

**WEST BRADFORD TOWNSHIP
PLANNING COMMISSION
FORMAL SESSION
February 4, 2025**

ATTENDING

PLANNING COMMISSION:

Scott Klein, Chair
Mark Slouf, Vice Chair
William Cook, Member
David Daniels, Member
Steve Williams, Member
Edward Dunn, Member
Carol Crothers, Member
Paul Tomczak, Ex-Officio

TOWNSHIP PERSONNEL:

Christian J. Adamek, Planning Director
Matthew Bush, Township Engineer
Samantha Barbeau, Codes Clerk

Before official start of meeting, committee reorganization was presented. Scott Klein opens the floor for nominations and nominates Mark Slouf for vice chair. No other nominations are presented, Mr. Klein agreed to continue as chair and Mr. Dunn as secretary. The reorganization is unanimously agreed 7-0, and all positions remain the same.

The meeting was called to order at 7:01pm by Scott Klien.

PUBLIC COMMENT

None.

MINUTES – September 3, 2024

Mr. Williams motions to approve the November 19th 2024 Planning Commission meeting minutes as drafted, the motion seconded by William Cook. All ayes, motion carried 7-0.

BUSINESS:

A. SD 24-01 – 1619 Glenside Rd – Demarco Property

1. Plan engineer Jamie Dunkelberger presents the Glenside subdivision with revised plans. Conversation centers around driveway easement, utilities easement, existing & proposed septic, woodland disturbance, steep slopes and lot setbacks.
 - a. Mr. Slouf, Mr. Dunn and Mr. Klein all ask for clarification on the driveway easement, which Mr. Bush discusses
 - b. Mr. Slouf confirms with applicant that all neighboring properties were notified.
 - c. Stormwater management of residual lot was discussed. The lot coverage percentage will require storm water management in accordance with the zoning ordinance. It was suggested that applicant work with township engineer on this.

- d. Homeowner of 1726 Shadyside, D. Fischetti, discusses public utility easements
- e. Mr. Slouf asks for information on existing and proposed septic, as nothing is noted on provided plans
- f. Mr. Bush discusses the West Bradford Woodland disturbance ordinance and its applicability to this subdivision
 - i. R. Minsker, 1714 Shadyside, made a public comment on current screening, lot privacy and proposed woodland loss. Mr. Slouf suggested applicant discuss possible planting locations with R. Minsker.
 - ii. Mr. Slouf comments his preference on fee in lieu of replanting.
- g. Mr. Dunkelberger discusses steep rear yard sloping, explaining that a 50' front yard setback would possibly avoid most sloping issues.
 - i. Mr. Klein discusses setback requirements for interior lots.
 - ii. If applicant seeks a variance from zoning ordinance regulations for setbacks, Zoning Hearing Board action will be required.
- h. Mr. Slouf remarks that the Planning Commission has never recommended an interior lot.

2. Business ends with no recommendation, and letter of extension requested

B. CU 51 – 1119 Maryland Circle – Adams Property

- 1. Jason Adams presents conditional use case.
 - a. Full in-law suite for parents of Tara Adams.
 - b. Mr. Cook confirms with homeowner that HOA approval has been granted.
 - c. Mr. Slouf discusses lot coverage and rear yard setbacks
 - 1. Mr. Adamek clarifies both
 - d. Mr. Klein discusses the deed restrictions that can be imposed on conditional uses
 - e. Mr. Slouf motions to accept/recommend the conditional use
 - 1. Mr. Cook seconds
 - a. All in favor, no dissent.

NOTES:

Meeting called at 8:13pm by Mr. Klein.

Respectfully Submitted,

Samantha Barbeau
Codes Clerk