

**TOWNSHIP OF WEST BRADFORD  
PLANNING COMMISSION  
FORMAL SESSION  
APRIL 7, 2015**

**ATTENDING:**

**PLANNING COMMISSION**

John Merva, Chairman  
William Cook, Vice Chairman  
Mark Slouf, Secretary  
Robert Lyng, Member  
David McClung, Member  
Chris Parker, Ex Officio Member

**TOWNSHIP PERSONNEL**

Tommy Ryan, Township Manager  
Jim Lucas, Codes Director

Chairman John Merva called the meeting to order at 8:05 p.m.

**MINUTES**

March 17, 2015 Meeting Minutes – Mr. Merva motioned to approve the March 17, 2015 Planning Commission meeting minutes as presented, second by Mr. McClung. All ayes, motion carried 5-0.

**SUBDIVISIONS**

2015-01 Mayfair Subdivision – 112 Units – Boulder Drive - Preliminary

- The Township received the following review letters:
  - E.B. Walsh - 4-1-15
  - C.C.P.C. - 4-6-15
  - AECOM - 4-2-15
- The Planning Commission acknowledged receipt of the 36-point Conditional Use Order dated 2-10-15 from West Bradford Township.
- Dan Wright from Advanced GeoServices presented the plans, with property owners Tony Stancato and Victor Abdula attending.
- Points of discussion included:
  - 1) density went from 126 to 112 units;
  - 2) width of units went from 20' to 22';
  - 3) open area in the middle of site will utilize subsurface stormwater management with appropriate plantings above; not for active recreational purposes;
  - 4) pedestrian access will be provided with sidewalks on both sides of the road with connection to United Sports Training Center and a paved walkway to woods edge and thereafter a blazed loop trail to Caln Township, showing a future connection through Caln Township;
  - 5) seeking approval for sewerage of 112 units;

- 6) public water and public sewer lines to run east along Marshallton-Thorndale Road to existing lines;
- 7) Applicant will provide architectural standards;
- 8) garages will be deed restricted from future conversion and provide an area for refuse bins;
- 9) Applicant will pay a fee in lieu of active recreation;
- 10) Applicant will pay a fee of \$150,000 in lieu of a traffic impact fee;
- 11) Applicant is expecting a letter of adequacy for the NPDES Permit;
- 12) Applicant noted that they are addressing storm water runoff from United Sports;
- 13) Jim Lucas noted the HOA will be responsible for the maintenance of the storm water management system; and,
- 14) Applicant will address issues with the AECOM review letter.

### **OTHER BUSINESS**

It was noted that a representative from the Brandywine Conservancy will attend the next meeting to discuss the Natural Resource and Landscape Ordinance standards as part of the Vision Partnership Program.

There being no additional business, the Planning Commission adjourned at 9:13 p.m. The Commission will next meet on Tuesday, May 5 at 8:00 p.m.

Respectfully submitted,

Mark Slouf  
Secretary

MS/kw