

**TOWNSHIP OF WEST BRADFORD
PLANNING COMMISSION
FORMAL SESSION
SEPTEMBER 1, 2015**

ATTENDING:

PLANNING COMMISSION

John Merva, Chairman
William Cook, Vice Chairman
Mark Slouf, Secretary
Karen DeFazio, Member
Scott Klein, Member
David McClung, Member
Chris Parker, Ex Officio Member

TOWNSHIP PERSONNEL

Doug Kapp, Interim Manager
Jim Lucas, Codes Director

Chairman John Merva called the meeting to order at 8:11 p.m.

MINUTES

August 4, 2015 Meeting Minutes –Mr. Merva motioned to approve the August 4, 2015 Planning Commission meeting minutes, second by Mr. Cook.

SUBDIVISIONS

Tattersall Phase II (LD 2015-02) – Keith Marshall, engineer for the Applicant, provided an overview of the 27 single-family detached home subdivision off Tattersall Way.

Mr. Slouf spoke of the Township Engineer's letter of September 1, 2015. Would AT&T relinquish rights regarding relocation of the communication line? Mr. Marshall reported that AT&T was still working on this matter.

Mr. Slouf stated that if the Township had to do an emergency repair on this area that they wouldn't like to go through AT&T. Mr. Marshall stated that AT&T could change the language.

Condition for EDU's was discussed. It was also decided that there would be a recommendation for sidewalks, not a condition.

Emergency access issues were discussed. A cross section was added by Applicant's engineer for emergency access.

Modified landscape issues were discussed. Mr. Slouf stated that no signage for this phase was on the landscaping plan.

Mr. Slouf motioned to recommend the Board grant Preliminary/Final Plan Approval of the Tattersall Phase II subdivision and land development, as prepared by Nave Newell, sheets 1 to 11, inclusive, and sheet 1 of 1, inclusive, dated April 30, 2015, revised August 7, 2015, subject to the following conditions:

1. comply with all items noted in the August 31, 2015 review letter as issued by Edward B. Walsh & Associates, Inc.;
2. comply with all items noted in the August 27, 2015 review letter as issued by the AECOM;
3. comply with all Township-required items noted in the June 11, 2015 review letter as issued by the Chester County Planning Commission;
4. pay to West Bradford Township for twenty seven (27) EDUs, said payment in the amount of \$189,000 (27 EDUs x \$7,000 per EDU);
5. execute a completion agreement, and the post of all required securities and escrows;
6. execute an Operations & Maintenance Agreement for stormwater improvements, in a form acceptable to the Township;
7. pay all outstanding review fees and other charges due to the Township;
8. obtain approval of the water system design from Aqua, and to execute a Builders Extension Agreement with Aqua;
9. provide to the Township for signature that number of plan sets required for recordation and filing with the various Departments of Chester County, plus an additional three (3) copies to be retained by West Bradford Township;
10. provide a copy of the recorded plans in an electronic format acceptable to the Township Engineer;
11. provide a landscape plan enhancing view sheds looking north toward Broad Run Road and provide a plan of Phase II entrance, so to not overcrowd landscape bed in future and that allows for required maintenance by the homeowners association;
12. revise the plan to include approximate and permitted per lot coverages;
13. Applicant to receive all necessary permits to relocate AT&T line. Any lot changes to be addressed with Township if applicable;
14. comply with the approved Master Plan for the Tattersall Golf Community, as last revised, including the landscaping line not currently installed;
15. confirm front yard setbacks per UDA;
16. recommend sidewalks on both sides;
17. recommend deletion of Lot 161A
18. provide a utility plan that denotes vertical and horizontal separation distances and other information as may be required by the Township Engineer; and,
19. revise the plan to include additional emergency accessway specifications.

Second by Mr. Cook, all in favor, motion approved.

Cook Lot Line Change (LD 2015-03) – Mr. Cook shared development plans with the Commission, discussing with them the following:

- A letter was received from the Chester County Health Department for perk test. Mr. Cook will try to get a waiver.
- There will be no building on Lot B.
- A letter will be sent to adjoining property owners.
- Mr. Cook will fill out a review extension form.
- A list of waivers was presented as a result of review by Township Engineer.

BUSINESS

The Brandywine Conservancy will be requested to provide a document on Wetlands/Forest to the Planning Commission.

There being no additional business, the Planning Commission adjourned at 9:14 p.m. The Planning Commission will next meet on Tuesday, October 6 at 8:00 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Mark Slouf", written in a cursive style.

Mark Slouf
Secretary

MS/kw