

**WEST BRADFORD TOWNSHIP
PLANNING COMMISSION
FORMAL SESSION
April 5, 2022**

ATTENDING

PLANNING COMMISSION:

Mark Slouf, Chairman
Christopher Parker, Vice Chairman
Edward Dunn, Secretary
Scott Klein, Member
Bob Lyng, Member
Steve Williams
Rachel Gibson, Ex-Officio

ABSENT:

William Cook, Member

TOWNSHIP PERSONNEL:

Justin Yaich, Township Manager
James Lucas, Codes Director
Dan Daley, Engineer
Al Federico, Traffic Engineer
Kristin Camp, Township Solicitor

Chairman Mark Slouf called the meeting to order at 7:02 p.m.

PUBLIC COMMENT

Mr. Slouf opened the floor to public comment. Hearing none, the floor was closed.

MINUTES – FEBRUARY 1, 2022

Mr. Dunn motioned to approve the February 1st, 2022 Planning Commission meeting minutes, second by Mr. Klein. All ayes, motion carried 6-0.

BUSINESS:

Ordinance - Chapter 450 Design Review Committee

Kristin Camp gave members of the Commission a brief description of the proposed changes to the Zoning Ordinance amendments related to the Design Review Committee. The Planning Commission will review and comment.

SUBDIVISIONS

21-05 – 1204 Old Shady Side Road – Major Subdivision – Preliminary

J. Charles Gerbron, Jr. provided an overview of the revised plan before the Commission. Mr. Lyng asked what the applicant planned to do with the two parcels located on the East side of Route 322. Mr. Gerbron advised that these parcels already are considered separate lots and the applicant is not proposing any development on these lots, nor is it willing to convey these to the Township. Mr. Slouf addressed the waivers requested. General discussion took place on the subdivision by the committee members.

Mr. Slouf made a motion to recommend conditional approval of Subdivision 21-05 with the following waivers being granted:

1. SALDO Section 385-10-C to grant preliminary/final approval.
2. SALDO Section 385-22. A to allow for a plan sheet size of 30"x42".
3. Partial waiver from Section 385-38.C to not require the applicant to offer additional right of way along Old Shadyside Road.

The approval was conditioned on compliance with Engineer Dan Daley's review letter dated 4/1/2022.

Second by Mr. Lyng. All ayes, motion carried 6-0.

Mr. Jack Mohler asked if lot #4 would be further subdivided if notice would be given. Mr. Slouf advised yes, the owner would have to come back and present a subdivision plan which would be reviewed by the Planning Commission.

2021-03 – USTC – Land Development – Preliminary

Mr. Slouf gave an overview of where the Planning Commission currently was with respect to the review process. Mr. Slouf proceeded to discuss the Township Engineer's review letter dated 4/1/2022 as well as the Township Traffic Engineer's letter dated 4/1/2022.

Landscape Architect, Patrick Stewart reviewed the revised landscape plans based on original comments received. Mr. Slouf polled the Commission members on their recommended approval of the landscape portion of the plan. All members were in support of the revisions as presented.

Mr. Matthew Clark, a representative of the Townes and Shannon Hill asked why the plantings were not moved 50' feet into the property as opposed to 25' feet.

Mr. Robert Todd – Inquired as to possible fencing to address trespassing onto his property. Applicant agreed to install additional fencing.

Township Traffic Engineer, Al Frederico reviewed his comment letter dated 4/1/2022. He will follow up with the applicant's traffic engineer to resolve outstanding comments.

Mr. Robert Todd – Inquired about his comment letter submitted with regard to concern over septic malfunctions. He also questioned the use of portable toilets. Mr. Todd also questioned how the applicant will comply with the sound requirements as per the Industrial Zoning District. He also questioned possible phasing of the project.

No action was taken on the plan.

SKETCH PLANS:

None

NOTES:

- The April 19 2022 Planning Commission meeting is cancelled.
- The next Planning Commission meeting is scheduled for May 3, 2021 at 7:00pm.

There being no other business, Mr. Slouf motioned to adjourn the meeting at 9:11 p.m. Motion carried 6-0.

Respectfully Submitted,

Edward Dunn
Secretary

ED/ph