

**WEST BRADFORD
TOWNSHIP PLANNING
COMMISSION FORMAL
SESSION
JANUARY 5, 2021**

ATTENDING

PLANNING COMMISSION:

Chris Parker, Chairman
John Merva, Vice Chairman
Steve Williams, Secretary
William Cook, Member
Scott Klein, Member
Bob Lyng, Member (arrived at 7:24 p.m.)
Mark Slouf, Member

TOWNSHIP PERSONNEL:

Justin Yaich, Township Manager
Jim Lucas, Codes Director
Ted Gacomis, Engineer
Stacey Fuller, Solicitor

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

PUBLIC COMMENT

No public comment.

CHAIRMAN 2021

Mr. Parker motioned to appoint Mr. Slouf as the Chairman for 2021, second by Mr. Williams.
All ayes, motion carried 6-0.

VICE-CHAIRMAN 2021

Mr. Slouf motioned to appoint Mr. Parker as Vice-Chairman for 2021, second by Mr. Williams.
All ayes, motion carried 6-0.

SECRETARY 2021

Mr. Slouf motioned to appoint Mr. Williams as Secretary for 2021, second by Mr. Parker. All ayes, motion carried 6-0.

MINUTES – OCTOBER 6, 2020:

Mr. Slouf motioned to approve the October 6, 2020 Planning Commission meeting minutes, second by Mr. Parker. All ayes, motion carried 6-0.

BUSINESS:

Ordinance 20-08 Amending Sign Section of Zoning Ordinance

Mr. Slouf gave an overview of the ordinance updates and stated that the commission did review this matter twice in the past and that this was the final version to be presented for adoption. Mr. Yaich explained three of the changes the Board of Supervisors requested.

Mr. Parker stated that he felt Section 2.G.(3)(e)[4] should be struck from the ordinance as it may create issues in the future. A general discussion took place on the subject.

Mr. Slouf motioned to recommend approval of Ordinance 20-08, conditioned upon the removal of Section 2.G.(3)(e)[4] as suggested and discussed, second by Mr. Parker. All ayes, motion carried 6-0.

SUBDIVISIONS

2020-01 Hoglen, LLC – 545 Groundhog College Road - 4 Lots – Preliminary

Mr. Fritsch from Regester Associates presented the 4 lot subdivision and gave a background on the property.

Mr. Slouf reviewed the engineering letter from Mr. Gacomis dated January 4th. Mr. Gacomis concurred that the letter was clean and all matters were addressed to his satisfaction.

A general discussion took place regarding monuments, trail easements, waivers and access to lots. Mr. Gacomis acknowledged that General Comment #3 is resolved.

Mr. Slouf motioned to recommend final approval and grant the requested waivers listed in Mr. Fritsch's letter dated December 30, 2020 conditioned upon the following:

1. Compliance with E.B. Walsh's letter dated January 4, 2021.
2. Execution of an access, utility and maintenance easement agreement to the satisfaction of the Township.

Second by Mr. Parker. Ayes - 6, no-1 (Mr. Merva)

NOTES

- The January 19, 2021 Planning Commission meeting is cancelled.
- The next Planning Commission meeting is scheduled for February 2, 2021 at 7:00pm.

There being no other business, Mr. Slouf adjourned the meeting at 7:45 p.m.

Respectfully Submitted,

Steve Williams
Secretary

SW/kw