

Haverford Township - Planning Commission

Meeting: Thursday, April 9, 2026

Time: 7:00 p.m.

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

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

Agenda Items

Opening of Meeting – Ms. Dobbs called the meeting to order at 7:04 P.M.

Roll Call

Pledge of Allegiance

83 S. Eagle Road, OD Investments, LLC – Redevelopment and Lot Consolidation

D.C. Folio Nos. 22-09-00655-00 & 22-09-0655-01

The applicant, OD Investments, LLC, proposes to redevelop and consolidate two

(2) split zoned, contiguous parcels on an existing 1.6371-acre tract of land. A new 5,000 SF storage building is proposed on the interior of the site. The property is zoned C-3 General Commercial and R-6 Medium Density Residential District(s).

Dave Damon, PE, H. Gillroy Damon Assoc. Inc., explained the this plan in front of the Haverford Township Planning Commission is basically the same as the sketch plan reviewed by the Planning Commission on August 14, 2025, but now with Zoning Hearing Board approval (see Case Z25-44).

Mr. Damon stated there would be over 22,000 square feet of impervious surface removed and landscaping will be added to the rear, residential facing property line, including over 100 trees, all to aid in reduction of stormwater runoff. He said the 59 spaces of parking provided would just meet the requirement of the parking ordinance for the use. Mr. Damon noted the waiver requests from:

From §160-4.A. to submit the plans in one stage as Preliminary/Final in lieu of the two-stage procedure.

From §160-4.E.(5)(i) to not provide a traffic impact study as required.

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 are to be indicated on the plan, or a waiver requested. (§160-4.E(5)(e)[4])

Mr. Damon stated the applicant did receive approval from the Delaware County Planning Commission in the March 20, 2026, review letter.

Mr. Damon indicated that the applicant will comply with all of the comments from the Township Engineers Review Letter dated March 26, 2026. Specific attention was drawn to the following comments :
Comment #3- The Applicant will request that the Board of Commissioners accept the fee-in-lieu of

the required open space.

(§160-5.C(2,4) regarding required open space or fee-in-lieu of open space.

Comment #4- With the exception of the waiver request from §160-4.E(5)(e)[4], all of the utilities on the site will be shown on the plans. Comment # 6 relates to Stormwater Management. Mr. Damon stated that the front portion of the property facing Eagle Road, drains in that direction while most of the site drains to the rear in a “somewhat controlled manner”. The plan going forward would be to direct the roof runoff of the new building to infiltration piping and running toward Eagle Road therefore avoiding any additional runoff affecting the surrounding properties on Columbus Ave. Comment number seven outlines the BMP Maintenance Agreement that will be agreed to. The General Comments are all “will comply”.

Ms. Dobbs asked Mr. Damon for additional information on the traffic study waiver request. Mr. Damon said it is based on statements made by the applicant at the previous Planning Commission Meeting and Zoning Hearing Board Meeting. The proposed use is similar or less intensive to the existing use on the site (McGoldrick Electric) regarding the trucks and traffic on site. Ms. Dobbs asked for clarification on the employee parking on site. Mr. O'Donnell, OD Investments LLC., stated the two office buildings will be used as the headquarters for his business with a 30-member administrative staff. The workers take the trucks home at night and in the morning go to the job site. Mr. Terranova stated that the assumption is that the materials are shipped directly to the job site. Mr. O'Donnell stated that was correct. Mr. Capuzzi stated for clarification that once McGoldrick moves out of the location, O'Donnell will occupy both office buildings and use the storage unit for their supplies. Mr. O'Donnell stated that was correct. Ms. DiTrolio asked Mr. Damon for some of the comments received from the neighbors who replied to the mailed notices. Mr. Damon stated most of the calls he received were asking why they were receiving the notice. Ms. DiTrolio asked for more details on the truck and vehicle circulation, trash pickup, and the largest truck that might be on the site. Mr. Damon noted the largest truck would be a delivery truck and pointed out its route on the site plan. Ms. DiTrolio and Mr. Damon discussed the loading area and trash route and the dumpster enclosure locations. Ms. DiTrolio asked about the proposed fencing around the property. Mr. Damon stated there is an existing cyclone fence that will be repaired or replaced. Ms. DiTrolio asked how many of the parking spaces will be occupied by employees. Mr. O'Donnell stated about half of the spaces will be occupied. Ms. DiTrolio mentioned the two comments stated by the Delaware County Planning Commission, §160-5.B(4)(e) requiring four-foot-wide sidewalks where three foot is proposed and the absence of the required Highway occupancy permit for South Eagle Road (SR 1005). Mr. Damon said the sidewalk requirement is interpreted as the public sidewalk on South Eagle Road. Since no construction is being proposed in the legal right-of-way of Eagle Road, a PADOT Highway occupancy permit is not warranted. Mr. Faulkner agreed. Ms. DiTrolio revisited the historic relevance of the front office building and added the HTHC would want to be a resource in the future of renovations to the building. Mr. Capuzzi asked about the rain garden system that is proposed to control storm water runoff. Mr. Damon and Mr. Capuzzi discussed the options. Mr. Capuzzi asked about an erosion control blanket to ensure grass establishment. Mr. Damon agreed it was to be placed on the slopes during construction. Mr. Capuzzi suggested curbing be installed at the area of new sidewalk. Mr. Capuzzi pointed out the importance of cleaning out the basins four times a year to insure that they function properly. Mr. Welsh asked if the proposed evergreens on the east side of the site were going to be a buffer that would grow too high. Mr. O'Donnell said that the Shade Tree Commission recommended thinning the density of the proposed arborvitae. Mr. Terranova asked if the stone surrounding the perforated PVC drainage pipe would prevent the pipe from being crushed. Mr. Damon said it would. Ms. Onopa asked if crews would be assembling in the early morning at the site to get organized for the day. Mr. O'Donnell said that would be in the afternoon for the following day. Mr. O'Donnell stated the site is mostly an administrative use. Ms. Dobbs stated she believes the sidewalk on the site around the front building should be 4' wide for ADA requirements since it does connect to the ADA parking space. Ms. Dobbs said she would question supporting the traffic study waiver because the change from an electrician's use to a roofing business use is a different pattern. Ms. Dobbs said the plan should have the three waivers and the Zoning Hearing Board order, all on the cover page. Mr. Capuzzi asked if the building would be sprinklered. Mr. O'Donnell said whatever is required by code. Mr. Capuzzi said he may need a determination of the zoning officer because the Zoning Hearing Board added a condition of their approval, the only utility servicing the building shall be electric. Ms. Dobbs asked for an explanation of the perk test of the area around the new runoff system. Mr. Damon said it was adequate for the area.

Public Comment:

John Jordan, 1305 Harrington Rd.-asked about water runoff to the driveway and ice prevention. Mr. Damon explained the stormwater piping system.

Ms. Dobbs asked for individual votes on the three waiver requests.

From §160-4.A. to submit the plans in one stage as Preliminary/Final in lieu of the two-stage procedure.

All in favor.

From §160-4.E.(5)(i) to not provide a traffic impact study as required.

5-1 in favor.

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 are to be indicated on the plan, or a waiver requested. (§160-4.E(5)(e)[4])

All in favor.

Ms. DiTrollo motioned to recommend approval of the 83 S Eagle Road land development, subject to the following conditions.

1. Waivers as voted on.

a. Preliminary/Final Land Development

b. Traffic Impact Study

c. Add: utilities within 400 feet of the site referenced in engineer comment #4

2. Compliance with all outstanding comments in the township engineer's review letter dated March 26, 2026

3. Compliance with all outstanding comments from the Delaware County Planning Department review letter dated March 20, 2026

4. Add Curb along sidewalk in front of the front office building

5. Remove front trash enclosure

6. Truck turning template and accepted by Township Engineer

7. All sidewalks will meet ADA requirements and township requirements, particularly related to the 4' requirement.

8. Traffic analysis supporting waiver request be made available and deemed adequate to the Township engineer

Seconded by Mr. Terranova.

All in favor.

Presentation of Reorganized Zoning Ordinance by Adam Tecza, IMEG (formerly FHI Studio).

Ms. Dobbs stated that the Reorganization of the Zoning Ordinance is "policy neutral" and is being restructured to make the existing provisions clearer to understand. Ms. Dobbs said this is the Planning Commission's first review.

Mr. Tecza began with an explanation of the proposed structure of the ordinance.

Foundation and Definitions (Articles I through III)

Zoning Districts (Articles III through VII) Adding an overlay section that was previously included in the Special Residential District.

Supplemental Use Regulations (Article XII)

Development and Performance Standards (Articles XII through XVI)

Environmental and Resource Protection (Articles X, XI and XVIII)

Administration and Procedures (Articles XVII through XXIII)

Changes: Simpler, logically organized and easier to understand and administer.

Mr. Tecza addressed the “Supporting Documents”, and the importance of transparency. The Supporting Documents is a guide to the ordinance reorganization in simpler terms by pointing out the changes in a side-by-side table format. Mr. Tecza pointed out that the public process is about reviving and editing the 168 pages before it is recommended to the Board of Commissioners.

Ms. DiTrolio approves of the structure but was struck by the flood plain, the steep slope and the historic preservation locations. Mr. Tecza stated it felt best to group them together. Ms. DiTrolio said the supplemental use regulations seem to have a lot of information and suggested it may be better broken down in a more digestible way. Ms. DiTrolio added the historical preservation may be better suited in the overlay section rather than tucked away at the end as somewhat of a procedural requirement. Ms. DiTrolio asked what considerations from the recently updated Comprehensive Plan had been brought to the ordinance reorganization. Mr. Tecza stated the mixed-use district was included in the structure and definitions were expanded.

Ms. Dobbs stated there should be a table of contents in this document.

Mr. Welsh asked if the reorganization was based on adjacent towns or other area as opposed to starting from scratch. Mr. Tecza said this is what his company, who does many zoning ordinances, considers state of the art in organizing.

Mr. Terranova said definitions matter; read through all of these definitions and they make sense.

Ms. Onopa said that she hopes one this is in Ecode, there will be hyperlinks so searching is not so tedious. She noticed the term conditional use was not in the definitions and would hope it, and any other term that was missed would be defined by the end of this process. A discussion regarding the fluidity of uses over time with Ms. Onopa and Mr. Tecza took place.

Mr. Capuzzi had questions about the wording of some of the new definitions, including Building Line, Shared Driveway, Flag Lot, and §182-303 (Conformity of Building Setback Lines).

Ms. Dobbs mentioned it would be beneficial to define border and lodger as well as sight triangle.

Mr. Welsh asked if there was a term to be added for a parking space on a property that is not technically a driveway. Mr. Tecza suggested that “Parking Pad” may be a term to be added. Mr. Welsh asked the definition of steep slope be revisited as well as the recent additions of impervious surface, such as swimming pools.

Public Comment:

Mike Lee, Haverford Township- asked how mobile homes became a use in the R-5 Zoning Districts. Ms. Dobbs explained that this use exists in the current code as a conditional use. Mr. Lee is dissatisfied with the process.

Dorothy Doughty, Haverford Township- read a prepared comment.

Martha Wagner, Rosewood Lane- commented on the ROS at Grasslynn Road, between Oak and Laurel. Ms. Wagner asked for clarification. The Board Members offered some clarification with the zoning map but ultimately referred Ms. Wagner to the Township Staff to identify the map Ms. Wagner was referencing.

Chris Smith, Haverford Township- Thanked the Planning Commission and all involved for their hard work and communication. Mr. Smith does believe the 26 articles could be streamlined and reduced and offered examples.

Sheryl Forste-Grupp, 2nd Ward Commissioner of Haverford Township-Made it clear that the goal for this process is for communication with the community and for the community to be involved.

Review of Minutes-Mr. Welsh motioned to approve the Planning Commission minutes of February 12, 2026, as submitted.

Mr. Capuzzi seconded.

Mr. Terranova absent for vote.

All in favor.

Adjournment- Ms. Onopa motioned to adjourn.

Ms. DiTrollo seconded.

All in favor.

Adjournment: 9:32 P.M.