

# Haverford Township - Planning Commission

Meeting: Thursday, February 12, 2026

Time: 7:00 p.m.

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

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## Regular Meeting Minutes

Members:

Angelo Capuzzi

Maggie Dobbs

Kim (Juszczak) DiTrolio

Adam Terranova

Stephen Welsh

Victor Cortese

Jennifer Onopa

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

1. Opening of Meeting-Ms. Dobbs opened the meeting-7:01 P.M.

Roll Call

Pledge of Allegiance

2. 303 & 307 Bewley Road, Schmeiss/Pro-Plus Contracting, LLC – Lot Line Change

D.C. Folio Nos. 22-02-00017-00 & 22-02-00018-00

The applicants, Richard Schmeiss, Kate Schmeiss, and Pro Plus Contracting LLC, propose to convey 11,000 square feet of land from 307 Bewley Road to 303 Bewley Road. No construction is proposed as part of this application. The property is within the R-4 Residential Zoning District and is served by public water and sewer.

Richard Schmeiss, owner of 303 Bewley Rd., and Tyler Vu, Pro Plus Contracting, LLC., owner of 307 Bewley Rd., presented. Mr. Schmeiss learned of the plan to subdivide the property at 307 Bewley Rd. and approached Mr. Vu to purchase the lot that adjoins his property. The Applicants propose a lot line change, adding 11,000 square feet to 303 Bewley Rd.

Mr. Vu, originally requested relief from the Zoning Hearing Board and was granted variances in November of 2025 from §182-206.C(6)(a) for the existing building to encroach into both side yard setbacks, §182-703.A(3) and §182-703.B(1) to allow the existing pool to encroach into the new proposed side yard setback and §182-13.B to allow the existing building to maintain its nonconformities.

The existing garage and driveway would be then situated on the newly developed Lot 2 being acquired by 303 Bewley Rd.

Mr. Capuzzi asked Mr. Faulkner his opinion on the storm sewer easement being 20'. Mr. Faulkner said it could be increased if the Planning Commission thought it would be appropriate.

Ms. Dobbs noted the storm sewer terminates at the end of the pool area and asked if there was a lawn drain at that location. Mr. Vu stated there was not as far as he was aware. Ms. Dobbs said if the storm sewer extends to the end of the property, it should be marked on the plans. Ms. Dobbs said if the area needs to be excavated for repairs, the applicants are responsible for any damage to the existing pool. Ms. Dobbs pointed out there would need to be a reduction of the total width of the existing driveways by 3' on to conform to §182-707.A(4) the newly formed plot of 303 Bewley Rd. or seek relief from the Zoning Hearing Board. Mr. Schmeiss understood and agreed and stated that the existing driveway which was on Lot 1 would be reduced in width by 3-feet, and same would be indicated on the plan.

Mr. Capuzzi made a motion to recommend preliminary/final approval for the subdivision plan for 303 and 307 Bewley Rd., subject to the following conditions:

1. All remaining comments contained in the Township Engineers Review Letter of January 30, 2026, be addressed to the satisfaction of the Township.
2. The width of the storm sewer easement be widened 5' onto 303 Bewley Rd., resulting in a total easement width of 25-feet.
3. The existing 8' wide asphalt driveway on 303 Bewley Rd. be reduced by 3' from the edge of the sidewalk to a point at the building setback line.

Mr. Welsh seconded.

All in favor.

### 3. 24 S. Eagle Road, GK Property Holdings, Zoning Map Amendment Request

The applicant, GK Property Holdings, is proposing to construct a ten (10) unit apartment building and associated parking on two contiguous parcels (to be consolidated) at the above-referenced location. Parcel 1 consists of approximately 0.485-acres located in the R-8 Residential District. Parcel 2 consists of approximately 0.1088-acres located in the O-1 Office District. The applicant is requesting a Zoning Map Amendment for Parcel 2, from the O-1 Office District to the R-8, Garden Apartment District.

Fintan McHugh, Petrikin, Wellman, Damico, Brown & Petosa, Attorney for GK Property Holdings, presented the plan.

Mr. McHugh introduced Kevin O'Donnell and Greg Giuliano as the Principals of GK and Dave Damon, the project engineer. Mr. McHugh reminded the Planning Commission that their previous appearance in the summer of 2025 resulted in the recommendation the applicant seek the rezoning of Parcel 2 from O-1, Office District to R-8 Garden Apartment District. In addition, the site plan has been revised per the suggestions of the Planning Commission. The building has been pulled forward, leaving 125.5 feet from the rear property line. A 90-degree driveway has been created. Mr. McHugh added that the proposed development shown on this plan is in keeping with the Comprehensive Plan.

Mr. McHugh confirmed that Mr. Damon, CE., was the preparer of the plan. Mr. Damon described in detail the current conditions of the two existing parcels and proposed conditions. As the land development plan moves forward there will be a lot line consolidation. Mr. Damon stated that with the consolidation and change in zoning, the property would still be noncomplying in lot area for R-8 Zoning Districts. The impervious coverage is slightly over what is permitted but may be reduced in the planning process. The front and side yard would require dimensional variances. Mr. McHugh explained once the zoning is changed, they would seek variances from the Zoning Hearing Board and then return to the Planning Commission for the lot line consolidation and land development process.

Ms. Dobbs stated the applicant is appearing at this time for the Zoning Map Amendment only and that the Planning Commission is not expressing any opinions at this time in regards to the proposed development.

Mr. Cortese asked for clarification on the submitted zoning map, which lot was proposed for a zoning change.

Mr. Welsh asked what the parcel was used for prior to this plan. Ms. Jilozian stated it had been part of the single-family home. Mr. Welsh asked if the alley would be utilized by this property. Mr. Damon said, it was not part of the plan however, when there is an "alley" the properties that abut it are normally entitled to use it.

Ms. DiTrolino motioned to approve the Map Amendment for 24 S Eagle Rd.

Mr. Cortese seconded.

All in favor.

### 4. 1039 Sproul Road, Sproul Road Development Partners, LLC- Preliminary/ Final Subdivision Plan D.C. Folio No. 22-04-00661-00

The applicant, Sproul Road Development Partners, LLC, proposes to subdivide an existing 2.80-acre site into four (4) new lots at the referenced property. A new single-family dwelling and driveway are proposed for each lot. A common driveway is proposed for access to the proposed dwellings from

Sproul Road (SR 320). Individual stormwater facilities on each lot are proposed for stormwater management. The property is within the R-1A Residential Zoning District. The proposed dwelling will be served by public water service and a proposed new sanitary sewer extension to a low-pressure force main in Darby Road.

Cameron Wolfson, Attorney with Riley, Riper, Hollin & Colagreco, began the presentation by introducing John Anderson, PE, with Cornerstone Consulting Services along with Paul Bloomfield and Patrick Givins, who represent the applicant. Mr. Wolfson gave a brief summary of the project that had been to the Planning Commission

beginning February 2025 and to the Zoning Hearing Board May 29, 2025. The Zoning Hearing Board granted relief from:

§154A-5 to permit a maximum of 22.3% of very steep slope area where a maximum of 5% is required.

§182-720.C(3) to permit cut and fill within steep slope.

§182-720.C(1) to permit sanitary sewer and stormwater management facilities within very steep slopes.

§182-715 to allow the proposed building setbacks for each single-family home as shown on the zoning plan, which comply with the R-1A district regulations, rather than adhering to the median setback lines of existing structures within the 300 feet on the same side of the street.

In addition to the variances, Special Exceptions were granted:

§182-720.C(5)[b] to allow the installation of sanitary sewer facilities within steep slopes.

§182-720.C(5)[c] to allow for the installation of access driveway for single-family detached dwellings within steep slopes.

After receiving the relief, the plans were revised and the project reappeared at the Planning Commission in September 2025. Mr. Wolfson stated that on this third review by the Planning Commission, the applicant is requesting a recommendation on preliminary/final approval of the plan.

The waivers requested by the applicant:

From §160-3.B requiring a preliminary plan.

From §160-4.A requiring a two-step preliminary/final plan approval procedure.

From §160-4.E(5)[e](4) requiring all storm drainage, sanitary sewer and public water supply lines or facilities within 400 feet of the site and ownership or maintenance responsibilities for the same be provided.

From §160-5.B(3)[j](1) requiring a minimum right-of-way width of 60 feet and a 38 foot cartway for major collector streets.

From §160-5.B(3)[p] requiring that no fence, hedge, shrubbery, wall, planting or other obstruction be located within the right-of-way.

From §160-5.B(4)[a] requiring curbs for all existing streets.

From §160-5.B(4)[c] requiring sidewalks for all existing streets.

From §160-5.B(4)[f] requiring streetlights for multifamily residential areas at the discretion of the Board of Commissioners.

From §160-5.B(5)[g] requiring a minimum grade of 0.5% and a minimum inside diameter of 15 inches for proposed storm sewers.

From §160-5.B(6) requiring shade trees to be installed on both sides of the street.

Mr. Anderson continued the presentation with additional summary of the site plans, speed study and site distance analysis. PennDOT agrees with the studies. Mr. Anderson added the common driveway will be 20-feet wide per the recommendation of the Fire Marshall.

Mr. Anderson stated there have been slight modifications to the buildings. Lot 2 primarily stayed the

same, Lot 1 moved forward to increase the area of the rear yard, Lot 3 flipped the driveway to preserve an existing large tree, Lot 4 was pulled forward to increase the rear yard. Mr. Anderson explained the proposed sanitary water system, rain gardens and storm water basin.

Ms. Dobbs asked for information regarding the shared maintenance responsibilities for the individual rain gardens and the underground stormwater management system at the bottom of the driveway. Mr. Anderson stated the rain gardens are located on individual lots and maintenance of the rain gardens will rest with the individual property owners. Maintenance of the underground stormwater management system and the collection piping that will run through various lots and connects to the underground basin will be shared by all of the property owners since the system collects runoff from all of the lots. There will be a homeowner's association for the project where shared maintenance responsibilities will be indicated in the homeowner's agreement, with access to the stormwater management system being covered by a blanket easement. A discussion with the Board and Mr. Anderson regarding the water lateral and agreements with neighboring properties took place.

Mr. Capuzzi asked why there are three separate sanitary sewer laterals across Lot 1, when a single force main could possibly serve the three lots involved. Mr. Anderson stated the plan is for a single grinder pump for each dwelling to maintain. A technical discussion continued. Mr. Capuzzi asked for clarification on the responsibility of the proposed sanitary force main from Darby Rd. to the site. Mr. Anderson stated that maintenance responsibility will belong to the HOA with no Township involvement. Mr. Capuzzi said he did not see details for any of the stormwater management facilities on the plans. Mr. Anderson stated they are all on a separate set called a PCSM Set (post construction stormwater management) that was submitted and reviewed by the Township Engineer. Mr. Capuzzi stated the light at the driveway entrance on Sproul Rd. should be taller (20-foot) and closer to the driveway entrance to be effective.

Mr. Welsh asked if the alternate plan with open space would essentially have the project plan starting over. Mr. Anderson said the alternate plan would require more relief sought from the Zoning Hearing Board and require additional waivers. The applicant is seeking the fee-in-lieu of open space due to the lack of flexibility within the property.

Ms. Dobbs agreed with Mr. Capuzzi regarding the light at the driveway requiring modification. Ms. Dobbs also added her concerns with the maintenance agreements and easements being defined quite clearly in the homeowner agreements and HOA language. Ms. Dobbs asked about landscaping in the HOA Agreement. Mr. Wolfson stated it would be outlined in the agreement, and all the agreements will be reviewed by the Township solicitor. Ms. Dobbs added the tree replacements in this land development are required and must be maintained without removal.

Ms. Dobbs addressed the Township Engineer's Review Letter comments of February 4, 2026, the comments therein are either addressed by the waiver requests or will be addressed by plan revisions to comply with the Township engineer's review.

The Board and the applicants' representatives discussed the Sewage Facilities Planning module that is required.

Ms. Dobbs asked if there would be additional allowable building coverage and impervious coverage left on each lot to permit the homeowners to personalize their property. Mr. Anderson said yes.

A recommendation regarding the partial waiver request, §160-5.B(3)[j](1) requiring a minimum right-of-way width of 60 feet and a 38-foot cartway for major collector streets, was previously differed by the Planning Commission.

Ms. DiTrollo motioned to approve the partial waiver from §160-5.B(3)[j](1).

Mr. Cortese seconded.

All in favor.

Mr. Capuzzi motion to approve the waiver from §160-4.A to permit the approval of a preliminary/final plan with the condition the applicant will return to the Planning Commission if the sanitary easement, which is proposed on the adjacent property, is not agreed upon and a revision to the proposed sanitary sewage facilities for the development becomes necessary.

Ms. DiTrulio seconded.

All in favor.

Mr. Capuzzi motioned to recommend approval of the preliminary/final Subdivision Plan for 1039 Sproul Rd. with the following conditions:

All the comments in the Township Engineer's Review Letter are addressed to the satisfaction of the Township.

A review of easements and agreements shall be completed by the Township Solicitor.

All third-party reviews are completed, including PennDOT, The Sewer Authority, and associated DEP Planning module, NPDES in the Delaware County Conservation District, and the Haverford Township Shade Tree Commission.

Mr. Welsh seconded.

All in favor.

#### 5. Review of Minutes

Mr. Capuzzi motioned to approve the Planning Commission minutes of January 8, 2026, as submitted.

Mr. Welsh seconded.

All in favor.

Mr. Cortese motioned to adjourn.

Ms. Onopa seconded.

All in favor.

Adjournment-8:47 P.M.