



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

**James Bulkley, Chairman  
James Quinn, Jr., Vice-Chairman**

**Robert Ricciuti  
Allen McCann  
Robert Ferrara  
Charles Howat**

**MINUTES  
Thornbury Township Planning Commission Meeting  
Wednesday, April 13, 2011**

The Thornbury Township Planning Commission held a public meeting Wednesday, April 13, 2011 at the Township Administration Building, 6 Township Drive, Cheyney, Pennsylvania. Chairman Bulkley called the meeting to order at 7:00 p.m.

**PRESENT:** James Bulkley, Chairman Mike Ciocco (Twp. Engineer)  
James Quinn, Jr., Vice-Chairman Ken Kynett (Solicitor),  
Allen McCann Wayne Grafton, Land Planner  
Robert Ricciuti  
Robert Ferrara  
Charles Howat

**ABSENT:** 0

**MEMBERS OF PUBLIC:** 7

Mr. Bulkley reviewed the Agenda, as follows:

**AGENDA**

1. **SALUTE TO THE FLAG**
2. **PUBLIC COMMENT**
3. **APPROVAL OF MINUTES – March 9, 2011**
4. **OLD BUSINESS**
  - a. **Zoning Ord. – Accessory Structure Regulations**
  - b. **Comprehensive Plan**
5. **NEW BUSINESS**
  - a. **Paaby, Prelim./Final Subdivision, 32 & 34 Westtown Rd.**
6. **ACTION DATES REVIEW**
7. **NEXT MEETING – Wed., April 27, 2011**
8. **ADJOURNMENT**

**NOTE:** Mr. Bulkley explained that the Planning Commission did not meet on March 23 due to the lack of a quorum.

1. **SALUTE TO THE FLAG:** Mr. Bulkley led the salute to the flag.
2. **PUBLIC COMMENT:** There were no comments from the public.
3. **APPROVAL OF MINUTES:** On a motion by Mr. McCann and seconded by Mr. Ricciuti all members present voted “aye” to approve the March 9, 2011 minutes, as amended by Mr. Kynett and Mr. Ciocco. Mr. Ferrara abstained due to his absence from that meeting.

**4. OLD BUSINESS**

**a. Zoning Ord. – Accessory Structure Regs.:** Mr. Grafton noted that he updated the draft ordinance by deleting all geo-thermal regulations. Mr. Bulkley stated that geo-thermal had no visual impact on the property. Solar and wind regulations were kept. Mr. Bulkley stated that after briefing the Board of Supervisors on our discussions regarding alternative energy regulations, the Board felt that the Planning Commission was on target. After a brief discussion there was a consensus to wait for input from the Board rather than continue the discussion.

**b. Comprehensive Plan:** Mr. Grafton passed out copies of the 2004 Comp. Plan “Table of Contents” and Chapter 5 “Goals and Objectives”. Mr. Grafton noted the 2000 Township pop was 7,083 and 8028 in 2010, a 945 (13.2%) person increase. Mr. Grafton suggested the members to review the handouts, and determine what needs to be updated. Mrs. Zitarelli noted that a Planning Commission letter was sent to the Boards and only the Historic Commission replied. Mr. Grafton stated that Thornbury’s municipal rank in PA is 224, and is growing at a rate of 1.32% per year. Mr. Grafton will report on the number of dwellings.

**5. NEW BUSINESS**

**a. Paaby, Prelim./Final Subdivision, 32 & 34 Westtown Rd.**

Present: Mark Padula, P.E., Register Assoc. – the applicant’s engineer  
Colby Martin, Keller Williams, Real Estate, the applicant’s realtor

Mr. Padula stated the property is a 13.739 acre tract to be subdivided into 4 parcels and that no improvements are proposed for parcels 1, 3, and 4. Parcels 1 and 4 will be sold to adjacent neighbors. Parcel 3 will be sold to the Township. Parcel 2 will contain the existing dwelling and will remain as an existing lot with no proposed improvements.

A brief discussion ensued regarding a discrepancy regarding the County Tax map. Mr. Padula was asked to submit a copy of the deed to the engineer. Mr. Padula stated that a septic replacement area will be provided for Lot 2, which has on site water and septic.

A brief discussion ensued regarding whether Mr. Padula needed to do septic testing as well for Lots 1, 3, and 4 in order for the Township to make them separate entities and legitimate residential lots. Mr. Kynett noted that 2 lots are being created and the other 2 will be lot line adjustments and felt there may need to be a level of demonstration that if a lot 3 is created and not sold to the Township, it could stand as a building lot and should be shown to be able to qualify as such. Mr.

Ciocco suggested the plan show: (1) the properties that are to be incorporated; (2) the lot line being removed; and, (3) all of Palmer Park. Mr. Bulkley noted that this application was before the Planning Commission 8 years ago. Mr. Kynett explained that if it is going to the Township, the applicant would not have to show everything, but if it is not going to the Township, it will have to be demonstrated that the lot can survive as a building lot on its own. Mr. Bulkley noted that it would increase the pervious surface for the property owners purchasing the subdivided parcels.

Mr. Bulkley noted that there is an existing historic house there in good shape. Mr. Miller (Chairman, Historic Commission) confirmed that it has a number assigned to it. Mr. Padula stated that the applicant has asked that the historic study be waived. Mr. Bulkley asked that the Historic Commission review the plans.

Mr. Ciocco highlighted his 4/8/11 review letter:

**Zoning (Chapter XXVII)**

1. Section 27-2115.2.A. – more information is needed on sheet 2
2. Section 27-403.1 – add notes to plan on lots 1 & 4
3. Zoning and use of the adjacent properties should be added to the plans for clarification.

**Waivers Required (Chapter XXII)**

4. Section 22-502.1.B – allow a different plan size
5. Section 22-602.8 – widen to 12' off centerline along property frontages on Westtown and Dilworthtown Rds.
6. Section 22-602.15 – curb and sidewalk is required along the entire property frontage along Westtown and Dilworthtown Rds.
7. Section 27-2811 – the Historic Resources Impact Study is required and the Historic Commission will review it and make a recommendation.

**Subdivision & Land development (Chapter XXII)**

8. Section 22-502.2.C.(7) – plot on sheet 2 the outbounds of the properties receiving additional land and the lot line being removed. Mr. Bulkley asked if anything should be added that says the lots cannot be further subdivided. Mr. Grafton noted comment #2. Mr. Kynett stated restrictions are not needed, based on how the other properties have been developed.
- 9 & 10. Section 22-502.2.C.(9) – delineate the utilities, replacement systems, and show the entire driveway on sheets 2 & 3. Mr. Ciocco suggested Mr. Padula contact PA One call for public right of way utilities and use other means to locate other utilities within the private

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property. Mr. Bulkley brought up the possibility of public sewers. Mr. Padula stated that the applicant preferred on-lot systems.

12. Section 22-502.2.C.(15) & (9). (a) – Mr. Ciocco asked the members if they felt contour lines, wetlands, and topography should be added to the plan for the parcel 3 (to be sold to the Township). Mr. Ciocco stated that traditionally these were requirements. Mr. Kynett felt that it gives the Township a better way to track the history of the development if all the waivers are listed on the plan. Mr. Kynett stated that it is up to the Township as to whether or not they want to see the topographical information. Mr. Ricciuti stated that the wetlands were discussed when the applicant's previous plan was before the Planning Commission.
16. Owners acknowledgement blocks will be required for all parties receiving or modifying land to ensure proper approval and recording of plans for all interested parties.

A brief discussion ensued regarding the location map. Mr. Kynett did not feel letters of intent from the prospective owners were necessary. Mr. Ricciuti suggested that the Environmental Advisory Council review it for trails and thought there are 2 accesses to the property.

6. **ACTION DATES – REVIEW:** Mr. Bulkley reviewed the action dates. Mr. Kynett updated the members on the Wills subdivision.

**PUBLIC COMMENT:** A few members of the audience questioned why the Township did not notify adjoining property owners of the Paaby subdivision application. Mr. Kynett noted that there is no requirement to notify the neighbors of any subdivision application, there is only a notice requirement for zoning applications. Mr. Bulkley stated that the Board would be asked for their opinion on this matter.

7. **NEXT MEETING:** Wednesday, April 27, 2011 at 7 p.m.

8. **ADJOURNMENT:** On a motion by Mr. Ferrara and seconded by Mr. McCann, the meeting adjourned at 8:05 p.m.

Respectfully submitted,  
Deborah Zitarelli  
Planning Commission Secretary

cc: Planning Commission Members  
Board of Supervisors  
Kenneth D. Kynett, Esq.  
Robert P. Anderman, Esq.  
Jeffrey Seagraves, Township Manager

Ted McCandless, Code Administrator  
Michael Ciocco, Township Engineer  
Wayne Grafton, Land Planner  
Geoff Carbutt, Subdivision Coordinator  
Suzanne Howat