

**WEST BRADFORD TOWNSHIP
PLANNING COMMISSION
FORMAL SESSION
June 7, 2022**

ATTENDING

PLANNING COMMISSION:

Mark Slouf, Chairman
Christopher Parker, Vice Chairman
Bob Lyng, Member
Steve Williams
William Cook, Member- arrived 8:50 pm

ABSENT:

Edward Dunn, Secretary
Scott Klein, Member
Rachel Gibson, Ex-Officio

TOWNSHIP PERSONNEL:

Joseph Antonelli, Planning Director
James Lucas, Codes Director
Dan Daley, PE Township Engineer

Chairman Mark Slouf called the meeting to order at 7:04 p.m.

PUBLIC COMMENT

Mr. Slouf opened the floor to public comment.

Mr. Zielinski 1382 Old Barn Circle inquired to the process of the 5/6 grade center being discussed for the Romig Road Campus of Bradford Heights Elementary School.

Mr. Slouf presented Mr. Bob Lyng with a token of appreciation for his 30 years of service on the West Bradford Planning Commission.

MINUTES – May 3, 2022

Mr. Slouf motioned to approve the May 3rd, 2022, Planning Commission meeting minutes, second by Mr. Parker. All ayes, motion carried 3-0. Mr. Williams abstained.

SUBDIVISION AND LAND DEVELOPMENT

22-02- 1401 Gallagherville Road Preliminary/Final

Allison Zarro, Esq., Chris Treker and Jack Robinson presented the revised plans and a brief presentation of the overall project.

On behalf of the applicants, Attorney Zarro presented the revised plan set responses to the EB Walsh review letter dated June 2nd, 2022, as well as a brief summary of the project to the Commission. Also presenting was Jack Robinson, PE of JMR Engineering.

The plan was presented, and the Commission reviewed Dan Daley's Engineering review letter for June 2nd, 2022. The applicant provided responses showing compliance with the letter as well as provided the township staff and commission members with a waiver request letter dated June 7th, 2022, for consideration at a future BOS meeting.

Stormwater management design was discussed and found to meet the minimum standards of the ordinance.

Mr. Slouf announced a third waiver request from the applicant. The applicant requested the plan to be approved as a preliminary / final plan (in lieu of a preliminary plan).

Mr. Slouf motioned to recommend approval of the land development to the Township Board of Supervisors with the following conditions:

1. Compliance with EB Walsh's June 2nd, 2022, letter in addition to the compliance with the Conditional Use order of March 8th 2022, the existing septic system be decommissioned, the final landscaping plan include a deciduous tree and shrub row at the entrance as well as a shrub row along the berm at the basin and the granting of the waivers requested on the June 7th letter from JMR Engineering.

Second by Mr. Lyng, All Ayes 4-0.

BUSINESS:

West Bradford OSRER Plan

Mr. Rob Daniels presented the West Bradford Open Space Recreation plan to the members present. General discussion took place regarding the proposed plan.

Mr. Slouf motioned to recommend approval of the plan with comments provided by the commission, general public and other agencies to review, seconded by Mr. Cook. All ayes 5-0

Ordinance - Chapter 450 Design Review Committee

The members briefly discussed the ordinance amendments and decided no actions would be taken at this time. Additional comments will be compiled and provided for consideration at the next meeting.

SKETCH PLANS:

None at this time.

NOTES:

- The June 21, 2022, Planning Commission meeting is cancelled.
- The next Planning Commission meeting is scheduled for July 5, 2022, at 7:00pm.

There being no other business, Mr. Slouf motioned to adjourn the meeting at 9:30 p.m.

Respectfully Submitted,

Edward Dunn
Secretary

ED/ph