

**WEST BRADFORD TOWNSHIP
PLANNING COMMISSION
FORMAL SESSION
SEPTEMBER 5, 2017**

ATTENDING

PLANNING COMMISSION:

John Merva, Chairman
Mark Slouf, Vice Chairman
William Cook, Secretary
Scott Klein, Member
Robert Lyng, Member
Chris Parker, Member
David McClung, Member
Steve Williams, Ex-Officio Member

TOWNSHIP PERSONNEL:

Justin Yaich, Township Manager

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

MINUTES – AUGUST 1, 2017

Mr. Lyng motioned to approve the August 1, 2017 Planning Commission meeting minutes, second by Mr. Klein. All ayes, motion carried 7-0.

SUBDIVISIONS:

2015-06 Mayfair – Boulder Drive – 112 Units – Final

Dan Wright from Advanced Geo Services presented the final plan for Mayfair.

Mr. Slouf questioned the placement of the pump station and what landscaping might be required.

Mr. McClung questioned the status of the DEP part II permits.

Mr. Merva inquired as to who would be responsible for the maintenance of the emergency access and snow plowing.

The Commission discussed the calculation of the traffic impact fee total of \$150,000.00, as well as the recreation fee in lieu of in the amount of \$96,000.00.

There was a discussion related to the paving of the walking trail or the installation of a gravel walkway. The Commission agreed that the slopes of the trail should be paved to reduce maintenance requirements.

Mr. Slouf motioned to have the sloped sections of the trail paved as discussed, second by Mr. Lyng. All ayes, motion carried 7-0.

Mr. Cook motioned to grant conditional final approval based upon the satisfaction of all outstanding review letters, particularly EB Walsh's letter of May 19, 2016; AECOM's letter of March 9, 2017; all provisions of the Conditional Use order dated February 10, 2015; receipt of all required and approved DEP part II permits; any required revisions to those permits being subject to review by the Township staff and engineering professionals, and paving the sloped section of trails as stated in the prior motion, second by Mr. McClung. All ayes, motion carried 7-0.

SKETCH PLANS:

SK16-05 Corrado – 1200 Old Shadyside Road – 2 Lots

A representative of the plan was not present. The Planning Commission asked that the Township contact the applicant to get a status update.

SK16-03 Hoglen, LLC – 585 Groundhog College Road – 31 Lots

A representative of the plan was not present.

2017-02 Bedwell – 1550 Telegraph Road – 2 Lots

A representative of the plan was not present.

BUSINESS:

Review of the TND-2

The Planning Commission discussed the TND-2 zoning district and some potential revisions that should be considered. Mr. Slouf reported on the Marshallton Walk site visit. The consensus of the Planning Commission was to make a request to the Board of Supervisors that the more pressing revisions be considered first; including area and bulk requirements, maximum building height and street lighting. Mr. Slouf indicated that he would attend the Board of Supervisors meeting and convey the request. The Commission also discussed adjusting the TND-2 zoning district. The Township Manager will report back to the Commission on some options after consulting with legal counsel.

Zoning Appeal

The Township Manager gave an overview and brief history on the recently filed variance request for 1242 Shadyside Road. Mr. Slouf motioned to recommend that the Board of Supervisors take a position to defend the integrity of the Township ordinances and ensure that they are applied as written, second by Mr. Merva. All ayes, motion carried 7-0.

NOTES:

- The September 19th Planning Commission meeting is cancelled.
- The next meeting of the Planning Commission is October 3, 2017.

There being no other business at 9:35 PM, Mr. Slouf motioned to adjourn the meeting, second by Mr. Merva. All ayes, motion carried 7-0.

Respectfully Submitted,

William Cook
Secretary

WC/kw