

East Bradford Township Planning Commission Meeting Minutes September 23, 2014

The September meeting of the East Bradford Township Planning Commission (PC) was held on September 23, 2014 in the East Bradford Township Building, 666 Copeland School Road, West Chester, County of Chester, PA 19380-1822.

Commission members present:

Robert Korbonits, Vice Chair
Kathryn Deaville
Don Lynn, Esquire
Bill Tritle, P.E.

Commission members absent:

Anthony (Tony) Biacchi, PhD, Chair
Cindy Bush
Wes Thomas, PhD

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 7:35 pm by Vice Chair Korbonits.

PUBLIC COMMENT: None.

MINUTES: Mr. Lynn made a motion to approve the minutes from August 26, 2014 as presented. Ms. Deaville seconded the motion. There was no discussion and the motion passed unanimously.

OLD BUSINESS:

- a. SD 626 Comerford Subdivision Plan – The applicants, Patrick and Kathryn Comerford, were not present. The Planning Commission was in receipt of review comments from Township Engineer Mark Lucas and Zoning Officer Brenden Beaumont (both letters dated September 18, 2014). There are still a number of open issues relating to access. The Planning Commission does not support granting all the waivers as requested by the applicant. The Commission agreed that the applicant needs to address the zoning and engineering comments.
- b. SD 627 Taraschi Final Subdivision Plan (Lot Line Change) – The applicant, Stephen Taraschi, was not present. The time clock for the application will expire on October 19, 2014. The applicant submitted a written request for a 90 day time extension. Ms. Deaville made a motion to recommend that the Board of Supervisors (BOS) grant the applicant's request for a 90 day extension. Mr. Tritle seconded the motion. There was no further discussion and the motion passed unanimously. If granted by the BOS, the new clock will expire January 17, 2015.
- a. Comprehensive Plan Update – The Board of Supervisors interviewed two candidates earlier this month. Members from the Planning Commission were in attendance. After some discussion about the presentations and the Chester County grant process, Mr. Tritle made a motion to recommend that the Township select the Thomas Comitta Associates team to lead the Comprehensive Plan update process. Ms. Deaville seconded the motion. Mr. Lynn was in favor. Mr. Korbonits opposed the motion. Upon discussion, Mr. Korbonits stated that he did not believe that the Township (PC and Board of Supervisors) had a good shared understanding of the scope of the project. He felt that the scope that had been discussed at the BOS meeting was different from that which was outlined in the RFP. Mr. Korbonits was troubled with the concepts discussed at the BOS meeting that involved imposing beatification on private property. Although he agrees that the Township is in need of a comprehensive

plan update, he does not feel the Township is ready to select a consultant. There was no further discussion and the motion passed with three in favor and one opposed. Ms. Cantlin will share the PC's recommendation with the Supervisors. The Supervisors will consider the matter in October.

NEW BUSINESS: None

MISCELLANEOUS BUSINESS:

- b. SD 606 Ciccarone – Resubmission pending. The applicant will be submitting the National Pollutant Discharge Elimination System Permit and two General Permits (for stream crossings) to DEP.
- c. SD 625 CCAA – Recording pending. The Township is working to finalize the deed of dedication with the School District in order to realize the trail.
- c. SD 629 Nastase – Resubmission pending.
- d. SD 630 West Chester University Maintenance Building – Recording pending.
- e. 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>).
- f. 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.

- g. Iacobucci Project in West Chester Borough – Ms. Cantlin distributed a letter received this day from Iacobucci Properties. The developer is seeking approval from West Chester Borough to construct five townhomes on the corner of West Gay Street and North Bradford Avenue in the Borough. The homes would be across from the Chester County Art Association and Hillsdale Elementary School. The developer will appear before the Borough Planning Commission on September 30 at 6:30 pm. The PC was generally receptive.

PUBLIC COMMENT: None

NEXT MEETING: The next meeting of the Planning Commission is scheduled for October 28, 2014 at 7:30 pm.

ADJOURNMENT / CONTINUANCE: At approximately 8:37 pm, Mr. Tritle made a motion to adjourn the meeting. Mr. Lynn 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 627 Taraschi	October 19, 2014	PC September / BOS October
SD 626 Comerford	November 21, 2014	PC October / BOS November
SD 629 Nastase	December 18, 2014	PC November / BOS December
SD 606 Ciccarone	N/A	N/A (Prelim approved)
SD 625 CCAA	N/A	N/A (Final approved)
SD 630 WCU Maintenance	N/A	PC August / BOS September