

## **East Bradford Township Planning Commission Meeting Minutes February 23, 2016**

The February meeting of the East Bradford Township Planning Commission (PC) was held on February 23, 2016 in the East Bradford Township Building, 666 Copeland School Road, West Chester, County of Chester, PA 19380-1822.

**Commission members present:**

Anthony (Tony) Biacchi, EdD, Chair  
Robert Korbonits, Vice Chair  
Cindy Bush  
Kathryn Deaville  
Don Lynn, Esquire  
Bill Tritle, P.E.

**Commission members absent:**

Wes Thomas, PhD

**Staff/Professionals present:**

Mandie Cantlin, Planning Administrator/Secretary/Assistant Manager  
Mark Lucas, P.E., Township Engineer  
Thomas Oeste, Esquire, PC Special Council  
Amy Kaminski, P.E., PTOE  
Thomas Comitta, AICP, CNU-A, RLA

**Staff/Professionals absent:**

Michael Lynch, Township Manager  
Brenden Beaumont, Zoning Officer  
Planning Commission Solicitor

**Others in attendance: 16 guests (including applicants)**

Patrick McKenna, Esquire

**CALL TO ORDER:** The meeting was called to order at 7:30 p.m. by Chair Biacchi.

**PUBLIC COMMENT:** None

**ORGANIZATION FOR 2016:**

Don Lynn was reappointed by the Supervisors during the organization meeting. The Supervisors also reappointed Unruh, Turner, Burke & Frees as general counsel and Parke, Barnes, Spangler, Oeste & Wood as special counsel.

Ms. Bush made a motion to reappoint all officers: Tony Biacchi as Chair, Robert Korbonits as Vice Chair, and Mandie Cantlin as Recording Secretary. Mr. Tritle seconded the motion. There was no further discussion and the motion passed unanimously.

PC meetings will be on the fourth Tuesday of each month at 7:30 pm. The only exception for 2016 is the December meeting (December 20 instead of December 27). Work Sessions will be held at 6:30 pm or 7 pm on the day of the meeting on an as-needed basis.

**MINUTES:** Ms. Deaville made a motion to approve the minutes from January 26, 2016. Mr. Korbonits seconded the motion. There was no discussion and the motion passed unanimously.

**OLD BUSINESS:**

1. SD 629 Nastase – The time clock for the application expires on March 12, 2016. The Township is in receipt of a letter from the applicant seeking a 90-day extension to consider the application. Nicole Addis was in attendance and reported that they are working towards an agreement with the neighbors and hope to proceed with the subdivision in the near future. Ms. Deaville made a motion to recommend the Supervisors accept the 90-day extension request. Mr. Tritle

seconded the motion. There was no further discussion and the motion passed unanimously. If accepted by the Supervisors, the new time clock will expire on June 10, 2016.

2. SD 632 Tigue Conditional Use – The applicant, Toll Brothers, was represented by Louis Colagreco, Jr., Esquire, Riley Riper Hollin & Colagreco; Andrew Semon, Toll Brothers; Brown Vincent, Toll Brothers; John Wichner, P.E., PTOE, McMahon Associates; Bea Duffy; and Joe Tigue.

The Tigue Conditional Use application consists of:

- Cover Letter (Dated 1/20/16)
- Application (Dated 10/5/2015)
- Supplemental Application (Dated 1/20/16)
- Revised Narrative (Dated 1/19/16)
- Response Letters (Dated 1/19/16)
- Conditional Use Plan (Dated 1/19/16) (8 sheets)
- Environmental Impact Assessment (Dated 1/19/16)
- Transportation Impact Study (Dated January 2016)
- Existing Conditions Map (Dated 10/5/2015)
- Municipal Services Map (Dated 10/5/2015)
- Open Space Exhibit (Dated 10/5/2015)
- Tigue Photo and Location Map (Dated 10/5/2015)

The Planning Commission was in receipt of review letters/recommendations from:

- Mark Lucas, Township Engineer – February 3, 2016
- Brenden Beaumont, Zoning – February 18, 2016
- Amy Kaminski, Traffic Engineer – February 10, 2016
- Thomas Comitta Associates, Planning/Landscaping – February 18, 2016
- Michael McDonald, Fire Department – February 10, 2016
- Historical Commission – February 16, 2016
- Environmental Advisory Council – January 25, 2016
- Traffic Committee – February 18, 2016
- Trails Committee – February 18, 2016

Amy Kaminski was in attendance to discuss the comments in the traffic engineering review letter. She discussed inconsistencies between the Transportation Impact Study and the plan in terms of community demographics (age targeted vs. age restricted). The demographic designation has an impact on trip generation. For example, communities that are not restricted generate roughly 23 more trips in the morning and 35 more in the afternoon. Within a 24-hour period, an age restricted community will generate about 468 trips while an unrestricted community will generate approximately 620 trips.

The scenarios for access to the development also are inconsistent (single vs. dual access). She also recommends several revisions and additions to the Impact Study (e.g. 24-hour counts, 4-hour signal warrant analysis for Tigue and Lenape Roads).

Joe Tankle (962 Tigue Road) asked for clarification about the widening of Tigue Road. Ms. Kaminski is recommending that the Road be widened to 20 feet. There was also talk about speed calming. No speed calming is proposed on Tigue Road at this time. This will likely be a topic of discussion during the preliminary plan review.

There was discussion about the cul-de-sac shown on Tigue Road on the Official Map. The Commission does not feel that the Township should pursue the cul-de-sac.

Thomas Comitta was in attendance to discuss the comments in the planning/landscaping review letter. There was discussion about the possibility of concentrating all the development activity on the north side of Tigue Road in an effort to preserve the south side of the road, construct a more cohesive community, and create community open spaces that are less fragmented. Ms. Duffy emphasized that the family needs full market value on the south side of Tigue Road; the Planning Commission clarified that it wasn't suggesting a bargain sale. Mr. Colagreco

stated that the current units proposed on the south cannot be moved to the north within the confines of the Code. Some aspect of the proposed development would have to be modified (e.g. lot size, dwelling type, environmental constraints, area/bulk).

Mr. Lucas reported that he met with the applicant's engineer to discuss potential solutions to the sewer pumping stations, which could involve a municipal pumping station constructed on the property for use by the Township to potentially service other, nearby problematic areas.

Dr. Biacchi made a motion to recommend that the Supervisors approve of the Tigie Conditional Use application, subject to the following conditions and considerations:

1. The applicant and Township should explore options to unify the development on the north side of Tigie Road in an effort to preserve the south side of Tigie Road, construct a more cohesive community, and create community open spaces that are less fragmented. (The Commission recognizes that changes of this nature would affect the comments and conditions outlined below.)
2. Customary accessory structures (e.g. sheds, pools, decks, etc.) should be feasible on all lots (including those with steeply sloped areas – lots 6, 7, 8, 13, 14 and 21); decks should be feasible for all carriage homes. (Ref: 115-49.C(3)(g), 115-49.C(3)(o)[1], 115-49.C(3)(o)[5])
3. Lighting design plans should be submitted for review by the lighting consultant to ensure that lighting complements the scenic character of the neighborhood. (Ref: 115-49.C(3)(p), 115-57.E)
4. If mail will be delivered in common locations, a plan illustrating the method of mail delivery (including associated parking) should be submitted.
5. A wetlands report prepared in accordance with the United States Army Corp. of Engineers' criteria should be submitted. (Ref: 115-51.D(7))
6. The applicant should provide any and all necessary improvements – on and/or off site – to accommodate for stormwater discharges from roads and basins. (Ref: 95-26)
7. The applicant should meet with Township consultants to explore opportunities to provide additional overflow parking; however, such parking should neither interfere with emergency vehicle circulation nor snow removal. (Ref: 115-58.B(2)(e)[5][a])
8. A plan that clearly labels all parking areas should be submitted along with a parking table for review by the Township Traffic Engineer and/or Zoning Officer. (Ref: 115-58.B(2)(e)[5][a])
9. All roadways should be designed to accommodate emergency vehicles without the need to traverse curbing, signage areas, opposing lanes of traffic, parking stalls, etc. Roadways should be designed to accommodate a ladder truck of the dimensions provided in the email dated February 10, 2016 from West Chester Fire Chief Mike McDonald. (Ref: 115-56.C(2))
10. Curbs should be provided along roadways. (Ref: 115-56.C(2))
11. Cul-de-sacs should include an area to accommodate snow disposal. (Ref: 115-56.C(2))
12. Traffic calming elements should be provided within the community to discourage speeding. (Ref: 95-17-D)
13. Bus stops located at intersections with Tigie and/or Lenape Roads should accommodate stacked cars.
14. Tigie Road should be constructed to a full width of 20 feet and Lenape Road should be constructed to a full width of 24 feet along the property frontages. Stormwater management should be provided. (Ref: 95-17.K)
15. The applicant should provide for dedication to the Township of an 80-foot right-of-way for Lenape Road and a 50 foot right-of-way for Tigie Road along the property frontages. (Ref: 95-19.D)

16. Plans illustrating proposed disturbance along Tigue and Lenape Roads should be submitted. To the extent disturbance is required to widen the road (as discussed above), the applicant should demonstrate that the disturbance is the minimum necessary. (Ref: 115-47.1, 95-17.L)
17. The applicant should identify any William Penn Trees on the property (at the applicant's expense). Such trees should not be disturbed unless approved by the Township. (Ref: 115-45.B(3))
18. The location of trees and tree masses that will be removed should be located on a plan; the reason for the removal should be included. (Ref: 115-45.B(3))
19. Any Ash Trees of 6" DBH or greater should be identified on a plan to assist with Emerald Ash Borer management. (Ref: 115-45.B(3))
20. Color-rendered perspective illustrations from vantage points along Tigue and Lenape Road should be submitted so the Township can ensure that houses visible from these roads complement the scenic character of the neighborhood. (Ref: 115-49.C(3)(p))
21. The applicant should clear the tract of invasive vegetation.
22. Clear demarcation (e.g. corner of fencing) between private lots and the community open space should be installed to prevent encroachments.
23. Development on the tract should result in no net increase in stormwater flows from the property.
24. Any disturbance to steep slopes should be offset by enhancing existing woodlands and riparian buffers.
25. A streambank stabilization project should be completed on both branches of the Plum Run.
26. Detailed operation and maintenance plans for the community stormwater management systems should be developed.
27. Crosswalks should be provided in all locations where the route of pedestrian travel crosses a road. (Ref: 95-24)
28. Five-foot wide sidewalks should be provided within the community (on one side of the street) to provide a more comfortable width for people walking side by side. (Ref: 95-24)
29. Enhanced safety improvements should be provided for any and all proposed pedestrian crossings, including but not limited to high visibility pavement markings, advanced warning/regulatory signage, activation buttons, and/or other appurtenances in support of safe and efficient pedestrian facilities. (Ref: 95-24)
30. A crosswalk across Tigue Road should be provided at Road A to provide direct access between the communities north and south of Tigue Road. (Ref: 95-24)
31. The recreational facilities provided for the community should be maximally desirable and practical for the community. The applicant and Township should explore ways to maximize the recreational facilities provided by this application. (The Planning Commission questioned whether facilities like tennis courts, tot lots, turf fields, and the like will be fully utilized in this community.) (Ref: 115-49.B(2))
32. The applicant should design, permit, and construct the pedestrian trail over the Plum Run to connect the Tigue trail to the Strode's Barn property. (Ref: 115-49.B(2))
33. The applicant should explore the possibility of providing a network of public footpaths through the community. (Ref: 115-49.B(2))

34. A publicly accessible trail/footpath should be provided along the northern boundary of the northern parcel to connect the trail along Tigue Road to the northern portion of the Golden Ram Trail located on West Chester University property. (Ref: 115-49.B(2))
35. The trail on the south side of Tigue Road should traverse between the houses (on the south side of Tigue Road) and the Plum Run. (Ref: 115-49.B(2))
36. All trails and recreational facilities should be constructed before the houses are sold. (Ref: 115-49.B(2))
37. The applicant should perform an in-depth analysis of the Strode's Mill and Plum Run Pumping Stations and tributary conveyance facilities and make necessary upgrades to any part of the system that is insufficient. (Ref: 95-29.A)
38. The applicant and Township should continue to collaborate on the ownership and maintenance responsibilities associated with the proposed pump station. (Ref: 95-29.A)
39. The applicant should work with the Historical Commission to create an attractive and practical use of the existing historic structures. Specifically, the entities should explore the possibility of incorporating relevant features of the historic landscape (e.g. stone walls, ruins, specimen trees, hedgerows, etc.), converting the barn into a residence, and/or uniting the house and barn on one lot.
40. The Township should consider the value of having the applicant perform a phase I archeological study of the tract to recover and preserve historic and modern artifacts.
41. HOA documentation should:
  - a. Include language to protect William Penn Trees and other significant tree masses. (Ref: 115-45.B(3))
  - b. Prescribe a management program for invasive vegetation removal/management.
  - c. Provide the Township with standard access and rights to enforce open space and stormwater management provisions.
  - d. Require routine inspection of the open space (every two years) by a professional landscaping consultant and submittal of a report verifying (among other things) that: i) invasive vegetation is not negatively impacting the use and accessibility of the open space and ii) residents are not encroaching into the community open space.
  - e. Require property owners to submit annual reports detailing the operation and maintenance of private stormwater management system(s) to the Township.
  - f. Require the establishment of a reserve account to fund ongoing maintenance of the community storm water management systems.
  - g. Prevent garages from being converted into living space (assuming garage space is to be counted towards the parking requirement). (Ref: 115-58.B(2)(e)[5][a])
42. The applicant should comply with all relevant professional review comments (not addressed above) – existing and forthcoming – included, but not limited to Mark Lucas' review dated February 3, 2016; Amy Kaminski's review dated February 10, 2016; Brenden Beaumont's review dated February 18, 2016; Thomas Comitta's review dated February 18, 2016; the Historic Commission's minutes dated February 16, 2016; the Environmental Advisory Council dated January 25, 2016; Traffic Committee minutes dated February 18, 2016; Trails Committee minutes dated February 18, 2016.

Mr. Korbonits seconded the motion. There was no further discussion and the motion passed unanimously. The next hearing is scheduled for March 8, 2016 at 7:30 pm.

**NEW BUSINESS:**

1. Forestry Ordinance – For some time, Brenden Beaumont has been working on a forestry ordinance in cooperation with the Supervisors and EAC. The ordinance is scheduled for a hearing in April. The Commission postponed discussion on this item until April.

**MISCELLANEOUS BUSINESS:**

1. Comprehensive Plan – No discussion.
2. Master Planner Program Schedule – No discussion.
3. Application Updates – No discussion

**PUBLIC COMMENT:** None

**NEXT MEETING:** The next meeting of the Planning Commission is scheduled for March 22, 2016 at 7:30 p.m.

**ADJOURNMENT / CONTINUANCE:** At approximately 10:10 pm the Commission unanimously agreed to adjourn the meeting.

Mandie Cantlin  
Planning Commission Secretary

**CURRENT TIME CLOCKS**

<b>Application</b>	<b>Clock Expiration</b>	<b>Next Extension to be Considered</b>
SD 632 Tigue	March 8, 2016	Next hearing
SD 629 Nastase	March 12, 2016	PC February / BOS March
SD 606 Ciccarone	N/A	N/A (Final approved; recording due)
SD 625 CCAA	N/A	N/A (Final approved; recording due)
SD 631 Ice Museum	N/A	N/A (Final approved; recording due)