

**WEST BRADFORD TOWNSHIP  
BOARD OF SUPERVISORS  
BUSINESS MEETING  
SEPTEMBER 24, 2019**

**BOARD OF SUPERVISORS**

William R. Christman III, Chairman  
Laurie W. Abele, Vice Chairman  
Jack M. Hines, Jr., Member

**TOWNSHIP PERSONNEL**

Justin Yaich, Manager  
Ted Gacomis, Engineer  
Stacey Fuller, Solicitor

Chairman Christman called the meeting to order at 7:00 p.m.

Chairman Christman announced that the Board met in executive session on Tuesday, September 24, 2019 from 4:00 p.m. to 6:40 p.m. for the purposes of litigation and real estate.

**PUBLIC COMMENT**

Mr. Christman opened the floor to public comment. There was no public comment.

**MINUTES – SEPTEMBER 10, 2019**

Mr. Hines motioned to approve the September 10, 2019 Meeting Minutes as presented, second by Mrs. Abele. Motion carried 3-0.

**BUSINESS**

**United Sports Training Center – Proposed Draft Master Plan**

Attorney Sigmund Fleck introduced the project to the Board of Supervisors. Also in attendance were the applicant - Ted van Beuren, Engineer - Denny Howell, John Hatt and Dave Hatt. Attorney Fleck stated that in working with the Township staff it was determined that it would be best to produce a master plan that bundled all of the applicant needs into one plan to avoid the future need to piecemeal.

Mr. van Beuren explained the growth patterns of his business. He also spoke about the need to expand and improve parking, lighting and the addition of an open-air structure for winter events. Mr. van Beuren is also looking to incorporate the ability to serve beer and wine along with his restaurant service. This would be strictly to serve the players and spectators at USTC. In addition, Mr. van Beuren is considering the addition of a daycare facility at some point in the future. He is also interested in the ability to host non-sporting events such as fund raisers, chamber events, and similar style programs.

Mrs. Abele stated that she has initial concerns with traffic and lighting and those would be issues she will pay close attention to as the process progresses.

Mr. Hines stated that the applicant should proceed to the Planning Commission with a sketch plan for comments and feedback. At the same time, the Township can continue to work through the mechanics of the other requests that were made.

No decisions were made.

**SUBDIVISIONS**

None.

**NOTICES**

Mr. Christman gave the following notices:

- The Board will next meet for the Budget Work Session on Monday, October 7, 2019 at the Township Building, 6:00 p.m.
- The Board will also meet on Tuesday, October 8, 2019 at the Township Building, 7:00 p.m. for the regularly scheduled monthly meeting.

There being no additional business, at 7:58 p.m. Mrs. Abele motioned to adjourn the meeting, second by Mr. Hines. Motioned carried 3-0.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Justin Yaich", with a stylized flourish at the end.

Justin Yaich  
Township Secretary

JY/kw