



**East Bradford Township
Zoning Hearing Board
Monday, June 19, 2023
7:00 PM**

CALL TO ORDER

MEETING MINUTES:

1. May 15, 2023

OLD BUSINESS

- 1. Property: 979 Regimental Drive, Parcel #51-7-162
Applicants: John and Andrea Turley**

The applicants request the following variance from the Code and any all relief necessary to construct a pool and an additional paved area on the Property:

- Section 115-15C.5 to add impervious surface totaling 24.2% where 15% is permitted.

- 2. Property: Plum Run Trail and Outdoor Heritage Center, 998 Lenape Road & 972 Tigue Road, Class I, HR# 139, Parcels 51-7-137.2A, 51-7-137.2 and 51-7-135
Applicant: Rich Phifer, Director of Property and Recreation, East Bradford Township**

The Applicant requests the following variances from the Code and any and all relief necessary to construct the following improvements on the properties:

- An 11-space parking lot with access from Lenape Road;
- An eight (8) foot wide paved trail that connects via a proposed crosswalk to an existing trail in the open space at Darlington Ridge along Tigue Road. The portion of this trail next to the parking lot contains a pedestrian barrier since it is located on top of the block retaining wall.
- Construction of a five-foot-wide paved trail connecting the eight-foot-wide paved trail to the Heritage Center in the barn;
- A prefabricated steel truss pedestrian bridge with a 50' span to carry the pedestrian trail over Plum Run;
- Construction of a 12" wide block retaining wall;
- Construction of two stormwater infiltration basins.

1. Section 115-45.3D.1.j to permit the proposed trails and retaining wall to encroach into riparian buffer areas 1 and 2 without having a registered landscape architect prepare a plan to be approved by the Township's landscape architect showing the enhancement and/or conversion of the area between the trails and the top of the stream to a forested riparian buffer area.

2. Section 115-45.3D.1.d to remove native vegetation to install the trails and parking area.

NEW BUSINESS

ITEMS NOT ON THE AGENDA

ADJOURNMENT/CONTINUANCE