

**WEST BRADFORD TOWNSHIP
PLANNING COMMISSION
FORMAL SESSION
June 3, 2025**

ATTENDING

PLANNING COMMISSION:

Scott Klein, Chair

Mark Slouf, Vice Chair

David Daniels, Member

Steve Williams, Member

TOWNSHIP PERSONNEL:

Christian J. Adamek, Planning Director

Matthew Bush, Township Engineer

Samantha Barbeau, Codes Clerk

The meeting was called to order at 7:03pm by Scott Klien.

PUBLIC COMMENT

None.

MINUTES - April 1st, 2025

Mr. Slouf motions to approve the April 1st, 2025 Planning Commission meeting minutes as drafted, the motion seconded by Mr. Williams. All ayes, motion carried 4-0.

BUSINESS:

A. Sketch Plan: 795 Scattergood Ln

1. Robert Johnson, equitable owner of 795 Scattergood Ln, presents their proposed subdivision plan.
 - a. 795 Scattergood Ln is a 6.12-acre parcel of land located on the corner of Scattergood Ln and Telegraph Rd.
 1. The applicant is proposing to subdivide the lot into three parcels, approximately two acres each.
 - b. Driveways and lot access are discussed; access from Telegraph Rd is prohibited by the 1999 Scattergood Subdivision Plan. Any lots created will require access from Scattergood.
 - c. Mark Slouf recollects the original Scattergood subdivision plan, which proposed 30+ lots.
 1. This plan was reduced drastically when the environmental vulnerability of the land was discovered.
 - d. Mr. Slouf produces a document titled "DECLARATION REGARDING MAINTENANCE OF COMMON DRIVEWAY, STORMWATER MANAGEMENT FACILITIES, APPROVAL OF CONSTRUCTION PLANS AND FURTHER SUBDIVISION" (Book 4690 : Page 1602).
 1. Attention is brought to section 8 of this document, which prohibits further subdivision of any lot on Scattergood.
 - e. Applicant closed their sketch plan review stating they had no knowledge of the environmental hardships and declaration of restrictions, but intended to look into these further.

B. Newlin Ridge Subdivision

1. A second review of the split municipality subdivision was presented to the Commission.
 - a. The existing natural features of the property were noted to be challenging, such as steep slopes and wooded areas.

- b. Large retaining walls, up to 20' in vertical height, and street sloping outside the township maximum of 3:1 are possible design features, which will need relief from the planning commission.
 - 1. Mr. Klien and Mr. Daniels raised concern about an HOA maintaining retaining walls of this size.
 - a. Mr. Klien also expressed concern about stopping safety at proposed W. Strasburg Rd intersection with a steeply sloped road.
 - 2. The planning commission shall wait for the assessment of Albert Federico, the township's traffic consultant.
- c. Existing natural features also make SWM challenging
 - 1. Mr. Popplewell explains the plan for enhanced drainage on West Strasburg Rd and has been in contact with PENNDOT regarding this.
- d. Mr. Slouf asks about the driveway of existing house, and its proposed alteration
 - 1. Mr. Popplewell explains the driveway will be moved to a location that will be greater than 65' from the proposed subdivision entrance, meeting and exceeding ordinance minimum.
 - e. Mr. Popplewell also explains that all cartways have been reviewed and approved by local Fire Marshall.
- 2. Mr. Bush proposed that if the opinions of PENNDOT, the traffic consultant and the township engineer are all in agreement, that the subdivision review of Newlin Ridge continue forward.
 - a. The Planning Commission agrees to defer to professional opinion regarding the most challenging aspects of the plan.

NOTES:

Meeting called at 8:04pm by Mr. Williams, seconded by Mr. Daniels

Mr. Adamek proposed to the Commission to change the date of the August 2025 Planning Commission meeting from the 5th to the 19th. There were no objections.

Respectfully Submitted,
Samantha Barbeau
Codes Clerk