



**THORNBURY TOWNSHIP**  
**DELAWARE COUNTY**  
**Planning Commission**  
6 Township Drive  
Cheyney, PA 19319-1020

James Quinn, Jr., Chairman  
Robert Ferrara, Vice-Chairman

James Bulkley  
Kenneth Zitarelli  
James Falcone  
John Ibach  
Samuel Yim

**MINUTES**  
**Thornbury Township Planning Commission Meeting**  
**Wednesday, April 14, 2021**

The Thornbury Township Planning Commission held a public meeting Wednesday, April 14, 2021, remotely via Zoom, due to the Corona Virus Pandemic. Chairman Quinn called the meeting to order at 7:30 p.m. due to a zoom issue.

**PRESENT:** James Quinn, Jr., Chairman Mike Ciocco, P.E., Twp. Eng.  
Robert Ferrara, Vice Chair. Jim Byrne, Jr., Esq.  
Ken Zitarelli Wayne W. Grafton, AICP  
John Ibach  
Samuel Yim

**OTHER:** Susan Howat, Zoom meeting host  
Holger Graf, Part Owner - 1661 Old Gradyville Rd. Subdivision  
Andrew Eberwein, Proj. Mgr./Partner - 1661 Old Gradyville Rd. Sub.

**ABSENT:** Jim Bulkley and Jim Falcone

**MEMBERS OF PUBLIC:** None

Mr. Quinn called the meeting to order and reviewed the Agenda, as follows:

**AGENDA**

1. SALUTE TO THE FLAG
2. PUBLIC COMMENT
3. APPROVAL OF MINUTES – March 10, 2021
4. NEW BUSINESS:
  - a. 1661 Old Gradyville Rd., Minor Subdivision
5. NEXT MEETING – Wednesday, May 12, 2021 at 7:00 p.m.
6. ADJOURNMENT

1. **SALUTE TO THE FLAG:** Mr. Quinn led the salute to the flag.
2. **PUBLIC COMMENT:** There were no members of the public in attendance.
3. **APPROVAL OF MINUTES:** On a motion by Mr. Ferrara and seconded by Mr. Ibach, all members present approved the March 10, 2021 minutes, as presented. Mr. Yim abstained, as he was absent at that meeting.

**4. NEW BUSINESS:**

**a. 1661 Old Gradyville Road**

**Preliminary/Final Minor Subdivision**

**Lot Line Change for Thornbury and Edgmont Townships**

Present: Holger Graf, Part Owner  
Andrew Eberwein, Project Manager/Partner

Mr. Quinn questioned as to what the Planning Commission needs to do with this application. Mr. Byrne replied that nothing needs to be done by the Planning Commission, as it is a proposal to create a lot line change within Edgmont Township with no property changes or development in Thornbury Township. Mr. Quinn asked Mr. Eberwein if he received Mr. Ciocco's April 1, 2021 review letter. Mr. Eberwein stated that he received it. Mr. Eberwein asked why a signature block for the Thornbury Township Board of Supervisors, the Planning Commission, and the Township Engineer was needed on the plans. Mr. Grafton noted that the signature block acknowledges that Thornbury Township received, reviewed, and approved the plans. There were no further comments.

***MOTION:*** *On a motion by Mr. Ferrara and seconded by Mr. Zitarelli, all members present voted to recommend approval to the Board of Supervisors the 1661 Old Gradyville Rd., Preliminary/Final Minor Subdivision, Lot Line Change for Thornbury and Edgmont Townships, with plans prepared by Edward B. Walsh & Associates, Inc., consisting of 1 sheet, dated December 17, 2020, conditioned upon the satisfaction of the April 1, 2021 review letter by Mr. Ciocco of Catania Engineering Associates, Inc.*

**5. NEXT MEETING:** Wednesday, May 12, 2021 at 7:00 p.m.

**6. ADJOURNMENT:** On a motion by Mr. Ferrara and seconded by Mr. Ibach, the meeting adjourned at 7:35 p.m.

Respectfully submitted,

Deborah Zitarelli  
Planning Commission Secretary

cc: Planning Commission Members  
Board of Supervisors  
Kenneth D. Kynett, Esq.  
Jeffrey Seagraves, Township Manager  
James Byrne, Esq.

Michael Ciocco, P.E., Township Engineer  
Wayne Grafton, Land Planner  
Geoff Carbutt, Subdivision Coordinator  
Suzanne Howat, Bookkeeper