

**TOWNSHIP OF WEST BRADFORD
PLANNING COMMISSION
FORMAL SESSION
MARCH 1, 2016**

ATTENDING:

PLANNING COMMISSION

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

TOWNSHIP PERSONNEL

Justin Yaich, Township Manager
Jim Lucas, Codes Director

Chairman John Merva called the meeting to order at 8:07 p.m.

MINUTES

February 2, 2016 Meeting Minutes

Mr. Cook motioned to approve the February 2, 2016 Planning Commission meeting minutes as presented, second by Mr. Klein. All ayes, motion carried 4-0.

SUBDIVISIONS

2015-03 – Cook Lot Line Change – 2 Lots – Final

Mr. Cook recused himself from the discussion and gave a brief overview to the Planning Commission. Mr. Cook reviewed his comment response letter dated February 29, 2016. He stated that the first eight (8) comments directly related to waiver requests.

Mr. Merva motioned to recommend approval contingent upon a clean letter for the waiver request, non-building waiver for sewage and a verification of the lot calculations which are subject to Ted Gacomis' review, second by Mr. Slouf. All ayes, motion carried 4-0.

2015-05 Caporale - 2 Lots - Preliminary

Mr. Caporale was not present for the discussion. Code Official, Jim Lucas stated that the Township did receive an approval letter from DEP regarding the planning module. Mr. Lucas stated that Mr. Caporale is continuing to work on getting his plan back before the Commission.

2015-06 Mayfair – 112 Units – Final

Code Official, Jim Lucas stated that he was in receipt of a 6 month extension letter from the applicant. The applicant is granting an extension of time until September 11, 2016.

SKETCH PLANS

SK16-01 Chidester Property – 2 Lots

Mr. Chidester gave an overview of this proposed subdivision plan. He noted that this plan was before the Township at an earlier date, but due to the sale of the neighboring property the original property swap was no longer agreeable to the new owner. Mr. Chidester also stated that he was before the Zoning Hearing Board for a length to width ratio variance in 2013 and again will be before the Zoning Hearing Board on March 2, 2016 seeking relief of the 50' access width to the new lot. Mr. Chidester can only provide 41.6'.

A discussion took place among the Commission members. Mr. Merva stated that the Zoning Board should render a decision before the Planning Commission takes additional review of the plan.

Mr. Slouf stated that he did not feel the proposed subdivision would meet the Zoning Ordinance requirement due to lacking road frontage on a public roadway. Mr. Slouf also raised concern regarding the front yard setback as well as the SALDO regulation which states a proposed subdivision cannot contain more than 5% of the lots being flag lots.

Mr. Merva inquired about building permits on the existing property. Mr. Lucas stated that the current structure does have an expired permit and that the applicant would need to have an engineer or architect do a building analysis in order to apply for a current permit.

No action was taken.

BUSINESS

The Brandywine Conservancy – Multifamily Architectural Design Manual

The Brandywine Conservancy opted not to attend the March 2, 2016 Planning Commission meeting due to the length of the agenda. They will return for the May 3, 2016 meeting.

There being no additional business, at 9:00 p.m. Mr. Slouf motioned to adjourn the meeting, second by Mr. Cook. All ayes, motion carried 4-0.

Respectfully submitted,

Mark Slouf
Secretary

MS/kw