



**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, June 12, 2019**

The Thornbury Township Planning Commission held a public meeting Wednesday, June 12, 2019, at the Township Administration Building, 6 Township Drive, Cheyney, Pennsylvania. Chairman Quinn called the meeting to order at 7:00 p.m.

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

**ABSENT:** Jim Byrne, Jr.

**MEMBERS OF PUBLIC:** 20

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 13, 2019**
4. **OLD BUSINESS**
  - a. 183 Locksley Rd., Conditional Use Plan
5. **NEXT MEETING – Wednesday, July 10, 2019 at 7:00 p.m.**
6. **ADJOURNMENT**

1. **SALUTE TO THE FLAG:** Mr. Quinn led the salute to the flag.
2. **PUBLIC COMMENT:** No comments.
3. **APPROVAL OF MINUTES:** On a motion by Mr. Ferrara and seconded by Mr. Bulkley, the members approved the March 13, 2019 minutes, as presented.
4. **OLD BUSINESS BUSINESS**
  - a. 183 Locksley Rd., Conditional Use Plan

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Present: Allyson Zarro, Esq., the applicant's attorney  
Bob Blue, P.E., the applicant's engineer  
Mike Ryan, Argus Developers  
Chase Gunther

Ms. Zarro stated that since their last meeting with the Planning Commission several studies have been completed and their plans have been amended and resubmitted. Ms. Zarro noted that they are updating the Planning Commission on their changes and return in July for further discussion.

Mr. Blue reported that due to a wetland study which found additional wetlands, the proposed plan has been reduced to a 15 lot subdivision. A flood study was prepared and submitted. There had been a concern regarding making a left from the western new roadway onto Locksley. Now there will be no left into or out of the entrance. The road profile was stated by Mr. Blue as being amended to meet prior comments. Mr. Ciocco stated his review is forthcoming and asked if there were any traffic improvements. Mr. Blue stated that a right in and right out at the entrance was provided. When asked if school bus stop parking spaces at the entrance were proposed, Mr. Blue replied that no spaces were proposed. Mr. Bulkley reiterated the need for these spaces at the entrance.

Ms. Zarro highlighted minor changes to setback lines. Mr. Ciocco asked if the plan was at the maximum impervious surface, or will property owners be permitted to put in a patio or deck. Mr. Blue stated that properties will range from 10,500 to 15,000 sq. ft. Mr. Blue would investigate availability for patios and decks. Mr. Grafton noted that the lots are tight with no room for decks or patios. Mr. Blue noted that a sidewalk is proposed on one side of the street. Mr. Ferrara was concerned that the riparian buffer on lot 5 goes right up to the house. Mr. Ciocco was concerned with current grading configurations on lot 9 and the basin on lot 3. Mr. Blue stated that he would provide all dimensions and calculations. Mr. Bulkley asked if there were any historic trees. Mr. Blue replied that none were found. Mr. Falcone stated the pipe on lot 7 is close to the house. Mr. Blue noted he would investigate it.

### Public Comment:

Amy Kietzman. 130 Station Rd. asked when the Conditional Use Hearing was continued to. Ms. Zarro stated Aug. 7.

Terrell Hill, 31 Broomall La. was concerned with the Locksley/Cheyney intersection.

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A member of the audience asked how far traffic studies go. Mr. Ciocco stated usually just the intersection. Mr. Ciocco noted that the Township's traffic engineer will review the traffic study and attend our next meeting.

Steven Spinogatti, 177 Locksley Rd. questioned the usability of the open space by the wetlands. Ms. Zarro stated it is not necessarily usable space but is considered to be passive open space.

Peter Haws, 133 Station Rd. was concerned with dangerous traffic conditions and no parking availability.

Mike Fralentino, E. 2<sup>nd</sup> St. asked if the developer has made any plans to meet DEP requirements. Mr. Blue stated DEP permits fall under Delaware County Conservation District and will be done later in the year.

There were no further comments.

5. **NEXT MEETING:** Wednesday, July 10, 2019 at 7:00 p.m.
6. **ADJOURNMENT:** On a motion by Mr. Zitarelli and seconded by Mr. Ibach, the meeting adjourned at 7:40 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