

**WEST BRADFORD TOWNSHIP  
PLANNING COMMISSION  
FORMAL SESSION  
November 1, 2021**

**ATTENDING**

**PLANNING COMMISSION:**

Mark Slouf, Chairman  
Steve Williams, Secretary  
Bob Lyng, Member  
William Cook, Member – arrived 7:10 p.m.  
John Merva, Member  
Edward Dunn, Ex-Officio Member

**TOWNSHIP PERSONNEL:**

James Lucas, Codes Director  
Dan Daley, Engineer

**ABSENT:**

Christopher Parker, Vice Chairman  
Scott Klein, Member

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

**PUBLIC COMMENT**

Robert Dolan – 1113 Carpenter Drive – Mr. Dolan stated he was in attendance to learn more about the process of the Planning Commission. Mr. Miller also raised concern with the tot lot and the propane tanks that service the community.

Mr. Bibek Sharma – 1105 Carpenter Drive – Mr. Sharma stated that he was concerned with the new traffic pattern of the Stargazers Road and roundabout. Mr. Bibek also requested the members to drive the roadway.

Mr. Damian Miller – 1205 Anderlea Drive – Mr. Miller stated that he is also concerned with the new traffic pattern of Stargazers Road and roundabout.

**MINUTES – September 7, 2021**

Mr. Slouf motioned to approve the September 7, 2021 Planning Commission meeting minutes, including the name of applicants and reference to the County review letter, seconded by Mr. Williams. All ayes, motion carried 5-0.

**BUSINESS:**

**21-02 Armstrong Engineering Land Development – Preliminary/Final**

Mr. Slouf motioned to accept the 90-day extension from Armstrong Engineering, seconded by Mr. Lyng. All ayes, motion carried 5-0.

**21-04 545 Groundhog College Road Lot Consolidation – Preliminary/Final**

Engineer Dan Daley presented the lot consolidation plan to the Planning Commission. Mr. Daley also listed the requested waivers which were consistent with the waivers approved during the Lenfest Subdivision.

Mr. Slouf motioned to recommend preliminary/final approval of the lot consolidation plan as presented, subject to all waivers and conservations easements as approved, second by Mr. Lyng. All ayes, motion carried 4-1. Mr. Merva voted no.

### **NOTES**

- The next Planning Commission meeting is scheduled for Tuesday, September 21st, 2021 at 7:00pm, at the West Bradford Fire House if needed.

There being no other business, Mr. Slouf motioned to adjourn the meeting at 8:04 p.m., second by Mr. Lyng. All ayes, motion carried 5-0.

Respectfully Submitted,

Steve Williams  
Secretary