

**WEST BRADFORD TOWNSHIP  
PLANNING COMMISSION  
FORMAL SESSION  
February 1, 2022**

**ATTENDING**

**PLANNING COMMISSION:**

Mark Slouf, Chairman  
Edward Dunn, Secretary  
Scott Klein, Member  
William Cook, Member (arrived at 7:43pm)  
Rachel Gibson, Ex-Officio

**TOWNSHIP PERSONNEL:**

James Lucas, Codes Director  
Dan Daley, Engineer

**ABSENT:**

Christopher Parker, Vice Chairman  
Steve Williams, Secretary  
Bob Lyng, Member

Chairman Mark Slouf called the meeting to order at 7:07 p.m.

**PUBLIC COMMENT**

Mr. Slouf opened the floor to public comment. Hearing none, the floor was closed.

**MINUTES – JANUARY 4, 2022**

Mr. Slouf motioned to approve the January 4<sup>th</sup>, 2022 Planning Commission meeting minutes, second by Mr. Klein. All ayes, motion carried 4-0.

**SUBDIVISIONS**

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

Mr. Dunn and Mr. Klein provided a brief summary of their site visit. No further action was taken.

The discussion was tabled to March when the applicant is present.

2021-03 – USTC – Land Development – Preliminary

Mr. Slouf reported on the site visit that took place on January 14<sup>th</sup>, 2022.

Ray Morris - 1936 Boulder Drive – Thanked the Commission members as well as the Township and Applicant consultants for their time during the site visit.

Mr. Fleck introduced Matthew Hammond, PE to provide the Commission the Traffic Control Plan for USTC. Mr. Hammond provided some responses to the Township Traffic Engineers review letter.

Mr. Slouf asked that the minutes reflect that at a point prior to final recommendation the applicant provide a statement or calculation on when the access onto Boulder Drive be utilized.

Patrick Clark 1914 Boulder Drive – Asked questions on emergency services and how they play into the traffic control plan. Also, were the 112 Units considered in the 2019 Traffic study? **Mr.**

Hammond, USTC's hired traffic engineer stated that the development was known and incorporated into the study.

Robert Todd inquired to when Dan Daley's review letter comments will be discussed.

**BUSINESS:**

Conditional Use #47 - 1401 Gallagherville Road

Allison Zarro representing the applicants Chris Trecker and Jerry Limper provided a brief overview of the requested Conditional Use. Engineer, Jack Robinson provided an overview on the proposed plan and scope of the project. The members present asked questions of the applicants on the daily operations of the proposed use. Topics included fleet vehicles, deliveries, parking of employees and materials stored on site.

Mr. Slouf inquired as to the status of the onsite septic system and the possibility of contamination from previous ownership. The applicants were asked if an environmental study was conducted or if plans to conduct were considered.

Township Engineer, Dan Daley stated a land development plan would require an environmental impact assessment be conducted. The Commission could recommend the Board of Supervisors not waive the Land Development Process as requested by the applicants on the Conditional Use application.

Mr. Slouf made a motion to recommend approval based on the following conditions:

1. Complete list of fleet vehicles.
2. Manifest of materials (SDS), chemicals, solvents etc.
3. Plan of disposal of unused materials.
4. Detail of the cleanup area and process used.
5. Number of potential employees.
6. Comply with all stormwater management.
7. Refuse plan for waste.
8. Screening and Landscaping plan with regards to woodland replacement if applicable.
9. Lighting plan consistent with ordinance.
10. Potential tie in to Public Sewer if required.
11. Plan for on-site system
12. Investigate the potential pollution from previous ownership.
13. The commission was split on supporting a waiver of Land Development.

The motion was seconded by Mr. Klein All ayes, motion carried 4-0  
Board of Supervisors will hold a hearing on February 8, 2022.

**SKETCH PLANS:**

None

**NOTES:**

- The February 15, 2022 Planning Commission meeting is cancelled.
- The next Planning Commission meeting is scheduled for March 1, 2021 at 7:00pm.

There being no other business, Mr. Slouf motioned to adjourn the meeting at 9:40 p.m. Motion carried 4-0.

Respectfully Submitted,

Edward Dunn  
Secretary

ED/ph