

**WEST BRADFORD TOWNSHIP
PLANNING COMMISSION
FORMAL SESSION
October 3, 2023**

ATTENDING

PLANNING COMMISSION:

Scott Klein, Chair
Mark Slouf, Vice Chair
William Cook, Member
David Daniels, Member
Paul Benis, Member
Paul Tomczak, Ex-Officio

ABSENT:

Edward Dunn, Secretary
Steve Williams, Member

TOWNSHIP PERSONNEL:

Joseph Antonelli, Planning Director
Matt Bush, P.E., Engineer
Al Federico, Traffic Engineer

Chairman, Mr. Scott Klein called the meeting to order at 7:00 p.m.

Mr. Klein acknowledged the two new members of the Planning Commission, Mr. Paul Benis, who will serve as a Voting Member, and Mr. Paul Tomczak, who will serve as the Ex-Officio.

PUBLIC COMMENT

Mr. Klein opened the floor to public comment.

No comment was made.

BUSINESS:

Land Development Plan 23-01 - West Bradford Elementary School – 1475 Broad Run Road

Lou Colagreco (Attorney), Dale Lauver (Downingtown Area School District-DASD), Mark DeRobertis (Howell Engineering), and Matthew Hammond, P.E. of Traffic Planning and Design were all present on behalf of the applicant to present the proposed improvements to the existing West Bradford Elementary School. Al Federico stated that, although PennDOT only requires a minimum distance of 10-feet, he would like to see further separation between the existing driveway and the proposed driveway. Mr. Cook asked about the 15-MPH blinking light for the school, to which Mr. Hammond replied there are no blinkers currently existent. Mr. Lauver stated that the project is projected to last 18-months and is looking into green infrastructure/solar, as well as installing fire suppression throughout the entire building, where it is only required in the proposed additions.

Matt Bush, P.E. stated that the driveway agreement should be documented and formalized in the Recorder of Deeds. Mr. Bush continued by stating that further improvements such as the widths of both the right-of-way and cartway, installation of sidewalks/trails and landscaping are required along Broad Run Road. Applicant is to schedule a walk-thru time with members of the Planning Commission, as well as revise, and resubmit their plans for another review.

Land Development Plan 23-02 – Utilities Inc. Chestnut Lane Pump Station

Chip Amer, P.E. presented the proposed improvements to the existing Chestnut Lane Sanitary Sewer Pump Station, which includes improvements to the equipment and the existing driveway. Conversations were directed toward the need for sidewalks and the concern about the sight distance to the west on Chestnut Lane. Waivers may need to be sought to justify the sight distance to the west. Applicant is to schedule a walk-thru time with members of the Planning Commission, as well as revise, and resubmit their plans for another review.

MINUTES – JULY 5, 2023

Mr. Slouf motioned to approve the July 5, 2023 Planning Commission meeting minutes as drafted, the motion seconded by Mr. Daniels. All ayes, motion carried 5-0.

NOTES:

- The next Planning Commission meeting is scheduled for Wednesday, November 8, 2023, at 7:00 pm.

PUBLIC COMMENT

Mr. Klein opened the floor to public comment.

No comment was made.

There being no other business, Mr. Klein motioned to adjourn the meeting at 8:42p.m, seconded by Mr. Daniels. All ayes, motion carried 5-0.

Respectfully Submitted,

Scott Klein
Chair

MS/ja