

**WEST BRADFORD TOWNSHIP
PLANNING COMMISSION
FORMAL SESSION
August 19th, 2025**

ATTENDING

PLANNING COMMISSION:

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

TOWNSHIP PERSONNEL:

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

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

PUBLIC COMMENT

None.

MINUTES – June 3rd, 2025

Mr. Daniels moves to approve the June 3rd 2025 minutes, with Mr. Slouf voicing a second.

BUSINESS:

A. Newlin Ridge Subdivision

1. A third review of the split municipality subdivision was presented to the Commission.
2. Dan Popplewell, of NePo Associates, opens by thanking the Planning Commission for their cooperation and open communication through these reviews.
3. A brief overview of the subdivision plan was given as a refresh to the commission.
 - a. 17 total SFD, 1 lot in WBT and rest in Newlin, private road with on-lot septic.
4. Mr. Popplewell explains improvements this subdivision will bring to the Township:
 - a. Public water will be extended from Persimmon Dr through W Strasburg Road, making connections available to residents in both West Bradford and Newlin .
 - b. Improved drainage and SWM will be implemented, providing stormwater relief to W Strasburg Rd and adjoining West Bradford Township properties.
 1. To note: stormwater plans are not yet reviewed by PENNDOT, Sewage Facilities Planning Module has not been signed by the Township, and the NPDES permit has not been submitted.
5. The discussion moves to addressing items of note from the last commission meeting.
 - a. Slopes, cuts, grade and leveling
 1. The proposed landscaping plan has been reworked to remove the need for retaining walls, however cuts up to 13' deep are still proposed, and a portion of the landscape will contain a 2:1 slope.
 2. Street grading will have a maximum of 12% along a distance of 171' to reduce excavation and grading challenges.

3. The leveling areas are proposed to contain a 6% vertical curve along the required 75'. MR. Popplewell notes that 6% is still within the PENNDOT standards.
6. Though revised, these landscape features are still extreme and the ability of a private HOA to maintain such features should be considered.
7. The neighboring dwelling, 2052 W Strasburg Rd (50-4-86.3), shall have their driveway moved to be fully on their property.
 - a. The new proposed driveway will meet all driveway ordinance requirements.
8. The planned dedicated ROW along Strasburg Rd is addressed.
 - a. Per township ordinance §385-38.A, West Strasburg is considered a minor arterial road and a 100' (50' half width) ROW is required.
 1. A ROW of 60' (30' half width) is currently being offered with the subdivision plan.
 - a. No waiver for this ordinance section has been submitted, but the Commission agreed that no objections would be voiced should one be needed.
9. The following is a current list of waivers requested by NePo Associates for the Newlin Ridge subdivision plan (separate waiver request letter submitted):
 - a. Waivers for the layout of Slider Lane:
 1. § 385-35.A(7): Streets shall be plotted to conform to land forms to reduce cuts and fills' however, in no event shall cuts and fills exceed eight feet.
 - a. The maximum proposed cuts are 13'
 - i. Waiver request would meet no opposition from PC
 2. § 385-35.B(2): The maximum grade on all streets shall be 7%, except that short intervals on local streets (not exceeding 150 feet in length) may exceed 7% but not be more than 10%.
 - a. The maximum proposed grade will be 12%
 - i. Waiver request would meet no opposition from PC
 3. § 385-35.B(4): The through street shall be approached by side streets in accordance with the following standards: when a through street is approached by a side street, there shall be a leveling area for a minimum length of 75 feet, measured from the intersection of the curblines or edge of cartway. Within this leveling area, the grade shall not exceed 4%. No part of a vertical curve exceeding 4% shall be allowed within the leveling area.
 - a. The proposed grade will be 6% within the 75' of the leveling area
 - i. Waiver request would meet no opposition from PC
- b. Waivers for the stormwater management implementation:
 1. § 373-25.D(26): The discharge (or outfall) as well as the emergency spillway, dam breast areas, or water storage are of all stormwater management facilities including above ground basins, retention facilities and subsurface detention/infiltration facilities shall be located at least a minimum distance from the original property line of the parcel being developed or any new

property lines that are created; according to the table: 4 to 9.99 acre drainage area: 75 feet.

- a. Waiver request for the setback of proposed underground basin to be 25'.
 - i. Waiver request would meet no opposition from PC
- 10. A special exception from the ZHB is required for the proposed SW basin discharge across Strasburg Road to the neighboring parcel owned by Elkin Jaramillo. Riparian disturbance is proposed for the basin discharge. §450-60.2.D(2)(d)
- 11. Mr. Bush addresses the woodland disturbance or interpreted lack thereof.
 - a. As the existing property is majority fallow farmland, little hedgerow or woodland disturbance is expected.
 - 1. No objections to this assertion were made.
 - 2. The proposed landscape, as shown on sheet 12 of the plan, has not yet been fully reviewed, fully discussed, or approved.
- 12. The following aspects have no formal waivers submitted, but no objection would be voiced should waivers be needed:
 - a. Cartway width for the proposed Slider Lane
 - b. Slope disturbance
 - 1. Mr. Popplewell asserts that, when plan is considered as a whole (both Newlin and West Bradford portions), the development falls within the slope disturbance ordinance
- 13. Mr. Slouf points out: for all the work required for this subdivision, West Bradford will see very little return.
 - a. Mr. Popplewell reminds the Commission of the public water extension and stormwater improvements associated with this project but agrees that there will be no notable revenue through new dwellings.
- 14. Mr. Klien moves to offer recommendation for preliminary approval
 - a. Mr. Slouf opens conversation: approval recommendation conditional on:
 - 1. All JMR, traffic review and traffic impact fee (mentioned but not thoroughly discussed this meeting), and Chester County Planning Commission (not addressed in this meeting) comments being satisfactorily addressed.
 - 2. All requested waivers being satisfactorily rationalized to the Board of Supervisors.
 - b. Mr. Williams seconds the conditional recommendation approval
 - 1. No dissent from the Commission
- 15. The meeting is concluded at 8:08PM by Mr. Klien, with Mr. Williams seconding.

NOTES:

Respectfully Submitted,
Samantha Barbeau
Codes Clerk