprehensive Plan Update. The Commission discussed that we have in two corridors in the Township that have commercial and I/BP business located there.

Paoli Pike Corridor

The Paoli Pike area is a very visible part of East Goshen Township and there needs to be a very visible branding of this corridor. Mr. Kehs suggested that distinctive signs be included and should be put up showing the people that they are entering the community. Retail enhancement would include landscaping, marketing partnership, public amenities and proper signage. Providing walkways/bikeways to the Goshen Corporate Park areas should be provided and defined. The Commission reviewed a map on the wall showing an area of the corporate park and any areas that a trail could be included.

Route 3 Corridor

The Route 3 Corridor does not lend itself to a heavily commercial artery. Route 3 is a divided highway which makes access difficult. Installing signage would be helpful in that area. The only area that may be developed would be the area at Ellis Lane and Route 3 which is owned by the Goshen Fire Company. Al Zuccarello mentioned that he would like to speak with a representative of the Goshen Fire Company to discuss future land use.

Goshen Village Shopping Center

The Commission had a discussion regarding the Goshen Village Shopping Center. Marty Shane thought it might be a good place to have an industrial training center located there. One of the businesses brought up the idea regarding a training center at the forums. The Commission discussed zoning alternatives to the shopping center if it were to be discontinued and what would be the proper land use of the area. Trees that were located along Paoli Pike and Boot Road at shopping center have been cut down by the owner.

Open Space Task Force Meeting

Don Zemruski will attend the Open Space Task Force Meeting on December 19, 2013. He will be the Commerce Commission representative.

Meeting Adjournment

Al Zuccarello made a motion to adjourn the meeting; Don Zemruski seconded the motion and the meeting was adjourned at 8:32 p.m.

Respectfully submitted,

Joanne Morgan  
Receptionist/Secretary