

**WEST BRADFORD TOWNSHIP
PLANNING COMMISSION
FORMAL SESSION
AUGUST 6, 2019**

ATTENDING

PLANNING COMMISSION:

Mark Slouf, Vice Chairman
David McClung, Secretary
William Cook, Member
Robert Lyng, Member
John Merva, Member
Steve Williams, Ex-Officio Member

TOWNSHIP PERSONNEL:

Justin Yaich, Township Manager
Jim Lucas, Codes Director
Ted Gacomis, Township Engineer

Vice Chairman Mark Slouf called the meeting to order at 7:00 p.m.

PUBLIC COMMENT:

None

MINUTES – JULY 2, 2019:

Mr. Cook motioned to approve the July 2, 2019 Planning Commission meeting minutes, second by Mr. Merva. All ayes, motion carried 5-0.

SUBDIVISIONS:

19-01 Kauffman Gas Land Development – Preliminary / Final

The applicant's engineer, Chris Daley, presented the plan on behalf of the applicant. The applicant was also present.

Mr. Slouf reviewed outstanding comments from the prior meeting and Engineer, Ted Gacomis' letter of May 31, 2019.

Mr. Slouf asked that the applicant's engineer present the list of requested waivers. Engineer Daley stated that his client would seek waivers of sections: 385-11 (preliminary/final review), 385-21.G.15 (Environmental Impact Assessment), 385-47-A (sidewalks) and 385-22-A (scale of 1" = 50' to a proposed 1" = 40').

A general discussion took place regarding improvements that would be necessary to Marshallton Thorndale and Poorhouse intersections. Engineer Gacomis recommended, since the Township plans to improve that intersection, that a fee in lieu of may be more appropriate for the applicant. Engineer Gacomis stated that the improvements related to this particular project are estimated in the range from \$75,000.00 to \$100,000.00. He also informed the applicant and his engineer that they were welcome to pursue the improvements on their own or get a second cost estimate on the improvements and present the same to the Township.

Mr. Slouf discussed the stormwater proposal of rain gardens due to poor soil conditions on the site. Maintenance and access would need to be incorporated into the design. Engineer Gacomis stated how the applicant planned to use a level spreader on any retention basins to reduce point discharge.

There was a concern raised regarding lighting strikes. Mr. Lucas stated that he believes the tanks would need to be grounded and that those requirements would all be regulated by the State. Mr. Lucas also gave an overview of training that the fire company does to prepare for gas emergencies.

Mr. Cook reviewed the landscaping plan and the entrance to the facility. There was a general discussion. The applicant was advised to reduce the impact of tree removal to retain and improve as much of a visual buffer as possible. There was also discussion of moving the tanks closer to Marshallton Thorndale Road in order to give more space between adjacent properties.

No action was taken on this plan by the Planning Commission.

BUSINESS:

TND-2 Amendment

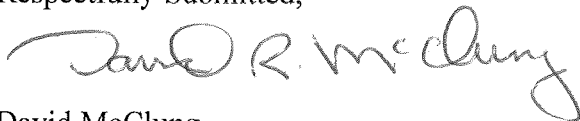
Mr. Slouf gave the Commission a brief update on the TND-2 amendments that he and Mr. Cook had been working on with planning consultant, Tom Comitta. Mr. Slouf stated that the amendments would be presented to the Board of Supervisors in September and a hearing date for adoption would be following. He stated that he and Mr. Cook would review the final revisions to the TND-2 and report back to the Commission in September.

NOTES:

- The August 20, 2019 Planning Commission meeting is cancelled.
- The next Planning Commission meeting is scheduled for September 3, 2019 at 7:00 p.m.

There being no other business, Mr. Slouf motioned to adjourn at 8:23 p.m., second by Mr. McClung. All ayes, motion carried 5-0.

Respectfully Submitted,



David McClung
Secretary

DM/kw