

**WEST BRADFORD TOWNSHIP
PLANNING COMMISSION
FORMAL SESSION
November 8, 2023**

ATTENDING

PLANNING COMMISSION:

Scott Klein, Chair
Mark Slouf, Vice Chair
Edward Dunn, Secretary
Steve Williams, Member
William Cook, Member
David Daniels, Member
Paul Benis, Member
Paul Tomczak, Ex-Officio

TOWNSHIP PERSONNEL:

Joseph Antonelli, Planning Director

Chairman, Mr. Scott Klein called the meeting to order at 7:02 p.m.

PUBLIC COMMENT

Mr. Klein opened the floor to public comment.

No comment was made.

BUSINESS:

1165 Glenside Road – UPI# 50-2-29 – 67.8-acres

Mrs. Helen Wood, long-time resident of West Bradford Township, has informed the Planning Commission that she plans to sell the property to be developed by McKee Builders. Denise Yarnoff (Ripley, Riper, Hollin, & Colagreco; attorney for McKee Builders) presented a Sketch Plan was presented showing the layout of an age-restricted development consisting of 188-units. Mark McGonigal (Vice President of Land Development of McKee Builders), Denny Howell, P.E. (Howell Engineering, Inc.), Matt Hammond, P.E. (Traffic Planning and Design) and Kevin McLachlan (Senior Vice President of McKee Builders) were present to explain the project. The applicant is proposing 50-twin units, 92-carriage homes, and 42-singlefamily dwellings, which will require Zoning Relief by either variance, text amendment, or zoning map change to allow for the density and for the residential mixed use. The applicant continued to say that approximately 75% of the parcel will remain wooded open space. Applicant claimed that if granted the zoning relief, due to the nature of the use, an age-restricted community, would be less impact than the estimated 45-single-family dwellings that could be constructed “by-right.” The Planning Commission raised concerns about available parking either on street or in overflow lots. The Applicant concluded that the Township would have to be supportive of the concept in order to be constructed as presented.

Ordinance No. 23-08 – Proposed amendments to the Property Maintenance and Zoning Codes

Planning Commission did not recommend the proposed amendment the Property Maintenance Code involving diseased trees, citing that the timeframe was too little time for the resident and that the term “diseased tree” can be subjective and not totally clear. Mr. Klein continued by stating Pennsylvania Common Law has remedies in place for trees and would not recommend the Township being involved in this subject.

Other issues with the proposed Ordinance revisions included that the outline format for Section 450-64.A was incorrect and should be amended to fit into the existing numbering scheme for the ordinance.

Mr. Klein made the motion to recommend the inclusion of the proposed amendments, without the Property Maintenance updates involving trees and the revision to the numbering schematic of Section 450-64.A, seconded by Mr. Williams the motion. All ayes, motion passed 7-0.

Ordinance No. 22-02 – Proposed amendments to the TND-2 Section of the Zoning Ordinance

Planning Commission reviewed the proposed amendments to the Zoning Ordinance to include the new procedures and structure of the Design Review Committee. Mr. Cook stated that a flow-chart has been omitted from the amended Design Review Committee Procedures, and he will supply it to the Township for inclusion of this amendment as soon as possible. Mr. Klein made motion to table all discussions involving the Design Review Committee until the flow chart is included, seconded by Mr. Slouf. All ayes, motion passed 7-0.

NOTES:

- The next Planning Commission meeting is scheduled for Tuesday, December 5, 2023, at 7:00 pm.

There being no other business, Mr. Klein motioned to adjourn the meeting at 8:49 p.m., seconded by Mr. Dunn. All ayes, motion carried 7-0.

Respectfully Submitted,

Ed Dunn
Secretary

ED/ja