

REGULAR MEETING:

The Traffic Committee (TC) of East Bradford Township (Township), Chester, County, PA held a public meeting on March 16, 2018 in the McCardle Meeting Room in the Township Building, 666 Copeland School Road, West Chester and County of Chester, PA 19380-1822.

Traffic Committee Members present:

Andrew DeFonzo, Chair  
Jo Anne Yarnall, Vice Chair  
Charlie Myhre  
Peter Midgely  
Lt. Sam Iacono (representing WCPD for Chief Scott Bohn)  
Sgt. Chris Daly

Traffic Committee Members not present:

Ken Cavanaugh

Officials / Staff / Professionals in attendance:

Township Manager Mandie Cantlin  
Mark Lucas, P.E.  
Township Public Works Director John P. Carroll

Officials / Staff / Professionals not in attendance:

Board of Supervisors Member and Liaison to Traffic Committee J. Patrick Davis

Others - Citizens / Residents in Attendance (*and those noted below in the body of the Minutes*)

Mr. Broschard, Township resident.

Call Meeting To Order -

The meeting was called to order at approximately 08:01 A.M. by Andrew DeFonzo, Chair.

Public Comment –

None received / offered at this time.

Approval of the Minutes –

On motion of Mr. DeFonzo, seconded by Ms. Yarnall, the Minutes of 01-19-18 were approved.  
*The Committee did not meet in February*

Discussion Items –

A. New Business:

1. CU 18-01 – The Farm @ 415 Birmingham: The Township is in receipt of a conditional use application for a Bed and Breakfast Estate located at 415 Birmingham Road. The property is located in the R-2 Zoning District and is identified as a Class I Historic Resource (HR #135).

A Bed and Breakfast Estate is defined in the Code as “an owner-occupied Class I historic resource with at least four, but no more than 10, guest rooms, common areas and exitways for short-term overnight rental, with provisions for breakfast service for the overnight guests. In addition, there may be weddings, wedding receptions, small parties and special events.”

Bed-and-breakfast estates may be operated in any zoning district as a conditional use when in full compliance with the requirements in Section 115-48.2 of the Code). This particular application did receive zoning relief to operate the bed and breakfast use in an accessory structure. The committee commented that the applicant must adhere to PennDOT standards and requirements for permitting as the entrance/exit is along a state road (Birmingham Road). Proper sight distance and turning radii will be required by PennDOT.

B. Old Business:

1. Truck Traffic Management Skelp Level Road – Engineer Lucas commented that the Board of Supervisors has approved a traffic study to be performed by McCormick Taylor. Due to the upcoming holiday/spring break, they will wait until the traffic flows increase to establish a more accurate accounting of the traffic flow. The study should be completed by the end of April or early May. This topic will be an ongoing discussion for the committee.

2. Valley Creek Road Traffic Calming Measures – Mr. Broshard, 801 Valley Creek Rd., expressed a concern for traffic speeding from Rt. 322 onto Valley Creek Rd. He has difficulty exiting his driveway, which is located near the intersection, and has concerns that he or someone else may be struck by cars entering Valley Creek Rd. at a high rate of speed. The current speed limit on Rt. 322 is 50 mph, and the speed limit on Valley Creek Rd. is 25 mph. Cars do not have ability to slow down to 25 mph by the time they pass his driveway. The committee discussed options as far as warning signage, thermoplastic rumble strips, and thermoplastic speed limit posting on the pavement at the entrance to Valley Creek Rd. The committee recommended the installation of “Slow Down” strips to be mounted on existing sign poles. The PW Director will investigate the cost of the thermoplastic products and report back to the committee in April. The committee will continue to monitor this topic.

3. SD 641 Daily Local – Toll Brothers met with Township officials to discuss building size, and traffic concerns with the original submission. The Township is waiting for a plan revision to discuss further. Traffic reviews by McCormick Taylor & Gilmore Associates, and a plan modification will be back in front of the Planning Commission March 27<sup>th</sup>.

4. Darlington Ridge – The committee recommended the applicant, Toll Brothers, delineate bus stop locations in the plans. They also recommended Toll provide a wide enough entrance at Rt. 52 to allow parked cars (parents dropping their children off at the bus stop) adequate room to turn around without entering onto Rt. 52. The TC suggested the applicant investigate the possibility of including a partial Blvd configuration at the approach to Rt. 52 with a “cut through” to allow for parent vehicles departing the bus stop post pickup/drop off to safely turn around giving the turning around driver the ability to stop, look right to check for oncoming traffic while at the same time not blocking the entire cartway.

On motion of Mr. DeFonzo, seconded by Ms. Yarnall, the Traffic Committee meeting adjourned at approximately 09:14 A.M.

John P. Carroll,  
Director of Public Works

Next (tentatively) Scheduled Traffic Committee Mtg: April 19, 2018, 08:00 A.M.