

**TOWNSHIP OF WEST BRADFORD  
PLANNING COMMISSION  
FORMAL SESSION  
JULY 5, 2011**

**ATTENDING:**

**PLANNING COMMISSION**

Mark Slouf, Chairman  
William Cook, Vice-Chairman  
Karen DeFazio, Member  
Matt Hammond, Member  
James Freeman, Ex-Officio Member

**TOWNSHIP PERSONNEL**

Tommy Ryan, Township Manager

Chairman Mark Slouf called the meeting to order at 8:06 PM.

Chairman Slouf noted the resignation of Member Donna Monper.

**MINUTES – June 7, 2011**

Chairman Slouf motioned to approve the June 7, 2011 meeting minutes as presented, seconded by Mr. Hammond. All ayes, motion carried 5-0.

**BUSINESS**

**Act 537 Plan**

Ms. DeFazio presented an overview of the proposed Act 537 Plan for Members' review. Ms. DeFazio noted the Plan includes seven study areas, and identifies selected sewage options in each. Ms. DeFazio noted that, in a majority of the study areas, on-lot septic systems are the selected sewage option.

Ms. DeFazio likewise noted the Act 537 Plan includes a draft ordinance as to the maintenance of on-lot septic systems.

There was general discussion as to the current and future uses at the Embreeville complex and at the Appleville Mobile Home Park. Members discussed the condition of the stream-discharge wastewater treatment plant at the Embreeville complex; Mr. Ryan noted this facility was presently permitted up to 100,000 gallons per day, and that repairs were likely needed to accommodate additional flows.

Ms. DeFazio spoke to goals of the Chester County Comprehensive Plan, and how sewage planning addresses these goals. Ms. DeFazio likewise noted various Township demographics, including population and household trends, included in the Plan.

On motion by Chairman Slouf to recommend the Board of Supervisors approve the Act 537 Plan for submission to the Department of Environmental Protection, with one (1) revision:

1. amend the Plan to state that with the development of the Embreeville complex, the Township shall make every effort to decommission the stream-discharge wastewater treatment plant now servicing this site, and to treat the waste generated by development of the site by surface application.

Second by Ms. DeFazio. All ayes, motion passed 5-0.

#### Agricultural Security Area

Mr. Ryan provided an overview of the West Bradford Township Agricultural Security Area. As required by State Law, the Township must review the properties in the Area every seven years. At this time the following modifications are recommended:

1. the deletion of three properties, said properties having been developed as a private recreational facility (golf course); and,
2. the addition of two properties at Telegraph Road.

The Members reviewed information as to the above-noted five properties, as prepared by Mr. Ryan.

On motion by Chairman Slouf to recommend the Board modify the Agricultural Security Area as per the recommendations noted above, second by Mr. Cook. All ayes, motion carried 5-0.

#### Design Manual

Mr. Ryan provided an overview of an ordinance to establish the West Bradford Design Manual. Mr. Ryan noted this Manual would include construction specifications and like details, thus avoiding the costly and time-consuming ordinance amendment process.

On motion by Chairman Slouf to recommend the Board adopt the Ordinance as presented, second by Ms. DeFazio. All ayes, motion carried 5-0.

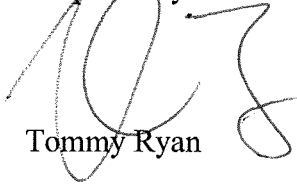
#### NOTICES

- Chairman Slouf noted the Planning Commission will not meet in August. The Commission will next meet on September 6.
- Chairman Slouf wished all a happy summer.

There being no further business, the meeting was adjourned at 9:25 PM.

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Tommy Ryan', written over the printed name.

Tommy Ryan

TR/kw