



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, March 13, 2019

The Thornbury Township Planning Commission held a public meeting Wednesday, March 13, 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. Kelly Sullivan, Esq. for Jim Byrne, Jr., Esq.
Jim Bulkley Wayne W. Grafton, AICP
Ken Zitarelli
James Falcone
John Ibach
Samuel Yim

ABSENT: 0

MEMBERS OF PUBLIC: 30

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 – January 9, 2019**
4. **OLD BUSINESS**
 - a. 183 Locksley Rd., Conditional Use Plan
5. **NEXT MEETING – Wednesday, April 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. Bulkley and seconded by Mr. Zitarelli, the members approved the 1/9/19 minutes, as presented.
4. **OLD BUSINESS BUSINESS**
 - a. **183 Locksley Rd., Conditional Use Plan**

Present: Allyson Zarro, Esq., the applicant's attorney
Matt DiGiulio, Principal, ARGUS Property Group

MINUTES – PLANNING COMMISSION MEETING

MARCH 13, 2019

PAGE 2

Bob Blue, P.E., the applicant's engineer

Ms. Zarro introduced Mr. DiGiulio and Mr. Blue. Ms. Zarro stated they were here several months ago to discuss the proposed 16 lot cluster plan which contains 1 existing historical resource to be part of the cluster. Mr. Quinn directed the applicant to just give an overview, as Mr. Ciocco would discuss his 3/11/19 review letter in detail with Mr. Blue. Mr. Blue reported that the property contained environmentally sensitive features such as steep slopes, a stream, meadow, and wetlands. A copy of the alluvial soils study will be submitted to the Township.

Mr. Ciocco highlighted a few items from his 3/11/19 review letter:

Zoning (Chapter XXVII)

4. Section 27-1204.1.F.(6) - Mr. Ciocco noted that most of the lots were already at their maximum allowable impervious coverage with only the house and driveway with no consideration for walkways, patios, decks, or accessory structures. Mr. Blue stated that they would be able to accommodate most of the buyers, but a pool would not be feasible. Mr. Ciocco stated that homes on lots 1-4 appeared to be up against the setback. Mr. Blue stated he would check their calculations and submit a detailed building plan. Mr. Blue explained that Parcel D contained a shed/springhouse, which would be preserved.

6. Section 27-1205.A - Mr. Ciocco reminded the applicant to incorporate an active or passive recreation component in the open space. Mr. Blue stated he would investigate this requirement.

Subdivision & Land Development (Chapter XXII)

11., 15, 16, & 17. Sections 22-602.8, .12.E, .15, and .19 – Mr. Ciocco discussed widening Locksley, intersection requirements, curb and sidewalk improvements, and a crosswalk on Locksley to Cherrydale. The applicant should investigate all possible traffic calming techniques.

Landscaping

21., 22., & 23. Sections 27-1204.F.(5), 22-610.6 – Mr. Ciocco reviewed the need for a landscape plan, additional buffer plantings for adjacent neighbors, and provide tree replacement calculations.

General Comments

27. Mr. Ciocco noted the close proximity of steep slopes to many of the homes which prevent any usable back yard area, and reminded the applicant their need to demonstrate that each back yard is usable. The members want to see what is left over after the footprint.

MINUTES – PLANNING COMMISSION MEETING

MARCH 13, 2019

PAGE 3

Mr. Blue stated public water and low pressure sewer would be utilized, and would investigate the calculation on riparian buffer grading. Ms. Zarro stated that the HOA would be responsible for the area between lots 8 & 9. Mr. Ciocco reported that open space markers can be discussed at future meetings. There were no further questions or comments from the members.

Public Comment:

Joe Grieco, Westtown Twp. – open space question; sight distance needs improvement; street striping creates speeding, recommends speed bumps

John Hart, 25 Derry Dr. – increased traffic and speeding

Pete Haws, 133 Station Rd. – damaging water run-off, cartway width, and use of Twp. calendar on web for meeting information

Amy Kiegzman, 130 Station Rd. - less housing and more open space

Steve Wilsey, 203 Locksley Rd. - increased traffic, need more buffering

Steve Stinogatti, 177 Locksley Rd. - entrance too close to his home

Rick Miller Jr, 169 Locksley Rd. – techniques to slow speeding

Patrick Fennnelly, 167 Locksley Rd. - speeding

Rick Miller, Sr, 36 Bollingbroke Rd. – recommends electronic speed signs and lighted 25 MPH signs

Patrick Wood, 7 Christina La. - recommends speed bumps

Yesner Dewey, 115 Locksley Rd. – buffers are not maintained

John McNichol, 201 Locksley Rd. – how can residents address concerns

Pam Cloud 69 Skyline Dr. – requested better communication

Janice Falcone, 119 Locksley Rd. – recommends widening Locksley

Mr. Bulkley explained that this development comes to us under the Cluster Ordinance which allows more open space. It's up to the developer to submit a plan that fits our ordinance requirements. There were no further comments or questions.

5. **NEXT MEETING:** Wednesday, April 10, 2019 at 7:00 p.m.

6. **ADJOURNMENT:** On a motion by Mr. Ibach and seconded by Mr. Zitarelli, the meeting adjourned at 8:20 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