

East Bradford Township Planning Commission Meeting Minutes August 26, 2014

The August meeting of the East Bradford Township Planning Commission (PC) was held on August 26, 2014 in the East Bradford Township Building, 666 Copeland School Road, West Chester, County of Chester, PA 19380-1822.

Commission members present:

Anthony (Tony) Biacchi, Chair
Robert Korbonits, Vice Chair
Cindy Bush
Wes Thomas

Commission members absent:

Kathryn Deaville
Don Lynn
Bill Tritle

Staff/Professionals present:

Mandie Cantlin, Planning Administrator/Secretary/Assistant Manager
Mark Lucas, PE, Township Engineer

Staff/Professionals absent:

Brenden Beaumont, Zoning Officer
PC Special Council
Planning Commission Solicitor

Others in attendance: Approximately one guest was present

CALL TO ORDER: The meeting was called to order at 7:40 pm by Chair Biacchi.

PUBLIC COMMENT: None.

MINUTES: Mr. Korbonits made a motion to approve the minutes from June 24, 2014 and July 22, 2014 as presented. Mr. Thomas seconded the motion. There was no discussion and the motion passed unanimously.

OLD BUSINESS:

- a. SD 627 Taraschi Final Subdivision Plan (Lot Line Change) – The applicant, Stephen Taraschi, was not present. The Planning Commission was in receipt of the following reviews:
 1. Engineering review prepared by Mark Lucas dated August 14, 2014
 2. Zoning review prepared by Brenden Beaumont dated August 22, 2014
 3. County planning review prepared by the Chester County Planning Commission dated April 18, 2014
 4. Historic Commission review dated June 3, 2014 (no comment / no impact)

The following boards/committees had no comment:

1. Environmental Advisory Council
2. Parks & Recreation Board
3. Trails Subcommittee of the Parks & Recreation Board
4. Green Committee
5. Traffic Committee

There are a number of zoning discrepancies that have to be resolved by the engineer/surveyor before Mr. Beaumont can complete the zoning review. Once the zoning issues have been resolved, the Planning Commission can execute the non-building waiver form.

- b. SD 629 Nastase Final Subdivision Plan – The applicant, Orazio (Jake) Nastase, was not present. The time clock for the application will expire on September 21, 2014. The applicant submitted a written request for a 90 day time extension. Mr. Thomas made a motion to recommend that the Board of Supervisors (BOS) grant the applicant's request for a 90 day extension. Dr. Biacchi seconded the motion. There was no further discussion and the motion passed unanimously. If granted by the BOS, the new clock will expire December 18, 2014.

NEW BUSINESS:

- a. Proposed Code Amendment; Riparian Buffer Area (RBA) – The Staff submitted a proposed amendment to the RBA section of the Code for the Commission's consideration and recommendation. The proposed changes would bring the Township's regulations in line with the Chesapeake Bay Riparian Handbook and NRCS guidelines. Mr. Korbonits made a motion to recommend that the BOS adopt the draft RBA amendments. Ms. Bush seconded the motion. There was no further discussion and the motion passed unanimously.

MISCELLANEOUS BUSINESS:

- a. SD 606 Ciccarone – Resubmission pending.
- b. SD 625 CCAA – Recording pending.
- c. SD 626 Comerford Subdivision Plan – The applicant plans to submit revised plans for the September meeting.
- d. SD 630 West Chester University Maintenance Building – The Board of Supervisors is scheduled to consider final plan approval on September 9, 2014.
- e. Comprehensive Plan Update – The Board of Supervisors will be interviewing two candidates on Thursday September 4 at 7:00 pm. Members from the Planning Commission are encouraged to attend.
- f. Brandywine Creek Greenway Draft Strategic Action Plan – Ms. Cantlin indicated that comments are due by September 30. The draft plan is available for review on the Township website (<http://www.eastbradford.org/specialinterest/BrandywineGreenway/BrandywineGreenway.asp>).
- g. Master Planner Program Fall Schedule – The program schedule is:
 - Community Planning – October 1, 8, and 15
 - Zoning – TBD (early 2015)
 - Subdivision and Land Development Review – TBD (spring 2015)Any Commission members interested in attending a course should notify Ms. Cantlin.
- h. Facebook – The new East Bradford Facebook page is up.
- i. Neighbor University - The West Chester Area Council of Governments announced the formation of the Neighborhood University of Greater West Chester, set to begin in September 2014. The Neighborhood University of Greater West Chester is intended to provide area citizens with the tools necessary to be better advocates for their community by educating them on local government structure, and by increasing their awareness of available municipal services and resources. Developed by the staffs of several area Townships, the free 11-week training program will educate area residents on the inner workings of local government. Neighborhood University of Greater West Chester is open to any citizen 16 or older residing in one of the participating communities (East Bradford Township, East Goshen Township, Thornbury Township (Chester County), West Chester Borough, West Goshen Township, West Whiteland Township, and Westtown Township). Eleven, 2-hour sessions will be facilitated by local, county and state government officials, area business professionals and others, and will cover topics including:
 - Structure of local government in Pennsylvania
 - Fire, Police and Emergency Management
 - Water Resource Management
 - Zoning, Land Use, and Development
 - Public Finances

- Transportation Management

Enrollment has begun, and class size is limited. Register at: <http://www.nugwc.org/>.

PUBLIC COMMENT: None

NEXT MEETING: The next meeting of the Planning Commission is scheduled for September 23, 2014 at 7:30 pm.

ADJOURNMENT / CONTINUANCE: At approximately 8:10 pm, Dr. Biacchi made a motion to adjourn the meeting. Mr. Korbons seconded the motion. There was no discussion and the motion passed unanimously.

Mandie Cantlin
Planning Commission Secretary

CURRENT TIME CLOCKS

Application	Clock Expiration	Next Extension to be Considered
SD 629 Nastase	September 19, 2014	PC August / BOS September
SD 630 WCU Maintenance	September 22, 2014	PC August / BOS September
SD 627 Taraschi	October 19, 2014	PC September / BOS October
SD 626 Comerford	November 21, 2014	PC October / BOS November
SD 625 CCAA	N/A	N/A (Final approved)
SD 606 Ciccarone	N/A	N/A (Prelim approved)