

**WEST BRADFORD TOWNSHIP
PLANNING COMMISSION
FORMAL SESSION
April 1, 2025**

ATTENDING

PLANNING COMMISSION:

Scott Klein, Chair
Mark Slouf, Vice Chair
William Cook, 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

The meeting was called to order at 7:02pm by Scott Klien.

PUBLIC COMMENT

None.

MINUTES – February 4th, 2025

Mr. Dunn motions to approve the February 4th, 2025 Planning Commission meeting minutes as drafted, the motion seconded by Ms. Crothers. All ayes, motion carried 7-0.

BUSINESS:

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

1. The 1619 Glenside subdivision is brought to the planning commission for a second review. Keith Heigle, representing Light-Heigle Associates, presents the revised plan.
 - a. A review letter of the revised plans, drafted by Township Engineer Mr. Bush, was written earlier that day and given to Commission Members at the meeting.
2. The revised subdivision plan and in person discussion addressed the following points made in Mr. Bush's review:
 - a. Zoning §450-11.C(2) & 450-61.G: The storage box located along the existing driveway, noted on plans dated June 2024 in adjacent parcel 50-5-144, is to be removed.
 - b. Zoning §450-11.C(4)(a): The impervious coverage of the residual lot, which after the subdivision will exceed 12%, shall be accounted for in the stormwater management practices implemented in the proposed lot.
 - c. Zoning §450-60.3C(3)(b) & §450-60.3C(6)(c): The woodland disturbance ordinance requirements the proposed lot to replant 69 trees and 119 shrubs. Mr. Heigle, Mr. Bush, and the Planning Commission agreed on a combination of 19 total replacement trees and a fee in lieu of for the remainder.
 - d. SALDO §385-21.G(7) & §385-22.H(4): A formal easement agreement for driveway use will be supplied to the township solicitor.

- e. Driveways §166-7.H(2): The final recorded subdivision plan for 1722 Shadyside, of which the proposed lot will share a driveway, states “if additional subdivision of remaining land occurs, proposed driveway to lot 2 [UPI# 50-5-147.1] will become a private road servicing said lots and right of access is to be included in deeds. Road is not dedicated to West Bradford Township.”

The applicant proposed a shared driveway access with pull-offs located about midway. The existing off-street parking space, located at the street-end of the driveway, will remain. The Planning Commission accepts this.

- f. The following waivers faced no objections by the Planning Commission:
 - i. SALDO §385-22.A: Physical plan copy standards.
 - ii. SALDO §385-47.A & §385.47.C: Sidewalks and Trails
 - iii. SALDO §385-79 & §385-64: Financial security
 - iv. SWM §373-20.H & §373-20.H(2): SWM BMP soil evaluation
 - 1. The applicant proposes the use of septic percolation tests in lieu
 - v. SALDO §385-31.B: Lot Frontage
 - 1. Refer to Zoning Hearing Board Decision 453.

- 3. Mr. Klien moves to recommend approval, Mr. Williams seconds.

- a. The Planning Commission recommends approval for the 1619 Glenside subdivision, on condition that all comment brought forth by township engineer and Chester County Planning Commission are addressed to satisfaction

B. Newlin Ridge Subdivision Preview

- 1. A courtesy review of the split township (Newlin and West Bradford) subdivision was presented to the Planning Commission
 - a. Of seventeen proposed SFD, one SFD lot and one open space lot will be in West Bradford Township
 - b. The entrance to the proposed development will be in West Bradford and will be a private drive.
 - c. All proposed lots will have public water and on lot septic.
 - d. Current challenges were noted to be grading, slide slopes and cuts/retainment.

NOTES:

Meeting called at 8:04pm by Mr. Klein, seconded by Mr. Dunn

Respectfully Submitted,
Samantha Barbeau
Codes Clerk