

CHADDS FORD TOWNSHIP

PLANNING COMMISSION MINUTES

Wednesday, October 10, 2007

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, October 10, 2007. In attendance were Chairman William Taylor, Vice-Chairman Maurice Todd, Paul Vernon, and Gary Whelan. Joe Barakat was not present. Joe Mastronardo of Pennoni Associates, Inc. was also in attendance.

CALL TO ORDER

Mr. Taylor called the meeting to order at 7:35 P.M.

PUBLIC COMMENT - None

MINUTES

The Planning Commission (Todd/Whelan) motioned and approved the Minutes of the September 12, 2007 meeting.

Anthony Dambro Subdivision – Ridge Road

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Representing this applicant was Jesse Condon of Register Associates, Inc. He explained that the purpose of this minor subdivision plan, located at 280 Ridge Road, is to adjust a lot line changing the size of Lot 1 from its current size of 17.5 acres to 10 acres. Mr. Dambro is selling Lot 1, on which there is a house, and the buyer does not want more than 10 acres. Because no construction is being proposed, six waivers are being requested and are listed on the plan: Section 402, requiring submission of a Preliminary Subdivision Plan; Section 403, requiring submission of a Conservation Plan; Section 404, requiring submission of an Improvement Construction Plan; Section 405, requiring the plan be shown at a scale of not more than 1 inch equals 50 feet; Section 405, B.7, requiring submission of a Final Landscaping Plan; and Section 405.C, requiring submission of additional material required to supplement Section 402.C. Revised plans will address all items in Pennoni Associates, Inc. review letter dated October 8, 2007. The Planning Commission (Vernon/Whelan) recommended that the Board of Supervisors approve

this final plan contingent upon receipt of comments from the Delaware County Planning Department and location of the septic on the plan.

ADJOURNMENT

Upon a motion and second (Todd/Vernon) meeting was adjourned at 7:50 P.M.

Gail G. Force, Secretary