

**WEST BRADFORD TOWNSHIP  
PLANNING COMMISSION  
FORMAL SESSION  
JULY 2, 2019**

**ATTENDING**

**PLANNING COMMISSION:**

Chris Parker, Chairman  
William Cook, Member  
Scott Klein, Member  
Robert Lyng, Member  
John Merva, Member  
Steve Williams, Ex-Officio Member

**TOWNSHIP PERSONNEL:**

Jim Lucas, Codes Director  
Dan Daley, Township Engineer

Chairman Chris Parker called the meeting to order at 7:00 p.m.

**PUBLIC COMMENT:**

1. Jeffrey Elmer - 1464 Federal Drive – Questioned as to why he wasn't notified of the original conditional use hearing. Attorney for the applicant, Jim Thomas, explained that notifications were given consistent with requirements in the MPC and that if he was outside the required distance, he would not have received notification. Additionally, the hearing was advertised in The Daily Local as well as on the Township website.
2. Nadia Kadiri- 1665 Carlisle Lane – Expressed concern over stormwater on her property. The Commission suggested she contact the Township as stormwater related matters are handled by a different division of the Township.
3. Marianne Ruffini – 1202 Rhode Island Lane – Inquired why the Township has set a cap at only preserving 25% as open space. Supervisor Laurie Abele was present and explained that the goal of the Township is to preserve as much as possible with the funding available and that the Township has not set a cap of 25%.

**MINUTES – JUNE 4, 2019:**

Mr. Parker motioned to approve the June 4, 2019 Planning Commission meeting minutes, second by Mr. Klein. All ayes, motion carried 5-0.

**BUSINESS:**

**19-01 Kauffman Gas Land Development – Preliminary / Final**

The applicant's attorney, Jim Thomas, presented the plan on behalf of the applicant. Attorney Thomas also presented a list of waiver requests to the Commission.

Mr. Cook questioned if a turning radius plan had been submitted for review regarding Poorhouse and Marshallton Thorndale Roads. The applicant stated that he will follow up on that to ensure one is provided.

A general discussion took place regarding delivery tankers and the ability for them to pull completely off the roadway before accessing the gated facility. The Commission also discussed the access and how it relates in location to the Township Campus.

Derek Geisinger – 1471 Poorhouse Road – Inquired what regulation are in place for leak detection. The applicant explained the safeguards that are in place for detection.

Jeffrey Elmer – 1464 Federal Drive – Questioned the turning movements related to Marshallton Thorndale and Poorhouse Roads.

Richard Phillips – 1336 Westminster Drive – Inquired about truck traffic with access via Route 30 and bridge height. Mr. Phillips also questioned how many vehicles would be necessary to refill the tanks.

Bob Jones – 1604 Donna Lane – Questioned how vehicles will access the Township when Caln bridge at Route 30 floods.

Several other comments were offered related to the type of equipment needed to fight a propane fire, traffic congestion related to slow moving tankers on Marshallton Thorndale Road, training for fire personnel on who to handle propane fires and impact on property values.

Engineer, Dan Daley addressed the Commission regarding the addition of a fire hydrant at the location.

No additional action was taken and the applicant supplied the Township with a 30-day extension. The plan review was assigned to Mr. Slouf and Mr. Williams.

#### **SKETCH PLANS:**

##### SK19-01 – 1371 W. Strasburg Road – 2 Lots

Mr. Torben Jenks presented his sketch plan for the property along with the history of the home and his plan for its restoration.

The applicant will coordinate dates with the Township Manager for a site walk. The site walk will be conducted by Mr. Merva, Mr. Parker and Mr. Cook.

#### **NOTES:**

- The July 16, 2019 Planning Commission meeting is cancelled.
- The next Planning Commission meeting is scheduled for August 6, 2019 at 7:00 p.m.

There being no other business, Mr. Parker motioned to adjourn at 8:48 p.m., second by Mr. Merva. All ayes, motion carried 5-0.

Respectfully Submitted,

  
James Lucas  
Codes Director

*Minutes courtesy of Mr. Lucas  
in the absence of Mr. McClung, Secretary*

JL/kw