

**TOWNSHIP OF WEST BRADFORD
PLANNING COMMISSION
FORMAL SESSION
JUNE 2, 2015**

ATTENDING:

PLANNING COMMISSION

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

TOWNSHIP PERSONNEL

Tommy Ryan, Township Manager
Jim Lucas, Codes Director

Chairman John Merva called the meeting to order at 8:03 p.m.

MINUTES

May 5, 2015 Meeting Minutes – Mr. Merva motioned to approve the May 5, 2015 Planning Commission meeting minutes, with the correction that Mr. Cook made the second motion for approval of the April 7, 2015 Planning Commission meeting minutes, second by Mr. McClung. All ayes, motion carried 7-0.

SUBDIVISIONS

Mayfair (LD 2015-01) – Dan Wright, engineer for the Applicant, provided an overview of plan revisions made subsequent to the May meeting.

Mr. Wright stated the Applicant is not seeking a recommendation at this evening's meeting, as the Applicant need furnish additional information to demonstrate the existing sanitary system can accommodate the proposed development. Mr. Wright confirmed the Applicant had executed an extension to the plan review period to July 15, 2015.

Mr. Wright noted a proposed waiver to plan scale. Mr. Wright stated homeowners' association documents would be provided with the final plan submission.

Mr. Wright stated the Applicant will comply with the installation of additional handicap ramps as noted in the Township Engineer's review letter dated May 28, 2015.

Mr. Wright noted the Applicant had applied for the NPDES permit, and he stated this permit would be forwarded to the Township upon receipt.

Mr. Merva inquired as to a potential stormwater easement at a West Sedona property. Mr. Wright discussed the proposed stormwater management system at this location, and he stated the Applicant will provide that required by the Township.

Mr. Merva inquired as to the emergency access easement agreement at the United Sports Training Center property. Mr. Wright noted the Applicant had submitted a draft agreement, and he stated additional reviews and revisions were needed before this agreement is finalized.

Mr. Wright stated the Applicant was not proposing entrance signage.

Mr. Wright stated the Applicant will comply with boulevard entrance landscape comments noted in the Township Engineer's review letter dated May 28, 2015. Mr. Wright likewise confirmed the homeowners' association will provide snow removal at that portion of the boulevard entrance located outside the property.

Mr. Wright stated the Applicant will comply with the Township's road restoration requirements.

Mr. Merva inquired as to the proposed trail system. Mr. Wright provided an overview of the trail system, which includes both paved and blazed segments. Mr. Wright stated the HOA will maintain the trail.

There was general discussion regarding the landscape plan, and in specific the location of street trees. Mr. Wright confirmed the homeowners' association will maintain all site landscaping, absent the rear yard easements assigned to each unit.

Vic Abdala, Applicant, stated the Post Office need confirm delivery to individual mailboxes. Mr. Ryan stated this matter need be addressed so to identify a viable location for gang mailboxes, if these are required.

Mr. Abdala reviewed the proposed streetscape rendering, and called attention to those features enumerated in the Conditional Use Order.

Bobbie Ekdahl, West Strasburg Road, commented on the project's traffic impact study, and the condition of an intersection that is located in a neighboring municipality.

Mr. Merva inquired as to the securing of required EDUs. Mr. Abdala stated he had agreements to purchase 100 EDUs from Utilities Incorporated, and 25 EDUs from the developer of the Bright Glade Farm subdivision. Mr. Abdala stated he will provide a copy of the latter agreement to Mr. Ryan.

Mr. Lucas commented on the blazed trail. There was discussion as to the operation and maintenance agreement requirements for the blazed trail. Mr. Wright stated the Applicant will amend this agreement to require the homeowners' association to "re-blaze" the trail at regular intervals. There was discussion regarding the marking of blazed trail segments. Mr. Wright stated the Applicant will provide signage at the trail heads and at points along the trail, so to guard against the trail becoming overgrown and being "lost" over time.

Mr. Lucas commented on the emergency access way. He noted the need for the emergency access way to be accessible at all times during the year, to be prominently marked, and to be patrolled and enforced for parked vehicles and other obstructions. Mr. Abdala and Mr. Wright stated they will work with the Township in this regard. Mr. Ryan noted the Conditional Use

Order requires the Applicant to provide any improvement to the emergency access way needed to allow for the passage of emergency vehicles, as may be required by the Fire Marshal.

Discussion on this Application will be continued at the July 7 Planning Commission meeting.

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

Mr. Marshall stated the Applicant had received the NPDES permit for the project. Mr. Marshall noted the stormwater management system had been revised so to comply with DEP requirements, in specific the plan had been revised to include a rain garden, a forebay and several on-lot seepage beds.

There was general discussion regarding site topography.

Mr. Slouf, assigned reviewer of the development, noted the Township Engineer expressed concern with Basin 9-B's outlet to an area of steep slopes, and the potential for erosion at this location. Mr. Marshall stated he will discuss this matter with the Township Engineer.

Mr. Slouf inquired as to the configuration of Lot 135, in specific the location of a forebay and associated stormwater infrastructure on this lot. Mr. Marshall stated that he agreed with the Township's Engineer recommendation that, in lieu of amending the property line for Lot 135 so to remove these improvements from the lot, encompassing these facilities in an easement is appropriate.

There was general discussion as to the maintenance of stormwater management facilities. Mr. Marshall noted that stormwater facilities located on golf course property are maintained by the golf course property owner. Mr. Marshall noted that stormwater facilities located on property not the golf course property are maintained by either the homeowners' association, as would be the case for a forebay situated on Lot 135, or an individual lot owner, as would be the case for on-lot seepage beds that accept run-off from the roof of a dwelling.

Mr. Slouf requested the Applicant provide a landscape plan for the basins and rain gardens. Mr. Marshall stated the Applicant will provide this landscape plan.

Mr. Slouf inquired as to utility installation. Mr. Marshall stated the plan will set forth the location of water, sewer and stormwater lines; and he stated cable, telephone and electric lines will be field located at the time of construction.

There was discussion as to the relocation at the AT&T line. Mr. Marshall stated the line was proposed to be lowered, and Mr. Marshall noted AT&T may require portions of the line to be encased. Mr. Slouf expressed concern with the amount of utilities located in the right-of-way, and inquired as to the relocation of some utilities outside the right-of-way. Mr. Slouf noted the Township Engineer had commented on the possible relocation of the AT&T line to the rear yards of certain properties that front the proposed road to the south. Mr. Marshall stated AT&T was opposed to the relocation of its line; Mr. Ryan requested the Applicant provide this documentation to the Township, and Mr. Marshall agreed to provide this information.

Mr. Slouf inquired as to building lot encroachment into steep slopes. Mr. Marshall agreed to review the entire development so to confirm that existing and proposed meets Township Code.

There was general discussion regarding maximum impervious coverage permitted by Township Code, and the extent to which future owners may improve their properties to include decks, pools and other accessory structures.

There was general discussion regarding the installation of sidewalks. Mr. Marshall noted the Township had granted a waiver from installing sidewalks in Tattersall so to maintain the rural character of this area, but it was noted by Mr. Parker that a portion of this community built by Toll Brothers includes sidewalks. A majority of the Members were in favor of recommending that sidewalks be installed in this phase of the community. Mr. Marshall agreed to forward an electronic copy of the 2006 trail plan to Mr. Ryan, and the Members agreed to revisit this matter.

Mr. Parker addressed entrance signage and landscaping. Mr. Parker expressed concern that any landscaping situated on golf-course property be encompassed in an easement to allow for proper maintenance by the homeowners' association, and that any entrance signage situated on individual lots be encompassed in an easement for same purpose. Mr. Marshall stated the plan will be revised to provide for all required easements in this regard.

Mr. Parker requested additional berms be installed at the rear yard of Lot 161A, and possibly the rear yards of neighboring lots to the east, so to screen the view of the properties from vehicles traveling north on Tattersall Way.

Mr. Parker reminded Mr. Marshall that the community declaration prohibits the use of vinyl siding, and in lieu thereof Mr. Parker suggested the use of HardiePlank.

Mr. Parker inquired about additional land or lots to be owned by the homeowners' association in this phase, and Mr. Marshall confirmed Phase II does not include any additional ground to be deeded to the homeowners' association.

The Members scheduled a site walk for Tuesday, June 16 at 6:30 p.m.

BUSINESS

There were no business items discussed at this evening's meeting.

There being no additional business, the Planning Commission adjourned at 9:55 p.m. The Commission will next meet on Tuesday, July 7 at 8:00 p.m.

Respectfully submitted,

Mark Slouf
Secretary

MS/kw