

**WEST BRADFORD TOWNSHIP
PLANNING COMMISSION
FORMAL SESSION
JANUARY 4, 2022**

ATTENDING

PLANNING COMMISSION:

Mark Slouf, Chairman
Chris Parker, Vice Chairman
Edward Dunn, Secretary
Steve Williams, Member
Robert Lyng, Member
William Cook, Member (arrived at 7:08 pm)
Scott Klein, Member (arrived at 7:10 pm)

TOWNSHIP PERSONNEL:

Justin Yaich, Township Manager
Jim Lucas, Codes Director
Kristin Camp, Esq., Township Solicitor
Dan Daley, P.E., Township Engineer

Chairman Mark Slouf called the meeting to order at 7:02 p.m.

PUBLIC COMMENT

Cheryl Wanko - 994 Stargazers Road – Follow up on her email regarding Energy Transition Planning Survey for the Township.

CHAIRMAN 2022

Mr. Parker motioned to appoint Mr. Slouf as the Chairman for 2022, second by Mr. Lyng. All ayes, motion carried 5-0.

VICE-CHAIRMAN 2022

Mr. Slouf motioned to appoint Mr. Parker as Vice-Chairman for 2022, second by Mr. Williams. All ayes, motion carried 5-0.

SECRETARY 2021

Mr. Slouf motioned to appoint Mr. Dunn as Secretary for 2022, second by Mr. Parker. All ayes, motion carried 5-0.

MINUTES – November 1, 2021:

Mr. Slouf motioned to approve the November 1, 2021 Planning Commission meeting minutes as presented, second by Mr. Parker. All ayes, motion carried 7-0.

BUSINESS:

Nothing at this time.

SUBDIVISIONS

21-05 – 1204 Old Shady Side Road – Major Subdivision – Preliminary

Engineer Denny Howell presented the plan for 1204 Old Shadyside Road to the members of the Planning Commission. General discussion by the members took place while reviewing the Township Engineers review letter dated 12/30/2021. The Commission will schedule a walk of the property. No further actions taken on the plan at this time.

21-02 – Armstrong Engineering – Land Development – Preliminary/final

Engineer Matthew Mack presented the plan for 1845 W. Strasburg Road. The Township Engineer's review letter dated 12/29/2021 was reviewed along with the proposed plan. The list of waivers was also reviewed by the commission. Resident, Robert Todd questioned the requirements for septic improvements.

Mr. Slouf motioned recommend conditional final approval based upon compliance with the E.B. Walsh review letter dated 12/29/21, as well as a zoning interpretation of the lighting requirements, second by Mr. Parker. All ayes 7- 0

2021-03 – United Sports Training Center (USTC) – Land Development – Preliminary

Attorney Sigmund Fleck presented the plans on behalf of USTC. The applicant's landscape architect, Mr. Stewart, presented the landscape plan as submitted. Mr. Slouf also read Mr. Todd's comment letter dated January 4th, 2022.

Public Comment:

Matthew Clark (HOA Member) – 1914 Boulder Drive – Commented on parking, lighting, security and runoff issues.

Ray Morris - 1936 Boulder Drive – Provided photos of USTC from his residence. Also discussed run off concerns and safety concerns of vehicles in the neighborhood. Mr. Morris stated that while he moved into the neighborhood in March of 2021, some of his neighbors moved into the neighborhood much later and are not up to date on the project.

Kaylan Nagalla – 1503 W Sedona Drive – Commented on the safety of a parking area located less than 100 feet from residences. Also discussed storm water management runoff.

Kathy O'Doherty – is assisting Saih Sabah Karma 1412 Shannon Lane. She commented on the process and her clients not being heard. Their concerns are fumes from the parking area and debris from applicants.

No further action was taken at this time.

NOTES

- The January 18, 2022 Planning Commission meeting is cancelled.
- The next Planning Commission meeting is scheduled for February 1, 2022 at 7:00pm.

There being no other business, Mr. Slouf adjourned the meeting at 9:35 p.m.

Respectfully Submitted,

Ed Dunn
Secretary