

**TOWNSHIP OF WEST BRADFORD
PLANNING COMMISSION
FORMAL SESSION
FEBRUARY 2, 2016**

ATTENDING:

PLANNING COMMISSION

John Merva, Chairman
William Cook, Vice Chairman
Mark Slouf, Secretary
Karen DeFazio, Member
Bob Lyng, Member
Chris Parker, Ex Officio Member

TOWNSHIP PERSONNEL

Douglas Kapp, Interim Twp. Mgr.
Jim Lucas, Codes Director

Chairman John Merva called the meeting to order at 8:05 p.m.

MINUTES

January 5, 2016 Meeting Minutes – Mr. Slouf motioned to approve the January 5, 2016 Planning Commission meeting minutes as presented, second by Ms. DeFazio. All ayes, motion carried 5-0.

SUBDIVISIONS

2015-05 Caporale - 2 Lots - Preliminary

Mr. Caporale gave a brief overview of the project status and provided the Commission with a revised plan. Mr. Caporale discussed with the members a list of waivers he would be seeking during final approval. The applicant has applied to the Department of Environmental Protection for a no-build exemption to the Act 537 planning module requirements. Mr. Caporale has requested a 60 day extension. Mr. Merva opened the floor for public comment at this time:

Mr. Clyde Cassell spoke regarding the Broad Run creek and the flooding that occurs. Mr. Cassell also believes the Broad Run is being polluted by the sewage treatment facility upstream. The Commission responded to Mr. Cassell, stating they were not the regulatory body responsible and instructed him to contact the DEP or the Township Administration for assistance.

Mr. Joe Sokolek of Hunt Drive spoke regarding the possibility of an access onto Hunt Drive from the property if a future subdivision should occur, as Broad Run Road is situated in a flood hazard area.

SKETCH PLANS

No sketch plans were discussed at this evening's meeting.

BUSINESS

The Brandywine Conservancy – Natural Resource Protection Ordinance (Draft)

Mr. Theilacker of the Brandywine Conservancy presented various GIS maps prepared by the Conservancy showing riparian buffers areas throughout the township. The members discussed the proposed 100' width of the riparian buffers. Mr. Theilacker indicated East Bradford Township had adopted a 150' buffer requirement for all streams within East Bradford. Mr. Merva asked Mr. Cook to review the list of questions/comments prepared by the Planning Commission regarding the proposed draft ordinance. A copy of the list is available for review. The members also discussed where the standards should be placed to best suit all parties affected. Mr. Theilacker described the differences between placing the standards in the Zoning Ordinance versus the Subdivision and Land Development Ordinance.

There being no additional business, at 9:51 p.m. Mr. Slouf motioned to adjourn the meeting, second by Mr. Lyng. All ayes, motion carried 5-0.

Respectfully submitted,

Mark Slouf
Secretary

MS/kw