

Haverford Township - Planning Commission

Meeting: Thursday, January 09, 2025

Time: 7:00 p.m.

Location: Commissioners Meeting Room -1014 Darby Rd., Havertown PA, 19083

Members:

Angelo Capuzzi

E. David Chanin

Maggie Dobbs

Robert Fiordimondo

Louis D. Montresor

Julia Phillips

Stephen Welsh

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Reorganization & Regular Meeting Agenda

1. Opening of Meeting:

Roll Call

Pledge of Allegiance

2. Reorganization/appointments

a. Motion to nominate candidates for the following seats:

- Chairperson
- Vice-Chairperson
- Secretary
- Scribe for the year 2025.

3. Motion to set the following 2025 calendar of meetings for the Planning Commission:

February 13th
March 13th
April 10th
May 8th
June 12th
July 10th
August 14th
September 11th
October 9th
November 13th
December 11th

4. Meetings shall convene at 7:00 P.M.

5. 30 Ellis Road, Thomas and Joanne Storey - Lot consolidation plan

D.C. Folio Nos. 22-04-00281-00, 22-04-00282-00, 22-04-00283-00, and 22-04-00284-00

Applicant is proposing to consolidate four (4) existing lots into a single lot totaling 32,212 sq. ft. at referenced property. No construction is proposed as part of this application. The properties are within the R-4 Residential Zoning District.

6. 780/788 College Avenue- Preliminary/Final Land Development

D.C. Folio Nos. 22-04-00134-00 & 22-04-00135-00

Applicant is proposing to consolidate the lots at 780 & 788 College Avenue and construct a building addition with associated parking lot improvements and stormwater management. The property is located in the R-2 Residential Zoning District.

7. Review of Minutes

Planning Commission minutes of November 14, 2024.

8. Public Comment / Citizens Forum

9. Adjournment

Haverford Township - Planning Commission

Meeting: Thursday, January 09, 2025

Time: 7:00 p.m.

Location: Commissioners Meeting Room -1014 Darby Rd., Havertown PA, 19083

Members:

Angelo Capuzzi

E. David Chanin

Maggie Dobbs

Robert Fiordimondo

Louis D. Montresor

Julia Phillips

Stephen Welsh

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Reorganization & Regular Meeting Minutes

Agenda Items

Opening of Meeting- Ms. Jilozian called the meeting to order at 7:06 P.M.

Roll Call

Pledge of Allegiance

Reorganization/appointments

Motion to nominate candidates for the following seats:

Mr. Chanin nominated Maggie Dobbs as Chairperson, Mr. Capuzzi seconded, All in favor.

Chairperson- Maggie Dobbs

Meeting handed over to Ms. Dobbs. Mr. Capuzzi nominated David Chanin as Vice-Chairperson, Mr. Montresor seconded, All in favor.

Vice-Chairperson - David Chanin

Mr. Capuzzi nominated Stephen Welsh as Secretary, Mr. Montresor seconded, All in favor.

Secretary - Stephen Welsh

Ms. Dobbs nominated Marge Buchanan as Scribe, Mr. Chanin seconded, All in favor.
Motion to appoint - Marge Buchanan as scribe for the year 2025.

Motion to set the following 2025 calendar of meetings for the Planning Commission:
Mr. Capuzzi motioned to approve the 2025 calendar of meetings, Mr. Chanin seconded, All in favor.

February 13th , March 13th, April 10th, May 8, June 12th, July 10th, August 14th, September 11th, October 9th, November 13th, December 11th.

Ms. Dobbs moved to convene Planning Commission Meetings at 7:00 P.M., Mr. Montresor seconded, All in favor.

Meetings shall convene at 7:00 P.M.

Ms. Dobbs thanked Rob Fiordimondo who served for 8 years on the Haverford Township Planning Commission and to Julia Phillips who served for 4 years. Their insights and participation were invaluable.

Ms. Dobbs introduced Kimberly Juszczak and Victor Cortese as the newest members of the Planning Commission.

3. 30 Ellis Road, Thomas and Joanne Storey - Lot consolidation plan

D.C. Folio Nos. 22-04-00281-00, 22-04-00282-00, 22-04-00283-00, and 22-04-00284-00

Applicant is proposing to consolidate four (4) existing lots into a single lot totaling 32,212 sq. ft. at referenced property. No construction is proposed as part of this application. The properties are within the R-4 Residential Zoning District.

Joanne Storey spoke on her own behalf as the applicant, reappearing from the December 2024 Planning Commission meeting to submit the waiver request from sidewalks in a Land Development.

Mr. Welsh stated he would be in favor of the waiver and remainder of the Planning Commission agreed.

Mr. Capuzzi made a motion to recommend approval, including the waiver from sidewalk, for the lot consolidation plan for Mr. and Mrs. Storey located at 30 Ellis Road.

Mr. Chanin seconded.

All in favor.

4. 780/788 College Avenue- Preliminary/Final Land Development

D.C. Folio Nos. 22-04-00134-00 & 22-04-00135-00

Applicant is proposing to consolidate the lots at 780 & 788 College Avenue and construct a building addition with associated parking lot improvements and stormwater management. The property is located in the R-2 Residential Zoning District.

Robert Linn, PA, Linn Architecture, represented the applicant. Mr. Linn introduced Robert Scott, Esq., attorney, for the applicant.

Mr. Linn began with the background of the project going back a year, beginning with appearing at the Zoning Hearing Board on June 7, 2024, for a special exception to permit a church and place of worship in the residential district. Unanimous approval was granted. Mr. Linn stated there is support from the direct neighbors to the left as well as Haverford College located across College Ave. and the the property owner adjoining to the right is also Haverford College.

Mr. Linn began to address the Township Engineer's Review Letter with the zoning portion of the review. Mr. Linn stated that regarding Comment #3, the Haverford Township Zoning Officer wrote a decision letter that in his interpretation of the Zoning Ordinance, the circular driveway is compliant.

Regarding Comment #5, Mr. Linn noted a meeting with a former Zoning Officer, Kelly Krause, the project did not require a loading zone but there is a separate driveway on the left if that is required. In regards to Comment #6, a lighting detail has been added to the plans and additional detail regarding the lighting levels will be provided.

Mr. Linn went on to discuss the Subdivision and Land Development comments. Comment #11 refers to curbs. The applicant is requesting a waiver from §160-5.B(4)[a]. Additionally, Comment #12 refers to sidewalks and the applicant has requested a waiver from §160-5.B(4)[c]. Other waivers requested were §160-4.A regarding the requirement for preliminary plan submission, §160-4.E(5)[i] regarding the submission of a traffic impact study, §160-4.E(5)[e](4) regarding the requirement to identify all storm, sanitary, and water lines within 400 feet of the site and from Township Design Standards regarding the requirement for an eight inch curb reveal (a six inch reveal is proposed). Mr. Linn added that the Applicant will comply with Comment #13 regarding the Sewage Facilities Planning module or exemption, will comply. Comments #14 and 15 have been addressed with the Shade Tree Commission. The remaining comments are or will be addressed.

Mr. Welsh asked about the level spreader. Mr. Linn gave a technical explanation. Mr. Faulkner added more technical information. Mr. Welsh and Mr. Linn discussed the

circular driveway.

Mr. Montresor asked if there would be emergency phones on the premises. Mr. Linn will investigate it. Blumie, the Rabbi Eli's wife stated Haverford College Security would be notified if an event was planned.

Mr. Capuzzi asked Rabbi Eli what time Shabbat Dinner begins on Friday and Rabbi Eli stated 7:15 P.M. Mr. Capuzzi asked if the students were walking from both Bryn Mawr and Haverford Colleges and crossing College Ave. The Rabbi stated that was correct and there would be security and there is a shuttle drop off at the Haverford College parking area. The attendees for service and dinner may range from 30-60 people and last from one and a half hours to two hours. Mr. Capuzzi asked if adding more light at the entrance could be considered. Rabbi Eli said if this was allowed by code and not disturb the neighbors, it would absolutely be added.

Ms. Dobbs asked the Planning Commission if there were any objections to the five waiver requests previously noted. There were no objections.

Mr. Montresor made a motion to recommend the approval of the consolidation of the lots at 780 & 788 College Avenue and construct a building addition with associated parking lot improvements and stormwater management with the requested waivers and compliance through negotiations and revisions of the plan with the Township Engineer. Conditionally, any outstanding review comments from the Township Engineer's Review Letter of January 2, 2025, will comply.

Mr. Capuzzi seconded with an amendment: that a light will be installed at the intersection of College Ave. and the site entrance.

Amendment accepted.

All in favor.

Public Comment:

Michael Lee-304 Fairlamb Ave., stated he believes there should be more public meetings regarding the Draft Comprehensive Plan to help him understand it better. Mr. Lee does not think 45 days to review is sufficient.

Martha Wagner-2422 Rosewood Lane, also believes the 45 day review period is not enough. Ms. Wagner also spoke about the Draft Comprehensive Plan of 2022 and referenced her concerns.

Dorothy Doughty-2417 Rosewood Lane, stated an extension of the review period should be made. Ms. Doughty stated the plan is being rushed and should have more public

meetings. Ms. Doughty also discussed the 2022 Draft Comprehensive Plan. Ms. Doughty suggested a 90-day review period.

Ms. Dobbs referenced the 10 meetings that took place for the 2022 Draft Comprehensive Plan where everyone agreed it required further editing which was done. Ms. Dobbs stated according to the Township Solicitor, under the Municipalities Planning Code, the Planning Commission has fulfilled its legal obligation to review the Comprehensive Plan Document. The Planning Commission reviewed the document and provided feedback which was then sent to the Board of Commissioners who then sent it back to the finishing committee. The Comprehensive Plan was not changed substantially and is packaged in a much nicer way. The Comp Plan is with the Board of Commissioners. There will be a public meeting to allow for additional input. Based on the comments received there will be additional revisions to the Draft Comprehensive Plan. The meetings will be announced through constant contact emails, social media and the website. This will be discussed at the January 13, 2025 Commissioners Meeting.

Michael Lee said the plans were very different and the Planning Commission is abdicating their duty to the residents.

Mr. Montresor and Ms. Dobbs explained the process of adopting the Comprehensive Plan (a document that outlines a community's goals and vision for the future) to Mr. Lee. Mr. Chanin also added his thoughts.

Dorothy Doughty asked if the members of the Board of Commissioners are qualified to discuss the Draft Comprehensive Plan like the Planning Commission is. Ms. Doughty stated the plan should be discussed with the Planning Commission and that the plan is being rushed.

Mr. Capuzzi said even if the Planning Commission is not reviewing the plan as a group, it does not mean they will not be submitting their comments individually. Therefore, if you are concerned with the Board of Commissioners are qualified enough to understand

5. Review of Minutes

Mr. Capuzzi Motioned to approve the Planning Commission minutes of November 14, 2024, as submitted.

Mr. Montresor seconded.

Mr. Cortese and Ms. Juszczak abstained.

All in favor.

Mr. Chanin motioned to adjourn.

Mr. Montresor seconded.

All in favor.

Adjournment-8:33 P.M.

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