

**WEST BRADFORD TOWNSHIP  
PLANNING COMMISSION  
FORMAL SESSION  
May 3, 2022**

**ATTENDING**

**PLANNING COMMISSION:**

Mark Slouf, Chairman  
Christopher Parker, Vice Chairman  
Edward Dunn, Secretary  
Scott Klein, Member  
Bob Lyng, Member  
William Cook, Member  
Rachel Gibson, Ex-Officio

**ABSENT:**

Steve Williams

**TOWNSHIP PERSONNEL:**

Joseph Antonelli, Planning Director  
James Lucas, Codes Director  
Al Federico, Traffic Engineer

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

**PUBLIC COMMENT**

Mr. Slouf opened the meeting by making an announcement regarding Mr. Bob Lyng's 90<sup>th</sup> birthday. Mr. Lyng has served 30 years on the West Bradford Planning Commission, and the members of the Planning Commission wanted to take time to thank him for his service. The members on the commission and people in attendance applauded Mr. Lyng.

Mr. Clark of the Townes at Shannon Hill HOA raised an issue about a rut in the turning radius near Boulder Drive because people miss the turn and have to make a u-turn. Mr. Fleck assured the resident that the applicant will increase visibility of the western entrance, so motorists will not miss the entrance.

Mr. Slouf opened the floor to public comment.

**SUBDIVISION AND LAND DEVELOPMENT**

**2021-03 – USTC – Land Development – Preliminary/Final**

Conversations opened with respects to the outstanding issues within the land development plan to be resolved as per the letters offered by Daniel H. Daley, P.E. of Edward B. Walsh and Associates, Inc. (Township Engineer), dated 4/1/2022, and Albert Federico, P.E., P.T.O.E. (Township Traffic Engineer), dated April 1, 2022.

Mr. Sigmund Fleck of Brown McGarry Nimeroff, LLC represented the Applicant, United Sports Training Center (USTC), to request the Planning Commission's recommendation of approval to

the West Bradford Township Board of Supervisors for the land development plans dated March 12, 2021, and most recently revised April 20, 2022. Mr. Fleck stated that all outstanding issues cited in the Township Engineer's letter dated April 1, 2022 have been, or will be, addressed prior to the Board's regularly held June meeting.

The public response began with Mr. Matthew Clark, a representative of the Townes at Shannon Hill Home Owners' Association (HOA), offering a grievance in regard to excessive noise emitting from the sports complex at early hours in the morning. The Chairman informed Mr. Clark that the Planning Commission was an only advisory board to make recommendations on the plans submitted and that any grievances in regard to the enforcement of a noise ordinance will have to be addressed by the West Bradford Township Board of Supervisors.

Mr. Justin Brewer, P.E. of D.L. Howell & Associates, Inc. represented the Applicant in regard to the issues cited in the letter prepared by Daniel H. Daley, P.E. of Edward B. Walsh and Associates, Inc., dated April 1, 2022. Mr. Brewer reconfirmed that the items raised in Mr. Daley's letter have been, or will be, addressed in the next plan submission to be put before the Board of Supervisors in June. Outstanding items cited in Mr. Daley's letter, include concerns posed over stormwater, parking, fire truck turning radius, etc., will be addressed prior to the Board of Supervisor's approval.

Matt Hammond, P.E. of Traffic Planning and Design represented the applicant in terms of traffic issues. Mr. Hammond opened discussions with the items cited in the letter from Albert Federico, P.E., P.T.O.E., dated May 3, 2022. Mr. Hammond reconfirmed that all issues previously raised by Albert Federico will be, or have been addressed, prior to approval by the Board of Supervisors.

Mr. Robert Todd of Winfield Drive requested that discussions about a chain linked fence in between his property and the applicant's property be documented or memorialized in the plans. Mr. Todd also requested that the plan address the phasing of the landscape installation, as previously discussed. Mr. Theodore Van Beuren, owner of USTC, stated that the location of the fence will be agreed upon prior to the plan approval. Mr. Slouf stated that this is a private issue shall not be a part of the condition, however he recommended that the issue be worked out between the parties.

Mr. Slouf polled the Board to a unanimous affirmation to support USTC should they pursue the option #2 put forth by Kristin Camp in her April 6, 2022 e-mail. Specifically, USTC may seek the Supervisors' approval to modify condition 7 in the Conditional use order concerning the gate opening at all times. The P.C. feels that for Security reasons the gate should be closed at off times.

Mr. Slouf made a motion to approve the applicant's plan conditioned to all outstanding items cited on both letters issued by Daniel H. Daley, P.E., dated May 3, 2022 and Albert Federico, P.E., P.T.O.E., dated May 3, 2022 will be resolved in the next plan submission to the Board of Supervisors. The applicant shall satisfy all of the Township's Solicitor recommendations in regard to the phasing of the project and any other pertinent issues. Mr. Slouf reiterated that if the outstanding issues are not addressed, Planning Commission recommendation of approval will not be granted, seconded by Mr. Lyng. All ayes, motion carried 5-0. Mr. Klein abstained from voting.

Ordinance - Chapter 450 Design Review Committee

Mr. William Cook discussed the proposed text amendments to the Design Review Committee (DRC). The Planning Commission began the conversation, but decided to reconvene at a later date to discuss these proposed changes.

**MINUTES – APRIL 5, 2022**

Mr. Slouf motioned to approve the April 5, 2022 Planning Commission meeting minutes, seconded by Mr. Parker. All ayes, motion carried 6-0.

**NOTES:**

- The next Planning Commission meeting is scheduled for June 7, 2022 at 7:00pm.

There being no other business, Mr. Slouf motioned to adjourn the meeting at 10:00 p.m., seconded by Mr. Parker. All ayes, motion carried 6-0.

Respectfully Submitted,

Edward Dunn  
Secretary

ED/ph