

**WEST BRADFORD TOWNSHIP  
PLANNING COMMISSION  
FORMAL SESSION  
MAY 7, 2019**

**ATTENDING**

**PLANNING COMMISSION:**

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

**TOWNSHIP PERSONNEL:**

Jim Lucas, Codes Director  
Ted Gacomis, Township Engineer  
Tom Comitta, Planning Consultant

Chairman Chris Parker called the meeting to order at 7:03 p.m. Messrs. McClung and Merva joined the meeting at 7:12 p.m.

**PUBLIC COMMENT:**

None

**MINUTES – MARCH 5, 2019**

Mr. Parker motioned to approve the March 5, 2019 Planning Commission meeting minutes, second by Mr. Klein. All ayes, motion carried 4-0.

**BUSINESS:**

Amending Agricultural Security Area

Mr. Parker motioned to recommend adding the seven properties as presented, second by Mr. Klein. All ayes, motion carried 4-0.

TND-2 Amendment

Mr. Comitta gave an overview of the proposed amendments of the TND-2 Zoning District. A general discussion took place on the updates. The Commission did not take formal action on the amendments.

Mr. Parker tabled the discussion until the June 4, 2019 Planning Commission meeting.

18-01 Zook Builders – Prel./Final - 1461 Oakwood Road – 3 Lots

The applicant's engineer, David Rentschler, presented the plan on behalf of the applicant. Mr. Rentschler noted several updates to the plan based on the previous meeting with the Planning Commission. The Commission reviewed the Township Engineer, Ted Gacomis' letter dated

May 6, 2019. Several topics were discussed including two areas of land on the west side of Oakwood Road.

Mr. Parker motioned to recommend preliminary approval conditioned upon E.B Walsh's letter from Ted Gacomis dated May 6, 2019, and also conditioned on:

1. A fire hydrant being installed at the base of the driveway and completion of pressure test of newly installed fire hydrant with acceptable results.
2. Parcels A and B shall remain in a natural state in perpetuity. No improvements shall be made to Parcels A and B in perpetuity including installation of any impervious surface / coverage or accessory structures. A note shall be included on the plan document stating same.

Second by Mr. Lyng. Ayes 4, Nays 2 – Motion carried 4-2. Messrs. Cook and McClung cast dissenting votes.

**NOTES:**

- The May 21, 2019 Planning Commission meeting is cancelled.
- The next Planning Commission meeting is scheduled for June 4, 2019 at 7:00 p.m.

There being no other business, Mr. Parker motioned to adjourn at 8:18 p.m., second by Mr. McClung. All ayes, motion carried 6-0.

Respectfully Submitted,

David McClung  
Secretary

DM/kw