

# East Bradford Township Planning Commission Meeting Minutes February 22, 2022

The February 22, 2022 Planning Commission meeting was held in the McCardle Meeting Room in the Township Building, 676 Copeland School Road, West Chester. The meeting agenda was posted to the Township website and posted at the Township Building on February 15, 2022.

Commission members present:

Robert Korbonits, Chair  
Anthony (Tony) Biacchi, EdD  
Kathryn Deaville  
Ash Swayne  
Joe Fauntleroy, Vice Chair  
Wes Thomas, PhD  
Lucia Millet-Lajusticia

Staff/Professionals present:

Andrea Campisi, Director of Planning & Zoning/Recording Secretary  
Mark Lucas, Township Engineer

Staff/Professionals absent:

Mandie Cantlin, Township Manager  
Peggy Lennon, Director of Finance  
Planning Commission Solicitor  
Planning Commission Special Counsel

Others in attendance: Ryan and Kelsey Journey

Brynn Schaffer  
Mark Gershman

**CALL TO ORDER:** The meeting was called to order at 7:00 p.m. by Chair Korbonits who asked for public comment on non-agenda items of which there were none.

**PUBLIC COMMENT:** None

**MINUTES:** Ms. Deaville made a motion to approve the minutes from the December 21, 2021 meeting. Mr. Swayne seconded the motion. There was no further discussion and no public comment. The motion passed unanimously.

**OLD BUSINESS:**

1. Final Subdivision Plan: 1355 Skelp Level Road, SD 653, Journey Application

The following documents were submitted to the Township for review:

1. A six sheet plan set prepared by Carta Engineering, dated July 22, 2021, last revised January 26, 2022.
2. An Environmental Impact Assessment prepared by Carta Engineering dated January 2022
3. A Stormwater Management Report prepared by Carta Engineering dated July 2021, last revised January 2022
4. A Sewage Facilities Planning Module prepared by Evans Mill Environmental, LLC, dated July 23, 2021, updated December 2, 2021

Brynn Schaffer, the applicant's engineer, was present via phone. Mr. Schaffer summarized the application and noted that the three variances needed for the subdivision to proceed were approved by the Zoning Hearing Board last month. Mr. Schaffer also noted that the plans were revised to address all comments from the engineering and zoning reviews from last fall and he noted that the most recent engineering and zoning reviews included recommendations to approve the plan.

Mr. Korbonits asked about the Historic resource impact study and why the Historical Commission did not support the waiver. Ms. Campisi indicated that the Historical Commission reviewed the plan twice, once last fall and most recently at their meeting last week. She summarized that the Historical Commission wanted to know whether the proposed home would impact the barn and also wanted to know what the new home will look like. Lastly, Ms. Campisi said the Historical Commission noted that the impact study would provide historical information about the property.

Kelsey Journey stated that she and her husband intend to maintain and restore the barn overtime and have already met with several contractors to discuss the restoration. She indicated that when the Historical Commission initially reviewed the plans the house was less than 150' from the barn but now the proposed house is separated 150 feet from the barn. Ms. Journey said the new home will be of a farmhouse style with white siding, some of which will be board and batten, and black windows. Mr. Biacchi asked if the applicants have a gentlemen's agreement to restore the barn. The Journeys said yes and noted that they would be willing to put that in writing. Mr. Biacchi also asked about the status of the driveway. Mr. Schaffer said it will be a private road that will also serve as a driveway. Mr. Lucas suggested a note be added to the plan indicating that the road will not ever be dedicated to the Township.

Mr. Fauntleroy made a motion to recommend approval of the subdivision plan and the three waivers. Mr. Swayne seconded the motion. All members were in favor and the motion carried.

## **NEW BUSINESS:**

### **1. Election of Officers**

Ms. Campisi acted as the temporary Chair of the meeting and asked if there were any nominations for the position of Chair. Mr. Biacchi made a motion to nominate Mr. Korbonits to serve another year as Chair. Dr. Thomas seconded the motion. All members were in favor and the motion carried.

Mr. Fauntleroy said he will be moving out of the Township in May and April will be his last Planning Commission meeting. He said he could no longer serve as Vice Chair as a result.

Mr. Korbonits, presiding as Chair over the meeting, asked for nominations for the position of Vice Chair. Mr. Swayne made a motion to nominate himself to the position of Vice Chair. Dr. Thomas seconded the motion. All members were in favor and the motion carried.

Mr. Swayne made a motion to appoint Ms. Campisi as Secretary. Dr. Thomas seconded the motion. All members were in favor and the motion carried.

## **2. West Whiteland Township Comprehensive Plan, Future Land Use Plan and Map update**

The Planning Commission noted that there seems to be a lack of open space planning in West Whiteland Township and recommended the Township take ownership of open space planning including enhanced pedestrian connectivity in general and to the train station. The Planning Commission recommended West Whiteland also consider the impact that recent development in the Township has on surrounding municipalities, particularly with regard to the use of parks and open space in those municipalities.

### **MISCELLANEOUS BUSINESS:**

Ms. Deaville asked if the Township has any restrictions in place or plans to enact any ordinances to prevent mulch fires similar to the fire that occurred recently at Highland Orchards in West Bradford Township. Ms. Campisi said she will discuss it with the Township Manager.

### **Events**

- Plum Run Corridor Open House: February 24<sup>th</sup>, 6-8 pm, East Bradford Township Building
- Orienteer East Bradford: March 12<sup>th</sup>, 10 am, Harmony Hill Nature Area, 1200 Skelp Level Road
- Earth Day Weekend Tree Planting: April 23<sup>rd</sup>, Shaw's Bridge Park, 9 am
- Trail Blazer Run: June 16<sup>th</sup>, 2022, 6 pm, Paradise Farm Camps

**NEXT MEETING:** The next Planning Commission meeting is scheduled for March 22, 2022.

### **ADJOURNMENT / CONTINUANCE**

Mr. Korbonits made a motion to adjourn the meeting which was seconded by Mr. Swayne. The meeting adjourned at 7:57 p.m.

Meeting minutes recorded by: Andrea Campisi  
Planning Commission Secretary

### **CURRENT TIME CLOCKS**

<b>Application</b>	<b>Clock Expiration</b>	<b>Next Extension to be Considered</b>
CU for Marshall B&B	July 30, 2022	6 <sup>th</sup> hearing
CU for Comerford B&B	April 30, 2022	Deadline to schedule hearing