

**TOWNSHIP OF WEST BRADFORD  
PLANNING COMMISSION  
FORMAL SESSION  
OCTOBER 4, 2011**

**ATTENDING:**

**PLANNING COMMISSION**

Mark Slouf, Chairman  
William Cook, Vice-Chairman  
Karen DeFazio, Member  
John Merva, Member

**TOWNSHIP PERSONNEL**

Tommy Ryan, Township Manager

Chairman Mark Slouf called the meeting to order at 8:08 PM.

**MINUTES – September 6, 2011**

Chairman Slouf motioned to approve the September 6, 2011 meeting minutes as presented, seconded by Mr. Merva. All ayes, motion carried 4-0.

**SUBDIVISIONS**

**CASE (2011-01)**

The Applicant proposes to subdivide a 2.02 acre property at Hunt Drive into two lots of 1.00 acre and 1.02 acres. Chairman Slouf noted the Applicant has revised the plan, and that this revised plan had been reviewed by the Township Engineer. In its September 23, 2011 review letter E.B. Walsh confirmed all items noted in its August 9, 2011 review letter have been addressed, sans the following three items, for which the Applicant is requesting a waiver:

1. the provision of a stormwater management plan;
2. the provision of a landscape plan; and,
3. the location and testing of alternate septic areas at each lot.

Harrington Case spoke to the date of installation and the service histories for the existing septic systems. Mr. Case stated that, as of this date, both systems were regularly maintained and both systems were functioning properly.

There was general discussion as to the value of testing for an acceptable alternate septic area for each lot, and including this information on the plan. Mr. Case noted the Township Engineer did not object to this waiver request. It was the consensus of the Planning Commission that such testing be conducted, and that this information be included on the plan.

On motion by Chairman Slouf to recommend the Board of Supervisors grant preliminary/final plan approval of the Case subdivision, conditioned upon (1) the Applicant testing for an acceptable alternate septic area for each lot, and including this information on the plan; (2) the granting of a waiver of Subdivision and Land Development Ordinance Section 403.H.9 as to the provision of a landscape plan; (3) the granting of a waiver of Subdivision and Land Development

Ordinance Section 403.H.12 as to the provision of a stormwater management plan; and, (4) all applicable Township codes, second by Mr. Merva. All ayes, motion passed 4-0.

The application will be considered at the October 11, 2011 Board Meeting.

## **BUSINESS**

### **Smith Farm Planning Module**

Ms. DeFazio reviewed a Planning Module submission for the Smith Farm. The Applicant seeks DEP approval for sewage planning of a 129 EDU-connection to the Broad Run Wastewater Treatment Plant. The Members reviewed each component of the Municipal Planning Commission Review Form, and Members' consensus was the Planning Module was in general compliance with applicable Township codes and plans.

The Planning Module will be considered at the October 11, 2011 Board Meeting.

### **Brandywine-Struble Greenway Initiative**

Mr. Ryan and Mr. Merva provided an overview of the September 29, 2011 meeting of the Brandywine-Struble Greenway Initiative member municipalities. At this meeting a greenway concept plan was reviewed, a greenway name was discussed, and various open space and preservation strategies were considered.

### **Traffic Management and Improvement Considerations**

Discussion on this matter will be continued at a future Planning Commission meeting.

### **Ordinance Recommendations**

Discussion on this matter will be continued at a future Planning Commission meeting.

## **NOTICES**

- There were no notices announced.

There being no further business, the meeting was adjourned at 9:22 PM.

*Minutes courtesy of Mr. Ryan in the absence of Mr. Lyng.*

Respectfully submitted,



Tommy Ryan

TR/kw