

**WEST BRADFORD TOWNSHIP  
PLANNING COMMISSION  
FORMAL SESSION  
JANUARY 8, 2019**

**ATTENDING**

**PLANNING COMMISSION:**

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

**TOWNSHIP PERSONNEL:**

James Lucas, Codes Director  
Ted Gacomis, Twp. Engineer  
Stacey Fuller, Twp. Solicitor  
Tom Comitta, Planning Consultant

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

**REORGANIZATION**

Chairman 2019

Mr. Slouf nominated Chris Parker as Chairman for 2019, second by Mr. Lyng. All ayes, motion carried 6-0.

Vice Chairman 2019

Mr. Merva nominated Mark Slouf as Vice Chairman for 2019, second by Mr. Cook. All ayes, motion carried 6-0.

Secretary 2019

Mr. Lyng nominated David McClung as Secretary for 2019, second by Mr. Merva. All ayes, motion carried 6-0.

**MINUTES – DECEMBER 4, 2018**

Mr. Parker motioned to approve the December 4, 2018 Planning Commission meeting minutes, second by Mr. Cook. All ayes, motion carried 6-0.

**BUSINESS:**

Special Exception Zoning Hearing – Applegate Veterinary Center & Pet Resort

Mr. Nagle, Esquire, represented the Special Exception Zoning Hearing application to add veterinary services as a permitted use to the existing kennel use on the property. The Commission reviewed the application and asked questions of the Applicants. The Applicants requested a recommendation to the zoning Hearing Board from the Commission. Mr. Parker motioned to make a recommendation to the Zoning Hearing Board for the additional use, as well as a variance if Counsel determines it necessary for two principle uses within a single lot. Second by Mr. Klein. Mr. Slouf asked that the Applicant provide evidence of the bio waste disposal for the added use at the time of the zoning hearing.

**SUBDIVISIONS:**

No Subdivision Business.

**SKETCH PLANS:**

**SK2016-03 Hoglen, LLC - 545 Groundhog College Road**

Mr. Fritsch, PE of Regester Associates, Inc., on behalf of Brook Lenfest, Property Owner, presented a thirteen (13) lot subdivision (sketch plan dated 10/31/18, revised 11/13/18). It was discussed that this plan has been revised from a previous sketch plan requesting thirty-nine (39) lots. General discussion of the property took place between Mr. Fritsch and the Commission. Mr. Fritsch discussed possible waiver requests for the project (See Public Comment). The Commission scheduled a walk of the property for January 19<sup>th</sup> at 9:00 a.m. Mr. Slouf addressed that the plan has been reduced from over 50 lots to 13 and that the Township cannot prohibit development of the lot. Landowners have the right to develop land.

**PUBLIC COMMENT:**

- Chester George, 270 Brandywine Drive – Questioned whether Groundhog College Road would be widened.
- John Kelly, 428 Groundhog College Road – Concerned about sight distances and traffic.
- Aileen Kennedy, 541 Groundhog College Road – Concerned about location of access.
- Don Kimball – concerned about narrow road conditions.
- Paul Streveler, 339 Broad Run Road – Concerned about Broad Run and how it will be affected. Inquired about an environmental study.
- Rob McCue, 307 Groundhog College Road – Inquired about conservation easement on adjacent property.
- Bruce Booth, 1669 Warpath Road – Inquired about sewer planning.
- Mike Redmond, 1580 W. Strasburg Road – Concerned about light pollution.
- David Chauner, 451 Brandywine Drive – Addressed the possibility of the Township, Land Trust, Conservancy purchasing the land and preserving the open space.
- John Snider, 415 Broad Run Road – Questioned how many lots and dwellings are proposed.
- Kate Kelly, 428 Goundhog College Road – Concerned about school bus traffic.

**BUSINESS (CONTINUED):**

**2019 West Bradford Township Comprehensive Plan – Comitta Associates**

Mr. Comitta, RLA, discussed the update to the Township Comprehensive Plan. General discussion took place amongst the members and Mr. Comitta regarding the importance of the update and principles outlined in his presentation.

**NOTES:**

- The January 15, 2019 Planning Commission meeting is cancelled.
- The next Planning Commission meeting is scheduled for February 5, 2019 at 7:00pm.

There being no other business, motion to be adjourned was made at 9:21 p.m. All ayes, motion carried 6-0.

Respectfully Submitted,

James Lucas  
Codes Director

*Minutes courtesy of Mr. Lucas  
in the absence of Mr. McClung, Secretary*

JL/kw