

**TOWNSHIP OF WEST BRADFORD
PLANNING COMMISSION
FORMAL SESSION
JUNE 7, 2011**

ATTENDING:

PLANNING COMMISSION

Mark Slouf, Chairman
William Cook, Vice-Chairman
Robert Lyng, Secretary
Karen DeFazio, Member
Matt Hammond, Member
John Merva, Member

TOWNSHIP PERSONNEL

Tommy Ryan, Township Manager

Chairman Mark Slouf called the meeting to order at 8:04 PM.

MINUTES – April 5, 2011

Mr. Slouf motioned to approve the April 5, 2011 Meeting Minutes as presented. Mr. Merva seconded the motion, and the motion passed unanimously.

SUBDIVISION

2010-03 Beale/Strouth – Final – 2 Lots

Gary Moskowitz, Counsel for the Applicant, and John Smirga, Engineer for the Applicant, presented an overview of a final plan of subdivision for two lots at Shadyside Road. Mr. Moskowitz stated the plan had been revised to address all items noted in the December 13, 2010 review letter issued by EB Walsh. It was noted the June 6, 2011 review letter issued by EB Walsh included no outstanding issues.

Mr. Smirga noted no development was proposed at lot 2 at this time, and as such the Applicant was requesting waivers for the preparation of a grading plan, stormwater management plan and an erosion and sediment control plan until such time as the property is further subdivided, and/or lot 1 or lot 2 is developed. Mr. Smirga noted the Applicant is likewise seeking a non-building exemption to DEP planning module approval, and a like relief from the Chester County Health Department.

There was general discussion as to providing a cross-easement for the purpose of shared driveway access to Shadyside Road. After consulting with the Applicant, it was the consensus of the Planning Commission to consider this arrangement when the property is further subdivided, and/or when lot 1 or lot 2 is developed.

On motion by Mr. Slouf to recommend the Board of Supervisors grant approval to the Final Plan of Subdivision, as prepared by John Smirga, P.E., titled "Gladys Beale Revocable Trust", dated October 20, 2008 and last revised March 10, 2011, sheet 1 of 1 ("Plan"), seconded by Mr. Lyng, and conditioned upon the following:

1. Compliance with the June 6, 2011 review letter issued by EB Walsh;
2. Compliance with the December 8, 2010 review letter issued by the Chester County Planning Commission, and all subsequent review letters that may be issued by the Chester County Planning Commission;
3. All waivers as noted on the Plan;
4. Approval from the Pennsylvania Department of Environmental Protection and the Chester County Health Department for relief of sewage planning; and,
5. The Applicant executing and recording a Deed of Dedication for right-of-way for the relocation of Shadyside Road, as shown on the Plan, and in a form acceptable to the Township Solicitor.

The above motion passed unanimously.

BUSINESS

West Bradford Zoning Ordinance

Mr. Merva commented on 16 observations noted during the Members' April tour of Township developments. General discussion was had as to the preservation of vegetation, alignment of structures, impervious surface and building coverage limits, location of sidewalks and the adequacy of off-street parking. It was the consensus of the Planning Commission to identify observations that best lend to the revision of the Subdivision and Land Development Ordinance.

Traffic Management and Improvement Considerations

Mr. Hammond provided an overview of the potential traffic improvements in the southeast quadrant of the Township. It was the consensus of the Planning Commission to identify shovel-ready projects in the event grant funding becomes available to implement these improvements.

Act 537 Plan

Mr. Ryan provided an overview of the Act 537 Sewage Facilities Plan for the Township. The Plan has been submitted to the Members, the Chester County Planning Commission and the Chester County Health Department for review and written comment. Mrs. DeFazio will review the Plan; the Members will comment on same at the July 5 Planning Commission meeting.

Brandywine-Struble Greenway Initiative

Mr. Ryan provided an update as to efforts to create a greenway along the Brandywine Creek, connecting the Pennsylvania Highlands Greenway to the Delaware State Line at Chadds Ford Township. The Brandywine Conservancy is updating project maps based upon comments received at recent public forums; the maps will be distributed for review in July.

Agricultural Security Area

Mr. Ryan noted State Law requires the Township review properties proposed to be included in the West Bradford Township Agricultural Security Area every seven years. This review is required to be completed in 2011; the Members will consider said properties at the July 5 Planning Commission meeting.

SKETCH PLANS


None.

NOTICES

- The next meeting of the Planning Commission is the Formal Session on July 5 at 8:00 pm. The June 21 meeting will not be held.
- West Bradford Township Offices will be closed on Monday, July 4. Refuse and Recycle pickup for Monday residents will be on Wednesday, July 6.
- The WBYA/Chester County Balloon Festival will be held at Embreeville fields on June 17 at 6:00 pm and on June 18 at 3:00 pm.
- The United Sports Training Center Annual Fireworks Show and Activities will be held on July 1, beginning at 5:00 pm.

There being no additional business, Mr. Slouf adjourned the meeting at 9:44 PM.

Respectfully submitted,


Robert Lyng
Secretary

RL/kw