

Minutes of the Reorganization Meeting of the Planning Commission of Haverford Township held on Thursday, January 14, 2010 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS:

Angelo Capuzzi
Paul D'Emilio
Matt Heckendorn
Chris Gaumann
Chuck Reardon
Bill Rhodes
Joe Russo

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager
Chuck Faulkner, Pennoni Associates

Mr. Capuzzi called the meeting to order at 7:33pm.

Item #1 Reorganization Appointments

Mrs. Hanlon-Widdop asked for nominations for the position of Chairman.

Mr. Rhodes made a Motion to nominate Joe Russo for the position of Chairman.
Mr. Heckendorn seconded the Motion.
MOTION PASSED UNANIMOUSLY.

Mrs. Hanlon-Widdop turned the meeting over to Mr. Russo.

Mr. Heckendorn made a Motion to nominate Paul D'Emilio for the position of Vice-Chairman.
Mr. Rhodes seconded the Motion.
MOTION PASSED UNANIMOUSLY.

Mr. Russo made a motion to nominate Mr. Capuzzi for the position of Secretary.
Mr. Heckendorn seconded the Motion.
MOTION PASSED UNANIMOUSLY.

Mr. Russo made a Motion to appoint Terry Coogan to the position of Recording Secretary.
Mr. Capuzzi seconded the Motion.
MOTION PASSED UNANIMOUSLY.

During 2010, the Planning Commission will generally meet on the second and fourth Thursday of each month at 7:30pm. The approved calendar is attached. The meeting scheduled for April 8, 2010 has been cancelled.

Minutes of the Meeting of the Planning Commission held on Thursday, January 14, 2010 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

Joe Russo, Chairman
Angelo Capuzzi, Secretary
Chris Gaumann, Member
Matt Heckendorn, Member
Bill Rhodes, Member
Chuck Reardon, Member

BOARD MEMBERS NOT PRESENT:

Paul D'Emilio, Vice-Chairman

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager
Chuck Faulkner, Pennoni Associates
Terry Coogan, Recording Secretary
Steve D'Emilio, 1st Ward Commissioner

Item 33 726 & 738 Lawson Avenue
 Lot Line Change

Dave Fiorello of Momenee Associates spoke before the Board.

The applicant is proposing a minor subdivision for the purpose of revising lot lines between the properties located at 738 and 726 Lawson Ave. No development or redevelopment is proposed with this application. Both properties are located within the R-4 Zoning District (Low to Medium Density Residential).

The applicant will comply with all three items on the Township Engineer's letter dated January 11, 2010.

Some items discussed were the typos on the plan and the maximum building requirements.

Mr. Capuzzi made a Motion to approve this lot line change subject to the applicant complying with all items on the attached Township Engineer's review letter dated January 11, 2010 and that he addresses the minor corrections in the zoning table as discussed.

Mr. Heckendorn seconded the Motion.
Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #2 Planned Community Shopping Center and Vehicle Fueling Facility-
Ordinance Amendment

George Broseman, representing the applicant, The Llanerch Reclamation Property, spoke before the Board. He presented the background of the project to the Board. The applicant appeared before the board previously in 2007 with the Main Line BMW dealership as one of the tenants.

Also present were David Crocket and Eric Mallory, the developers, Jen Walsh, traffic engineer from McMahon Engineers, and Adam Benaski and John Horneck, from Bowler Engineers.

The developers are ready to move ahead with the plans to redevelop the site. The applicant has obtained the permits needed to restore the stream and the Township sewer line. They have been working with the Township, the EPA and Pennoni Associates. They are here to discuss revising the text amendments of the Ordinance.

The portion of the property zoned R-4 will remain the same.

The applicant discussed the zoning map of the site.

The Board was given a bullet point summary of the proposed text amendments.

There was a discussion regarding the parking requirements for a shopping center, drive-thru uses, and outdoor displays/storage.

Jen Walsh, the traffic engineer, handed out and discussed a memo regarding the parking needs evaluation for shopping center.

Some of the things discussed were the number of parking spaces needed and if a garden center is considered "floor area".

The uses in a shopping center were discussed. The applicant is not adding any uses to the Ordinance except an Accessory Vehicle Fueling Facility and a freestanding fast food or take-out restaurant.

The square footage of the property, the impervious coverage and the connection of the property with Kohl's were also discussed.

Mr. Steve D'Emilio, 1st Ward Commissioner, expressed his concern with what types of stores are proposed.

It was stated that whatever changes are made to this ordinance will affect all properties in the C-5 zoning district.

The Board will review all suggestions of revisions to the ordinance. They wish to get the input from Mr. Paul D'Emilio who is not present this evening.

Mrs. Hanlon-Widdop offered to review the ordinance and see how this impacts other shopping centers in the Township.

Item #4 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the meeting on December 10, 2009.

Mr. Capuzzi seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Mr. Russo made a Motion to recommend Matt Heckendorn to the Hometown Partnership for Economic Development Committee.

Mr. Reardon seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Mr. Heckendorn made a Motion to adjourn the meeting at 9:30pm.

Mr. Rhodes seconded the Motion.

MOTION PASSED UNANIMOUSLY.

A G E N D A

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY MARCH 8, 2010, AT 7:30 P.M., IN THE COMMISSIONERS MEETING ROOM, ERNEST J. QUATRANI BUILDING, 2325 DARBY ROAD, HAVERTOWN, PA.

BOARD MEMBERS:

Joseph Russo, Chairman
Paul D. Emilio, Vice Chairman
Angelo Capuzzi, Secretary
Chuck Reardon, Member
Christian Gaumann, Member
Matthew Heckendorn, Member *NO*
William Rhodes, Member

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager
Chuck Faulkner, Pennoni Assoc.
Terry Coogan, Scribe

-
- | | |
|---------|--|
| Item #1 | Paul and Janice Mariano- 1414 Delmont Avenue
Minor Subdivision |
| Item #2 | Planned Community Shopping Center and Vehicle Fueling Facility-
Ordinance Amendment |
| Item#3 | Comprehensive Plan |
| Item#4 | Acme Markets- Sketch Plan |
| Item #5 | Review of Minutes |

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, March 11, 2010 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

Joe Russo, Chairman
Paul D'Emilio, Vice-Chairman
Angelo Capuzzi, Secretary
Chuck Reardon, Member
Chris Gaumann, Member
Bill Rhodes, Member

BOARD MEMBERS NOT PRESENT:

Matt Heckendorn, Member

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager
Chuck Faulkner, Pennoni Associates
Jeff Heilmann, 5th Ward Commissioner
Terry Coogan, Recording Secretary

Mr. Russo called the meeting to order at 7:37pm.

Item #1 Paul and Janice Mariano – 1414 Delmont Avenue
Minor Subdivision

Dennis O'Neill from MacCombie Engineers spoke before the Board.

The applicant is proposing to subdivide an existing 18,750 s.f. parcel into two lots. Lot 1 is proposed to be 6,250 s.f. and Lot 2 is proposed to be 12,500 s.f. An existing house is to remain on Lot 2. The site is located in an R-6 Medium Density Residential zoning district. The existing dwelling is currently serviced by public water and sewer. Proposed Lot 1 will also be serviced by public water and sewer. Service laterals will connect to existing utilities within Delmont Avenue.

The Township has received revised plans. The house on Lot 1 is conceptual and Lot 1 will be marketed for sale as a vacant lot. The stormwater management analysis is based on the footprint.

In regards to the Township Engineer's review letter dated February 26, 2010:

1. The applicant is requesting a waiver from the cartway width requirements.
- 2-13 – The applicant will comply with or revise all items.

There was a discussion regarding the plan. Some of the items discussed were the zoning compliance table (set-back requirements; building coverage), the square footage and the set-back requirements of the existing garage, and the relocating of the driveway on the conceptual house on Lot 1.

Mr. D'Emilio made a Motion to recommend to the Board of Commissioners the approval of this minor subdivision subject to the applicant complying with Items 2-13 on the

attached Township Engineer's review letter dated February 26, 2010. The applicant must amend the plans to show an increase from 20' to 34.47' for the front yard set-back on Delmont Avenue, raze the existing garage or seek relief from the Zoning Hearing Board because it is non-conforming to the set-back requirements, and amend the plans to show the correct building coverage on Lot 1. The Board recommends the granting of the waiver requested from the cartway width requirements.

Mr. Rhodes seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

**Item #2 Planned Community Shopping Center and Vehicle Fueling Facility –
Ordinance Amendment**

George Broseman spoke before the Board. Also present were David Crocket and Eric Mallory, the developers, Jen Walsh, the Traffic Engineer from McMahon Engineers, and Adam Benaski and John Horneck from Bowler Engineers.

The plans have been officially filed with the Township. The applicant has begun work on the stream and the sewer pipe.

Mr. Broseman handed out an overview of regulations and a copy of the ordinance for discussion. Some of the items discussed were the vehicle fueling facility, garden centers, outside displays and storage, lighting, parking, and drive-thru lanes.

The applicant will appear before the Planning Commission at the next meeting with revisions to the ordinance.

Item #3 Comprehensive Plan

This agenda item was tabled.

Item #4 Acme Markets – Sketch Plan

Sam Renauro, the Civil Engineer, spoke before the Board. Also present were Greg Davis, Attorney for the applicant and Paul Freehart from Acme markets.

The applicant reviewed the sketch plan with the Board. There are three (A, B, and C) drawings for this plan with Plan C being proposed. The adjacent car dealership will be demolished. Some of the items discussed were the parking, the retaining wall located on the corner of Lancaster Ave and Penn St, the landscaping, the reconstruction of the Acme, the easement, and the loading docks, seasonal displays and adequate pedestrian walkways.

The applicant has received a variance from the amount of parking spaces required.

Greg Davis, attorney for the applicant, has spoken to Lower Merion Township and will continue to communicate with them during the renovations.

Paul Freehart from Acme Markets spoke about the hours of operation, the shopping cart storage in the parking lot, and he stated that there would be no other vendors (Pharmacy, bank) in the store.

Kathy King, 631 San Marino Ave, stated that the residents have been working as a neighborhood group with Acme and the Township. Acme markets and the neighborhood group favor Plan A but are meeting some resistance from the Food Source property. Plan C, which is proposed, is not acceptable to the neighborhood group.

Dan Piazza of DMT Partnerships, the owners of the Food Source property, stated that some of the objections from the Food Source to Plan A were the easement access and the unsightliness and location of the loading dock.

The Planning Commission recommended that Acme and the neighborhood group meet with Food Source to address their concerns with Plan A.

Item #5 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the meeting on January 14, 2010.

Mr. Reardon seconded the Motion.

Roll call vote was taken.

Motion passed with a vote of 5-0-1 with Mr. D'Emilio abstaining.

Mr. Russo made a Motion to adjourn the meeting at 10:47pm.

MOTION PASSED UNANIMOUSLY.

James Russo
3/25/10



MANAGER 610-446-1000 ext. 208
HUMAN RESOURCES 610-446-1000 ext. 231
FAX 610-446-3930

TOWNSHIP OF
HAVERFORD
DELAWARE COUNTY

2325 DARBY ROAD HAVERTOWN, PA 19083-2251

WILLIAM F. WECHSLER, *President*
STEPHEN D'EMILIO, *Vice President*
LARRY GENTILE, BS, NREMT, *Manager/Secretary*
TIM DENNY, *Assistant Manager*
LORI HANLON-WIDDOP, *Asst. Manager*
CARL J. O'FRIA, JR., CPA, *Auditor*
JAMES J. BYRNE, JR., ESQ., *Solicitor*
PENNONI ASSOCIATES, INC., *Engineer*

WARD COMMISSIONERS
1st Ward STEPHEN D'EMILIO
2nd Ward MARIO A. OLIVA
3rd Ward ROBERT E. TRUMBULL
4th Ward DANIEL J. SIEGEL, ESQ.
5th Ward JEFFREY C. HEILMANN
6th Ward LARRY HOLMES, ESQ.
7th Ward JAMES E. MCGARRITY
8th Ward TOM BROIDO
9th Ward WILLIAM F. WECHSLER

HAVT 30159

February 26, 2010

Lori Hanlon-Widdop
Director of Codes Enforcement
Haverford Township
2325 Darby Road
Havertown, PA 19083-2251

RE: Minor Subdivision Plan (LDE 10#01)
Paul and Janice Mariano – 1414 Delmont Avenue

Dear Ms. Hanlon-Widdop:

As requested, we have reviewed the following materials in connection with the referenced project, prepared by Herbert E. MacCombie, Jr., PE. Consulting Engineers and Surveyors, Inc.:

- *"Preliminary/Final Plan of Subdivision for Paul & Janice Mariano, 1414 Delmont Avenue"* (four sheets) dated November 2, 2009.
- *"Drainage Analysis for Lot 1, Paul and Janice Mariano Subdivision, 1414 Delmont Avenue"*, dated November 1, 2009.

The applicants, Paul and Janice Mariano, propose to subdivide an existing 18,750 S.F. parcel into two (2) lots. Lot 1 is proposed to be 6,250 S.F. and Lot 2 is proposed to be 12,500 S.F. An existing house is to remain on Lot 2. The site is located in an R-6 Medium Density Residential zoning district.

The existing dwelling is currently serviced by public water and sewer. Proposed Lot 1 will also be serviced by public water and sanitary sewer. Service laterals will connect to existing utilities within Delmont Avenue.

The plans were reviewed in accordance with Section 160-4.G - "Simplified Procedures for Minor Subdivisions". We offer the following comments:

SUBDIVISION AND LAND DEVELOPMENT:

1. Minimum required cartway width is 27-feet and minimum right-of-way width is 50-feet. (§160-5(B)(3)(j)). In their application, the Applicants have requested a waiver to allow the existing 25-foot cartway and the existing 50-foot right-of-way to remain along Delmont Avenue. This waiver request should be indicated on the plan.

2. Along any existing street on which a subdivision or land development abuts, curbs should be constructed and the existing paved cartway should be widened to the curb. (§160-5.B(4)(a)) The Applicant should install concrete curb along Delmont Avenue, or request a waiver from this requirement.
3. An approved Pennsylvania Department of Environmental Protection Sewage Facilities Planning module or exemption is required. (§160-4.E(5)(d))
4. Concrete monuments should be set at all property corners. (§160-5.B(8))

STORMWATER MANAGEMENT:

5. Provide field tests (i.e. double ring infiltrometer) to determine the appropriate hydraulic conductivity rate. (§78-34.B(2)) All test locations should also be included on the plan.
6. Super silt fence is required for all perimeter silt fence. A detail should be added to the plans.

GENERAL:

7. The Applicant should indicate trees to be removed on the plans and replacement tree requirements. (§160-5.B.6; §170-2.D & §170-6.B(3))
8. Details should be provided for the sanitary sewer lateral.
9. The Paving Restoration Detail should be revised to address the Township Standards as follows: two (2) inches of Superpave Wearing Course over eight (8) inches of Superpave Base Course.
10. Per the Township Design Standards, the minimum concrete strength for curb and sidewalk is 3,750 psi.
11. Welded wire fabric should be provided in all sidewalks and aprons constructed at driveways. (Township Design Standards)
12. The edge of all driveways should be located no less than two (2) feet from any lot line. (Township Design Standards) A portion of the existing driveway on Lot 2 appears to be located within one (1) foot of the proposed property line between Lots 1 and 2.
13. The Applicant is reminded that an Erosion and Sediment Control Permit and Sewer Connection Permit is required prior to construction.

Paul & Janice Mariano – 1414 Delmont Avenue

February 26, 2010

Page 3

HAYT 30159

Should you have any further questions or comments, please feel free to contact the undersigned.

Sincerely,

PENNONI ASSOCIATES INC.

David Pennoni, P.E.

Township Engineer

DGP/CF/jlg

cc: James W. MacCombie, PE

Andrew Mariano, 1414 Delmont Avenue

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, March 25, 2010 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

Joe Russo, Chairman
Angelo Capuzzi, Secretary
Chuck Reardon, Member
Chris Gaumann, Member
Matt Heckendorn, Member
Bill Rhodes, Member

BOARD MEMBERS NOT PRESENT:

Paul D'Emilio, Vice-Chairman

Also Present:

Lori Hanlon-Widdop, Assistant Township Manager
Terry Coogan, Recording Secretary

Mr. Russo called the meeting to order at 7:33pm.

**Item #1 Planned Community Shopping Center and Vehicle Fueling Facility-
 Ordinance Amendment**

Amee Farrell, attorney for the applicant, spoke before the Board. Also present were David Crocket and Eric Mallory, the developers, Jen Walsh, the traffic engineer, and John Horneck, from Bowler Engineers.

The Board received a copy of the amended Ordinance. Some items addressed in the revised ordinance are enclosures for the garden center, stacking lanes at drive-thru facilities, and the requirement that free standing restaurants be permitted in the C-5 zoning district only as a Special Exception.

Some items further discussed with the Board were weight limits for vehicles using the fueling facility, restrictions on the retail sale of commodities at the fueling station, a limit of 100 sf of floor area on the size of the kiosk/service building at the fueling facility (based upon the definition of floor area in the zoning ordinance), the location of outside display areas for seasonal goods and products adjacent to principal buildings, the location and screening of the outdoor storage areas in the rear of the buildings, and building set-back requirements.

Mr. Capuzzi made a Motion to recommend to the Board of Commissioners the approval of the latest revisions to the Haverford Township Zoning Ordinance subject to the inclusion of the modifications discussed during the meeting, including the definition of a vehicle fueling facility, requirements for the size of delivery vehicle loading spaces and their maneuvering areas, and the references to the set-back and screening requirements for the outdoor storage areas.

Mr. Reardon seconded the Motion.
Roll call vote was taken.
MOTION PASSED UNANIMOUSLY.

Item #2 Comprehensive Plan

The Board received a copy of Section 6 of the current Township Comprehensive Plan regarding descriptions of existing neighborhoods. They were asked to review this section and make revisions to discuss at a later date.

Item #3 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the March 11, 2010 meeting.
Mr. Rhodes seconded the Motion.
Roll call vote was taken.
Motion passed with a vote of 5-0-1 with Mr. Heckendorn abstaining.

Mr. Russo made a motion to adjourn the meeting at 8:33pm.
Mr. Reardon seconded the Motion.
MOTION PASSED UNANIMOUSLY.

A G E N D A

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY APRIL 22, 2010, AT 7:30 P.M., IN THE COMMISSIONERS MEETING ROOM, ERNEST J. QUATRANI BUILDING, 2325 DARBY ROAD, HAVERTOWN, PA.

BOARD MEMBERS:

Joseph Russo, Chairman
Paul D. Emilio, Vice Chairman
Angelo Capuzzi, Secretary
Chuck Reardon, Member NO
Christian Gaumann, Member NO
Matthew Heckendorn, Member
William Rhodes, Member NO

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager
Chuck Faulkner, Pennoni Assoc.
Terry Coogan, Scribe

Item #1 Planned Community Shopping Center and Vehicle Fueling Facility-
Ordinance Amendment

Item #2 Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, April 22, 2010 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

Joe Russo, Chairman
Paul D'Emilio, Vice-Chairman
Angelo Capuzzi, Secretary
Matt Heckendorn, Member

BOARD MEMBERS NOT PRESENT:

Chris Gaumann, Member
Chuck Reardon, Member
Bill Rhodes, member

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager
Bill Wexler, 9th Ward Commissioner
Jim McGarrity, 7th Ward Commissioner
Terry Coogan, Recording Secretary

Mr. Russo called the meeting to order at 7:34pm.

**Item #1 Planned Community Shopping Center and Vehicle Fueling Facility –
Ordinance Amendment**

Amee Farrell, Attorney for the applicant, spoke before the Board. Also present was David Crocket, the developer.

The Board received a copy of the amended ordinance. The Board discussed the changes made to the ordinance regarding the size of the kiosk. Under the building code, a handicapped accessible public restroom is required. The applicant is requesting that the size of the kiosk be changed to 150sf from 100sf. to accommodate the restroom.

Mr. McGarrity inquired about the tenants of the shopping center. It was stated that no tenants have been signed at this time.

Mr. D'Emilio moved to amend only that portion of Article I Section 2 of the proposed Planned Community Shopping Center and Vehicle Fueling ordinance entitled "Vehicle Fueling Facility" which now reads:

'The building area of any enclosure associated with the Vehicle Fueling Facility shall be limited to a floor area of 100sf' to read:

'The building area of any enclosure associated with the Vehicle Fueling Facility shall be limited to a floor area of 150sf.'

All other provisions of Article I Section 2 shall remain the same.

Mr. Capuzzi seconded the motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #2 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the meeting on March 25, 2010.

Mr. Capuzzi seconded the Motion.

Roll call vote was taken.

Motion passed with a vote of 3-0-1 with Mr. D'Emilio abstaining.

Mr. Russo made a Motion to adjourn the meeting at 7:47pm.

Mr. Capuzzi seconded the motion.

MOTION PASSED UNANIMOUSLY.

Joseph Russo
5/27/10

A G E N D A

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY AUGUST 26, 2010, AT 7:30 P.M., IN THE COMMISSIONERS MEETING ROOM, ERNEST J. QUATRANI BUILDING, 2325 DARBY ROAD, HAVERTOWN, PA.

BOARD MEMBERS:

Joseph Russo, Chairman

Paul D. Emilio, Vice Chairman

Angelo Capuzzi, Secretary

Chuck Reardon, Member

Christian Gaumann, Member

Matthew Heckendorn, Member *NO*

William Rhodes, Member

ALSO PRESENT:

Chuck Faulkner, Pennoni Assoc.

Terry Coogan, Scribe

-
- | | |
|---------|---|
| Item #1 | 70 East Clearfield Road- Minor Subdivision
Cimorelli |
| Item #2 | Lancaster Avenue & Penn Street- Final Land Development Plan
Acme Markets |
| Item #3 | Haverford College- Sketch Plan |
| Item #4 | Review of Minutes |

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, August 26, 2010 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

Joe Russo, Chairman
Paul D'Emilio, Vice-Chairman
Angelo Capuzzi, Secretary
Chuck Reardon, Member
Chris Gaumann, Member
Bill Rhodes, Member

BOARD MEMBERS NOT PRESENT:

Matt Heckendorn, Member

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager
Chuck Faulkner, Penmoni Associates
Jeff Heilmann, 5th Ward Commissioner
Terry Coogan, Recording Secretary

Mr. Russo called the meeting to order at 7:40pm.

Item #1` 70 East Clearfield Road – Minor Subdivision
Cimorelli

This item was removed from the agenda.

Item #2 Lancaster Avenue & Penn Street – Final Land Development Plan
Acme Markets

Greg Davis, attorney for the applicant from Saul Ewing, spoke before the Board.

Acme Markets, Inc. is proposing to demolish all but one wall of the existing 18,500 sf Acme Market and an adjacent building to the West and construct a new 27,199 sf facility. The property consists of three separate parcels and is located on the NW corner of Lancaster Ave and Penn St. The majority of the property is within the C4 – Highway Commercial District in Haverford Township. Portions of the property also lie within the R4-Residential in Haverford, and within the R4-Residential District in Lower Merion Township. Stormwater management facilities are proposed. The project will be serviced by public water and sewer.

Jim Bannon, project engineer from Nave Newel Assoc., gave a general overview of the project. Some things discussed were the impervious surface coverage, the demolition of the car dealership and garage, parking spaces, the traffic from Penn Street onto Lancaster Avenue and the proposed right turn lane from Penn Street onto Lancaster Avenue, reconstructing the handicap ramps at the intersection of Penn Street and Lancaster

Avenue to comply with ADA requirements, and moving the entrance to the parking lot on Penn Street approximately 10 feet towards San Marino Ave. Also discussed were the delivery trucks, the screening of the loading dock, and the increased landscaping.

The applicant is requesting a waiver from the preliminary plan phase, a waiver from the requirement to show the location names and widths of streets and property lines within 200 ft of the site, and a waiver from the requirement to locate and identify all storm, sanitary and public water supply lines and owners of such facilities within 400 ft of the site.

Variances were granted by the Haverford Township Zoning Hearing Board for the following:

To allow a Supermarket use in the portion of the property zoned R-4, and to allow 116 parking spaces in-lieu-of the required 154.

The conditions imposed by the Zoning Hearing Board as listed on page 2 of the Township Engineer's review letter dated August 25, 2010 are still applicable except for condition #1.

All items on the attached Township Engineer's review letter dated August 25, 2010 were discussed. All items will be complied with, revised, and/or discussed further with the Township Engineer. It was agreed that the existing storm sewer on Penn Street, south of the intersection with Lancaster Avenue, will be shown on the plan at least up to the first drainage structure. Also, all proposed parking lot fixtures will be mounted no higher than 20 feet and the photometrics on the lighting plan will be modified accordingly.

John Pyne, the traffic engineer from Traffic Planning and Design, discussed a left-turn lane off Lancaster Ave onto Penn St.

Some other items discussed were installing more speed humps in the parking lot, the detention facility, and truck turning movements from and onto Lancaster Avenue and vehicular traffic turning onto Lancaster Ave from the site.

Mr. Russo asked the audience for any comment or questions.

Jane Williams, 626 San Marino Ave, asked if any provisions will be made during demolition and construction for dust control onto the neighbors' properties, and if the sidewalk along San Marino Ave will be replaced. Mrs. Hanlon-Widdop responded.

Kathy King, 631 San Marino Ave, commented on the sidewalks on San Marino Ave, questioned the elevation of the site when completed, expressed her concern with the view from San Marino Ave looking at the site and the 4 ft brick wall around the parking lot. Mr. Bannon addressed these concerns. A 4 ft brick wall will be constructed along the parking lot on San Marino Ave, the applicant will fill in the arborvitae as a screen on San

Marino Ave and the curbs and sidewalks will be repaired on San Marino Ave, as required by Township Code.

John Douglas, 635 San Marino Ave, questioned the location of the primary entrance to the parking lot.

The applicant will return to the September 23, 2010 Planning Commission meeting with revised plans.

Item #3 Haverford College – Sketch Plan

Kathleen DeJoseph, from Haverford College spoke before the Board. Also present was Chris Coval, project engineer from Hunt Engineers.

Ms. DeJoseph gave a brief overview of the project.

The applicant is proposing to construct a total of five dormitory buildings along the southeast side of the campus, east of Coursey Road. The site currently contains a parking lot. The area consists of approximately 3.5 to 4-acres. The site is located in the INS District.

Some items discussed were parking, traffic, emergency vehicle access, utilities, security issues, steep slopes, the purchasing of the Peco lot for additional parking, enrollment and the faculty.

The applicant is looking for approval for all five buildings but will be constructing only two at this time (80 single-occupant rooms per building). They will be providing parking and sewer information as they go forward. Their plans will be constructed in phases.

All items on the attached Township Engineer's review letter dated August 23, 2010 were discussed. The applicant will comply with and/or revise all items.

Mrs. Hanlon-Widdop questioned the starting time of construction and when they thought the buildings would be occupied. She also discussed the steep slopes with the applicant and the applicant's plans to remediate unsuitable soil conditions in the vicinity of the first two dorm buildings.

It was recommended to the applicant to resolve the emergency vehicle access problems in order to move this application forward.

Item #4 Review of Minutes

Mr. D'Emilio made a Motion to approve the minutes from the meeting held on July 22, 2010.

Mr. Capuzzi seconded the Motion.

Roll call vote was taken.

Motion passed with a vote of 5-0-1 with Mr. Russo abstaining.

Mr. Reardon made a Motion to adjourn the meeting at 10:20pm.

Mr. Rhodes seconded the Motion.

MOTION PASSED UNANIMOUSLY.



MANAGER 610-446-1000 ext. 208
HUMAN RESOURCES 610-446-1000 ext. 231
FAX 610-446-3930

TOWNSHIP OF
HAVERFORD
DELAWARE COUNTY

2325 DARBY ROAD HAVERTOWN, PA 19083-2251

WILLIAM F. WECHSLER, *President*
STEPHEN D'EMILIO, *Vice President*
LARRY GENTILE, BS, NREMT, *Manager/Secretary*
TIM DENNY, *Assistant Manager*
LORI HANLON-WIDDOP, *Asst. Manager*
CARL J. O'FRIA, JR., CPA, *Auditor*
JAMES J. BYRNE, JR., ESQ., *Solicitor*
PENNONI ASSOCIATES, INC., *Engineer*

WARD COMMISSIONERS
1st Ward STEPHEN D'EMILIO
2nd Ward MARIO A. OLIVA
3rd Ward ROBERT E. TRUMBULL
4th Ward DANIEL J. SIEGEL, ESQ.
5th Ward JEFFREY C. HEILMANN
6th Ward LARRY HOLMES, ESQ.
7th Ward JAMES E. MCGARRITY
8th Ward CHRIS CONNELL, SR.
9th Ward WILLIAM F. WECHSLER

HAVT 30142

August 25, 2010

Lori Hanlon-Widdop, Assistant Township Manager
Haverford Township
2325 Darby Road
Havertown, PA 19083-2251

**RE: Preliminary/Final Subdivision Plan – 1st Submission
ACME Markets, Inc. – Lancaster Avenue, Bryn Mawr**

Dear Ms. Hanlon-Widdop:

As requested, we have reviewed the following submission prepared by Nave Newell, Inc. of King of Prussia, unless otherwise noted, for the above referenced project:

- *"Preliminary/Final Land Development Plans"* (14 sheets), dated July 30, 2010.
- *"Stormwater Management Report Site Drainage Calculations"*, dated July 30, 2010.
- *"Infiltration Testing, ACME #7788 – Bryn Mawr"*, prepared by Earth Engineering, Inc., dated July 28, 2010.
- *"Bryn Mawr ACME Redevelopment Transportation Impact Study"*, prepared by Traffic Planning & Design, Inc., dated May 15, 2008, last revised July 23, 2010.
- *"Haverford Township Application for Subdivision and Land Development Review"* dated July 30, 2010.
- Copy of deed.

ACME Markets, Inc. is proposing to demolish an existing 18,500 square foot ACME Market and an adjacent building and construct a new 27,199 square foot facility. The property consists of three separate parcels and is located on the northwest corner of Lancaster Avenue (U.S. Route 30) and Penn Street. The majority of the property is within the C4-Highway Commercial District in Haverford Township. Portions of the property also lie within the R4-Residential in Haverford, and within the R4-Residential District in Lower Merion Township.

Stormwater management facilities are proposed. The project will also be serviced by public water and sewer.

Variances were granted (Sheet 4) by the Township of Haverford Zoning Hearing Board on February 6th, 2009 for the following:

- From § 182-206.B.1 to allow a Supermarket use in the portion of the property zoned R-4.
- From § 182-707.B. to allow 116 parking spaces in-lieu-of the required 154.

In addition, the Zoning Hearing Board concluded that the applicant's proposed impervious surface coverage is permissible in consideration of the permissible pre-existing non-conformity.

The Zoning Hearing Board also imposed the following conditions:

- (1) The rear of the property and the proposed rear door shall be used in cases of emergency only;
- (2) The applicant shall ensure that no drive-through services are provided at the properties;
- (3) The applicant shall ensure that deliveries are restricted to the hours between seven (7) a.m. and eleven (11) p.m.;
- (4) Upon written request of the Haverford Township Codes Office from interested parties, the applicant shall take all efforts necessary to abate or alleviate noise and odor complaints;
- (5) The applicant shall ensure that no outdoor area on the properties is used for storage;
- (6) The screening of the loading area shall be executed in accordance with Haverford Township ordinances and in conformity with the notes of testimony;
- (7) Applicant shall work with Haverford Township Codes Officer, Lori Hanlon-Widdop, to find a solution as to the screening of the compactor;
- (8) The project must be completed within eighteen (18) months from the start of demolition; and
- (9) All construction must be erected in conformity with the testimony presented by and on behalf of the applicant at the hearings in this matter.

A subsequent Zoning Hearing Board Appeal was granted on June 17, 2010 with the following conditions:

- Applicant must rebuild and repair the four foot wall bordering San Marino Avenue from the staircase to Penn Street.
- The project must be completed within one year and in accordance with the notes of testimony and all applicable conditions of the prior approval for development of the lot.

The Applicant is requesting waivers from the following sections of the Township Subdivision and Land Development Ordinance.

- Section 160-4.A - to waive the preliminary plan phase and consider the submitted plans for final approval.
- Section 160-4.E(5)(E)[3] – to waive the requirement to show the location names and widths of streets and property lines within 200-feet of the site.
- Section 160-4.E(5)(E)[4] – to waive the requirement to locate and identify all storm, sanitary and public water supply lines and owners of such facilities within 400-feet of the site.

We offer the following comments:

ZONING:

1. The Plan (sheet 4) refers to a February 6, 2009 Zoning Order. Also, there is a June 17, 2010 Zoning Order. Copies of both Orders (Decisions) should be included on the plans.
2. In the case of a parking lot which is accessory to a permitted use and which has facilities for three or more automobiles, any boundary or property line which abuts a residential district or a lot used for residential purposes shall be screened from the adjacent property by a buffer planting strip as defined in §182-106.B. (§182-707.A.3(a)) Verification should be provided that this buffer requirement is met by the existing evergreen screen located along San Marino Avenue.
3. The application should address the requirements for the reservation of land for park and/or recreation facilities. (§182-716)
4. All exterior lighting should be completely shielded so that it is deflected away from traffic and adjacent residential districts. (§182-718.F)
5. Walls other than a retaining wall shall be prohibited within a front yard. (§182-727.B) The plans indicate an 8-foot wall within the front yard along Lancaster Avenue.

the existing storm sewer system on Lancaster Avenue (S.R. 30). Also, manholes 1 and 2 shall address water quality issues associated with the roof runoff.

17. The Retention Volume required for infiltration will be equal to capturing one (1) inch of rainfall over all proposed impervious surfaces. (§78-34.A(2)(b)) The submitted infiltration volume calculations provide a retention volume based upon one-half (1/2) inch of rainfall. One-half (1/2) inch of rainfall is the minimum required only if it can be shown that the one (1) inch volume cannot be infiltrated due to site conditions. (§78-34.A(2)(c)). The Applicant must revise the calculations for the required infiltration volume
18. Infiltration areas must be protected from compaction during construction with construction fencing. (§78-32.E(1))
19. The existing storm sewer system located at the intersection of Lancaster Avenue (S.R. 30) and Penn Street does not appear to have the capacity to accommodate the 25-year storm discharge from the site. PennDOT approval is required to tie into and modify the existing storm sewer. (§78-31.D)
20. The size and capacity of the roof collection system should be identified.
21. With regard to the proposed underground detention/infiltration facility, we have the following comments:
 - a. A pre-manufactured system is proposed. Such a system does meet the requirements of the ordinance. However, it is our experience that this type of system is more difficult to maintain. The Applicant may wish to consider a more conventional system.
 - b. The plans should indicate the number and location of cleanouts/inspection ports.
 - c. It is unclear as to the purpose of the impermeable liner on the sidewalls of the system.
 - d. The reason for the proposed underdrain around the perimeter of the system should be clarified. We have concerns that such a pipe may detract from groundwater recharge.
22. The water quality inlet detail shall specify the minimum accessible dimension between the snout and the inside wall of the box.
23. The Applicant is reminded that a Stormwater Control and BMP Operations and Maintenance Agreement should be signed, notarized and submitted to the Township. (§78-49)
24. The Applicant is reminded that a contribution to the Municipal Stormwater Control and BMP Operation and Maintenance Fund is required. (§78-51)A.

TRAFFIC:

25. The applicant should investigate the feasibility of extending the proposed Lancaster Avenue restriping through the intersection with Penn Street in order to provide left turn lanes for Lancaster Avenue at Penn Street.
26. Truck turning templates should be provided confirming that delivery trucks are not able to exit via the 32-foot Lancaster Avenue driveway. If trucks can exit this driveway, the 30-foot, exit-only driveway to Lancaster Avenue should be eliminated.
27. The applicant should consider the recommendations contained in PennDOT's letter of July 15, 2010 (attached).

GENERAL:

28. The Planning Commission should note that the existing building wall along Lancaster Avenue is designated "*to remain*".
29. It is unclear why the plans refer to the "*renovated*" food market.
30. It is unclear how pedestrian access will be accommodated from the parking area on the southwest side of the building.
31. A driveway apron should be considered at the Penn Street entrance.
32. The sidewalk on Penn Street is not located within the proposed right-of-way.
33. Lighting must conform to Haverford Township design standards with regard to extinguishing of light sources after close of business and minimum lighting levels for safety and security (Township Design Standards).
34. It is unclear as to whether the existing sanitary sewer lateral will be re-used and/or re-configured.
35. The plans should identify all utilities to be abandoned.
36. The following details should be added to the plans: driveway apron; sewer lateral connection; lateral abandonment; raised crosswalk/speed tables; proposed brick wall.
37. Township Design Standards require an 8-inch curb reveal. The plans indicate a 6-inch curb reveal.
38. The minimum concrete strength for curb and sidewalk is 3,750 psi (per Township Design Standards).

39. All curb ramps should be in accordance with the latest requirements of PennDOT. Also, the Applicant should clarify the handicap access for the proposed driveway entrances on Lancaster Avenue.

40. The Applicant should clarify the width of the proposed sidewalk on Lancaster Avenue.

41. It is our understanding that PennDOT is in the process of preparing plans for the reconstruction of the Pennswood Road Bridge northeast of the site. The Applicant should review with PennDOT any potential coordination issues.


42. This plan should be reviewed by the Township Fire Marshall.

43. Landscaping and landscape details shall be reviewed by the Shade Tree Commission.

Should you have any further questions or comments, please feel free to contact the undersigned.

Sincerely,

PENNONI ASSOCIATES INC.


David Pennoni, P.E.
Township Engineer

cc: Gregory C. Newell, P.E., Nave Newell, Inc.
Paul Freehart, ACME Markets



TOWNSHIP OF
HAVERFORD
DELAWARE COUNTY

2325 DARBY ROAD HAVERTOWN, PA 19083-2251

MANAGER 610-446-1000 ext. 208
HUMAN RESOURCES 610-446-1000 ext. 231
FAX 610-446-3930

WILLIAM F. WECHSLER, *President*
STEPHEN D'EMILIO, *Vice President*
LARRY GENTILE, BS, NREMT, *Manager/Secretary*
TIM DENNY, *Assistant Manager*
LORI HANLON-WIDDOP, *Asst. Manager*
CARL J. O'FRIA, JR., CPA, *Auditor*
JAMES J. BYRNE, JR., ESQ., *Solicitor*
PENNONI ASSOCIATES, INC., *Engineer*

WARD COMMISSIONERS
1st Ward STEPHEN D'EMILIO
2nd Ward MARIO A. OLIVA
3rd Ward ROBERT E. TRUMBULL
4th Ward DANIEL J. SIEGEL, ESQ.
5th Ward JEFFREY C. HEILMANN
6th Ward LARRY HOLMES, ESQ.
7th Ward JAMES E. MCGARRITY
8th Ward CHRIS CONNELL, SR.
9th Ward WILLIAM F. WECHSLER

HAVT 30165

August 23, 2010

Lori Hanlon-Widdop, Assistant Township Manager
Township of Haverford
2325 Darby Road
Havertown, PA 19083-2251

**RE: Haverford College
Proposed Orchard Student Residences
Sketch Plan**

Dear Ms. Hanlon-Widdop:

As requested, we have reviewed the following information submitted in connection with the above referenced project.

- "Haverford College, Sketch Plan, Orchard Student Residences", (7 sheets) prepared by Todd Williams, Billie Tsien Architects, LLP of New York, NY dated August 9, 2010.
- Architectural Drawings
 - A201 – Bldg RCP – Level 1
 - A302 – Bldg B – Elevations
 - L1.01 & L1.02 – Landscape plans
 - Miscellaneous Renderings

The applicant is proposing to construct a total of five (5) dormitory buildings ranging in size from 5,088 sf to 11,321 sf along the southeast side of the campus, east of Coursey Road. The site currently contains a parking lot. The area consists of approximate 3.5 to 4-acres. The overall campus consists of 204 acres, and is located in the INS District.

We have the following comments regarding this Sketch Plan Submission:

1. An educational facility is permitted by conditional use in the INS District (§182-602B.(2)(b)).

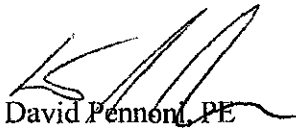
2. Drawing C001 indicates that the existing parking at this location will be replaced with another lot of comparable size. The applicant should indicate the location of this lot. Also, the applicant should clarify the additional parking needs for the proposed dormitories as they relate to the overall parking throughout the campus. (§182-707)
3. Off street loading and unloading requirements for the proposed buildings will need to be addressed. (§182-708)
4. The plans should delineate steep and very steep slopes. (§182-720) It appears the construction of building E may impact slopes at the southeast corner.
5. The applicant should address the open space requirements as they pertain to the entire campus. (§182-716)
6. The applicant will need to quantify all proposed sewage flows associated with the buildings. It is likely that an analysis of the downstream system will need to be performed to determine if adequate capacity is available to accommodate additional flows. (§160-5.B(a)(d))
7. A Pennsylvania Sewage Facilities Planning Module or Exemption will be required. (§160-4.E(5)(d))
8. A location map should be provided to indicate all property lines, watercourses, zoning, etc. within 2,000-feet of the site boundary. (§160-4.E(5)(b))
9. The plans should indicate all historic points, wetlands, pond or water bodies, watercourses and the location of the 100- year flood line. (§160-4.E(5)(e)[5])
10. It appears that the proposed buildings and earthen berms are being constructed overtop of existing utilities. This will cause difficulties in maintaining such facilities and performing future repairs. Various utilities, i.e. sanitary sewer, may need to be relocated.
11. The applicant should consider how stormwater will be directed away from the buildings and around the berms should the collection or stormwater management system become clogged or surcharged, i.e. provide overland relief.
12. Regarding the stormwater management facilities:
 - Placement of the facilities under the berms at the depths indicated may not be conducive to future maintenance and inspection.
 - There is an existing level spreader in the vicinity of the project. It should be determined if this project will impact the intended use of this facility.
 - We have concerns regarding the viability of the area for groundwater recharge given the extent of the proposed construction.

- The post construction stormwater notes on sheet C301 refer to "Draw Down Valves." The applicant should clarify their use and purpose.
13. The plans indicate buildings being constructed in various phases. A phasing plan will need to be provided to indicate how the site improvements will be constructed in conjunction with phasing.
14. The plans should be reviewed by the Township Fire Marshall.

If you have any questions or comments regarding the above, please contact us.

Sincerely,

PENNONI ASSOCIATES INC.



David Pennoni, PE
Township Engineer

/dk

cc. Ron Tola, Facilities Manager, Haverford College
Hunt Engineering Company
Todd Williams, Billie Tsien Architects, LLC

A G E N D A

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY, OCTOBER 14, 2010, AT 7:30 P.M., IN THE COMMISSIONERS MEETING ROOM, ERNEST J. QUATRANI BUILDING, 2325 DARBY ROAD, HAVERTOWN, PA.

BOARD MEMBERS:

Joseph Russo, Chairman
Paul D. Emilio, Vice Chairman ND
Angelo Capuzzi, Secretary
Chuck Reardon, Member
Christian Gaumann, Member ND
Matthew Heckendorn, Member
William Rhodes, Member ND

ALSO PRESENT:

Lori Hanlon-Widdop, Asst. Township Manager/Zoning Officer
Chuck Faulkner, Pennoni Assoc.
Terry Coogan, Scribe

- Item #1 Haverford College Dormitories- Final Land Development Plan
- Item #2 Argus Properties, Inc.- Sketch Plan
 1315 Lawrence Road
- Item #6 Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, October 14, 2010 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

Joe Russo, Chairman
Angelo Capuzzi, Secretary
Chuck Reardon, Member
Matt Heckendorn, Member

BOARD MEMBERS NOT PRESENT:

Paul D'Emilio, Vice-Chairman
Chris Gaumann, Member
Bill Rhodes, Member

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Engineer
Chuck Faulkner, Pennoni Associates
Terry Coogan, Recording Secretary

Mr. Russo called the meeting to order at 7:32pm.

Item #1 Haverford College Dormitories – Final Land Development Plan

Chris Cobaugh from Hunt Engineers spoke before the Board. Also present were Ron Tola and Kathy DiJoseph from Haverford College.

The applicant is proposing to construct a total of two dormitory buildings along the SE side of the campus, east of Coursey Road. The site currently contains a parking lot. The area consists of approximately 3.5 to 4-acres. The overall campus consists of 204-acres, and is located in the INS District. The new buildings will be serviced by public water and sewer.

The applicant is requesting a variance from the required parking requirements. Mr. Cobaugh stated that counsel for the applicant will be contacting the Township to discuss this variance.

Mr. Cobaugh reviewed the waivers being requested as noted on the attached Township Engineer's review letter dated October 13, 2010. The applicant will be appearing before the Zoning Hearing Board before returning to the Planning Commission.

All items (1 through 41) on the attached review letter were discussed. The applicant will comply with and/or revise and address all items before returning.

The applicant will submit revised plans to the Township before returning to the Planning Commission.

**Item #2 Argus Properties, Inc.- Sketch Plan
1315 Lawrence Road**

Lou Gilmore of Argus Properties spoke before the Board. Also present were Louis Gilmore, Michael Doyle, and James MacCombie, Project Engineer.

Mr. Gilmore gave a brief personal background.

The applicant is proposing to demolish the old Continental Auto Parts building and construct new self storage facilities with 12 parking spaces as indicated on the Sketch Plan. The applicant also provided a second plan to address parking requirements per the existing code. The parcel is located on the north side of Lawrence Road just west of the intersection with Eagle Road, within the Light Industrial (LIN) Zoning District. The parcel is currently serviced by public water and sanitary sewer services.

The applicant will be demolishing all buildings and removing everything.

The applicant reviewed the plans with the Board. There will be 50,000 sf of rentable space. The storage buildings will be climate controlled. No tractor trailers will be allowed on the property because of limited maneuvering area. The rear buildings were discussed. Approvals to construct the proposed units in the "capped" area (no footings) will be required from the PADEP and the EPA.

Mr. MacCombie discussed the attached Township Engineer's review letter dated October 4, 2010. The applicant will comply with and/or revise the drawings to address all items (1-8) in the letter.

Some items discussed were the impervious coverage ratio, the number of proposed parking spaces and peak traffic counts, off-street loading and loading spaces, steep and very steep slope disturbance, and the maximum building coverage.

Mr. Capuzzi made a Motion to the Zoning Hearing Board that the variances requested be considered for approval subject to the condition that adequate testimony be presented to support variance requests A and E regarding the proposed impervious surface and building coverages.

Mr. Russo seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

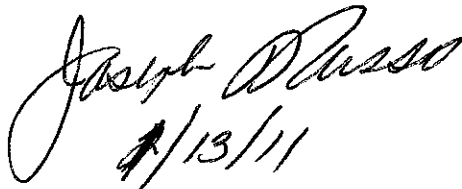
Item #3 Review of Minutes

This agenda item will be addressed at the next meeting.

Mr. Reardon made a Motion to adjourn the meeting at 9:50pm.

Mr. Heckendorn seconded the Motion.

MOTION PASSED UNANIMOUSLY.


4/13/11



TOWNSHIP OF
HAVERFORD
DELAWARE COUNTY

2325 DARBY ROAD HAVERTOWN, PA 19083-2251

MANAGER 610-446-1000 ext. 208
HUMAN RESOURCES 610-446-1000 ext. 231
FAX 610-446-3930

WILLIAM F. WECHSLER, *President*
STEPHEN D'EMILIO, *Vice President*
LARRY GENTILE, BS, NREMT, *Manager/Secretary*
TIM DENNY, *Assistant Manager*
LORI HANLON-WIDDOP, *Asst. Manager*
CARL J. O'FRIA, JR., CPA, *Auditor*
JAMES J. BYRNE, JR., ESQ., *Solicitor*
PENNONI ASSOCIATES, INC., *Engineer*

WARD COMMISSIONERS

1st Ward	STEPHEN D'EMILIO
2nd Ward	MARIO A. OLIVA
3rd Ward	ROBERT E. TRUMBULL
4th Ward	DANIEL J. SIEGEL, ESQ.
5th Ward	JEFFREY C. HEILMANN
6th Ward	LARRY HOLMES, ESQ.
7th Ward	JAMES E. MCGARRITY
8th Ward	CHRIS CONNELL, SR.
9th Ward	WILLIAM F. WECHSLER

HAVT 30165

October 13, 2010

Lori Hanlon-Widdop, Assistant Township Manager
Township of Haverford
2325 Darby Road
Havertown, PA 19083-2251

**RE: Haverford College
Proposed Orchard Student Residences
1st Submission**

Dear Ms. Hanlon-Widdop:

As requested, we have reviewed the following information submitted in connection with the above referenced project.

- "Haverford College, Preliminary/Final Land Development Orchard Student Residences", (12 sheets) prepared by Todd Williams, Billie Tsien Architects, LLP of New York, NY dated September 24, 2010.
- *Post Construction Stormwater Management Report* dated September 2010, prepared by Hunt Engineering Company.

The applicant is proposing to construct a total of two (2), 11,321 s.f. dormitory buildings along the southeast side of the campus, east of Coursey Road. The site currently contains a parking lot. The area consists of approximately 3.5 to 4-acres. The overall campus consists of 204-acres, and is located in the INS District. The new buildings will be serviced by public water and sewer.

The applicant is requesting the following variance from the Township Zoning Ordinance:

- Section 182-707 Relief of Parking Requirements

The applicant is also requesting waivers from the following sections of the Township's Subdivision and Land Development Ordinance:

- Section 160-4.E(5)(b) – Requiring a location map showing the location of all property lines, streets, roads and other subdivisions or land development within 2,000-feet of all boundaries at the site, zoning within such area and watercourses.

- Section 160-4.E.(5)(c) – Requiring a full data column listing zoning requirements.
- Section 160-4.E.(5)(e)[3] – Requiring the width of streets, curbs and pavement (public or private) all property lines and names of owners of tracts or parcels located within 200-feet of the site.
- Section 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.
- Section 160-5.B.(4)(e) – Requiring a grass plot between the sidewalk and the back of the curb.
- Section 160-5.B(5)(G) – Requiring a minimum inside diameter of 15-inches for storm sewer.

We have the following comments:

ZONING:

1. An educational facility is permitted by Conditional Use in the INS District. (§182-602B.(2)(b))
2. Regarding the waiver requests, we recommend that a full data column of zoning requirements be provided. Also, any stormwater piping to be used for conveyance should be a minimum of 15-inches in diameter.
3. The applicant has indicated that the existing parking at this location will be replaced with a lot of comparable size, south of the site. The applicant should indicate the location of this lot and access routes to it. Also, the applicant should clarify any additional parking needs for the proposed dormitories as they relate to the overall parking throughout the campus. (§182-707)
4. The plans should indicate the total parking requirements for the campus and the variance request for reduced parking.
5. Off street loading and unloading requirements for the proposed buildings should be clarified. (§182-708)
6. The plans should delineate steep and very steep slopes. (§182-720)
7. The applicant should address the open space requirements as they pertain to the entire campus. A tabulation for the entire campus would be prudent. (§182-716)

SUBDIVISION AND LAND DEVELOPMENT:

8. A two-step review process is required by the Ordinance. (§160-4.E & 160-4.F) The plans indicate preliminary/final. Should the applicant wish to combine this process, a waiver should be requested.
9. An approved Pennsylvania Department of Environmental Protection Sewage Facilities Planning Module or exemption is required. (§160-4.E.5.d)
10. The applicant will need to quantify all proposed sewage flows associated with the buildings. It is likely that an analysis of the downstream system will need to be performed to determine if adequate capacity is available to accommodate the additional flows. (§160-5.B(5)(j)(9)(a & d)).
11. The plans should include soil classifications; percent of land slope; and hydrological classifications, as set forth in the Soil Conservation Service Engineering Field Manual. (§160-4.E.5(e)[2])
12. The plans should include all historic points, natural features, flood plain, steep slopes, wetlands, pond or water bodies, and the location of the 100-year flood line. (§160-4.E.(5)(e)[5])
13. The plan proposes slopes of two (2) horizontal to one (1) vertical in various areas. Such slopes require a written statement from a licensed civil engineer and approval from the Township in accordance with §160-5.B.(2)(5)(i)[3][a]
14. The applicant is reminded that an Erosion and Sediment Control Permit and an NPDES Permit from the Delaware County Soil Conservation District is required. (§160-4.E.5(e)[2])

STORMWATER:

15. Regarding the drainage plan contents (§78-25), the following should be provided:
 - a. An erosion and sediment control plan. (§78-25.A(4), B(20))
 - b. A Drainage Plan Application and Checklist should be provided. (§78-25.A(6,7))
 - c. A statement in accordance with §78-25.B(22).
 - d. The signature block per §78-25.B(23).
 - e. An operations and maintenance plan in accordance with §78-44. (§78-25.C(f))
16. All stormwater runoff shall be pretreated for water quality prior to discharge to surface or groundwater. (§78-30.K, §78-35) It is unclear how runoff (excluding roof runoff) discharged directly to the basin will meet this requirement.

17. Infiltration areas must be protected from compaction during construction. (§78-32.E(1))
We have concerns as to how this will be accomplished given the magnitude of construction surrounding the infiltration areas. Further clarification of this requirement should be provided.
18. Regarding the infiltration system(s) design, the following should be clarified:
- a. A minimum depth of 24 inches between the bottom of the BMP and the top of the limiting zone is required. (§78-34.A(1)(a))
 - b. The infiltration facility shall be capable of completely infiltrating the retention volume (Rev) below grade within four days (96 hours). (§78-34.A(1)(c))
 - c. A detailed soils evaluation of the project site shall be required to determine the suitability of infiltration facilities in accordance with §78-34.B.
 - d. The storage/infiltration volume should verify conformance with §78-34 and §78-35. The recharge calculation in the report indicates the 'basin static storage' is 10,767 CF, while the 2-year routed hydrograph indicates a used storage of 9,849 CF. The NPDES calculation indicates a storage volume of 13,764 CF. The required volume to be retained/infiltrated should be infiltrated during the 2-year storm, below the lowest orifice.
19. The applicant appears to have designed the stormwater management facilities for potential future buildings. Should the applicant wish to address potential future development at this time, a note should be added to the plan to clarify the system capacity being utilized and the future capacity available.
20. Regarding the proposed discharge point east of Building A, it is unclear if this runoff will be directly conveyed to the channel south of the site, or if it will discharge to an alternate point of interest. If not directly conveyed to the identified point of interest, the drainage area may need to be analyzed separately, identified and/or additional information may need to be provided to verify the design.
21. With regard to the proposed underground detention/infiltration facility, we have the following comments:
- a. A pre-manufactured system is proposed. Such a system does meet the requirements of the ordinance. However, it is our experience that this type of system is more difficult to maintain. The Applicant may wish to consider a more conventional system.
 - b. The bed is proposed to be located under the berms 15 to 16- feet deep. Maintenance of such a facility at this depth will be difficult.
 - c. It appears that additional distribution piping is needed to evenly distribute the flow in the basin.
 - d. It is unclear why no distribution piping is proposed within the western portion of the bed closest to the road.
 - e. It is unclear as to why the isolator row continues across the courtyard area between the two (2) basins.

- f. The elevations shown in the Detail for the basin (Drwg. C903) are inconsistent with the plan.
- g. The characteristics of the fabric depicted on the detail around the perimeter of the basin should be further clarified (i.e. PennDOT class and type).
- h. The plans should indicate the number and location of cleanouts/inspection ports.
- i. It does not appear the outlet structure configuration and/or stage-storage information (i.e., Hydraflow Pond Report) has been included in the report.
- j. It appears that the outlet control structure is not large enough to accommodate the size and configuration of the pipes and both access openings. Additionally, the outlet control structure detail (Sheet C902) is inconsistent with the information on the cross-section and table (i.e., orifice size, weir elevation, inlet/outlet pipe).

22. Regarding the general stormwater management design, we have the following comments:

- a. The proposed grading along the northwest corner and west side of Building A does not appear to allow for overland relief away from the building should the inlet become clogged or the basin reach capacity. Also, the first floor elevation of this Building is such that should the system fail, the building may be susceptible to water infiltration.
- b. The proposed elevations within the lower courtyard area adjacent to and between the two buildings are within several inches of the finished floor elevations. It may be prudent to provide a greater factor of safety in these areas to ensure water flows away from the buildings should the collection system fail or drainage paths become obstructed. Further, additional inlets may be necessary in the courtyard areas to capture run-off from the berm that may not be collected by the stone beds/trenches at the bottom of the walls.
- c. Additional detail (i.e., cross section, etc) regarding the green roof system should be provided to verify size, capacity and other design parameters.
- d. Profiles of the storm sewer system should be provided, including inverts and pipe diameters.
- e. The location of the underdrain and drywells detailed on Sheets C902 and C903 should be identified on the plan. The plan indicates a 4-inch trench in some places, while the pipe sizes per these details are 6-inch and 12-inch.
- f. A cross section should be provided for new Channels 1 and 2 indicated on the north side of Building A.
- g. It is unclear why the existing infiltration area north of the site is to remain; it appears to conflict with the grading of Channel 1.
- h. All inlets shall have a minimum of two (2) 2-inch diameter weep holes in the bottom of the sump.
- i. All storm manholes shall have a minimum 30-inch diameter clear opening.
- j. The size of the existing storm manhole directly downstream of the control structure should be indicated; it appears this structure may need to be replaced/enlarged.
- k. There is an existing level spreader south of Building B. It should be determined if this project will impact the intended use of this facility.

23. The Applicant is reminded that a Stormwater Control and BMP Operations and Maintenance Agreement should be signed, notarized and submitted to the Township. (§78-49)
24. The Applicant is reminded that a contribution to the Municipal Stormwater Control and BMP Operation and Maintenance Fund is required. (§78-51)A.

GENERAL:

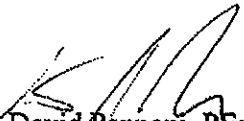
25. It is unclear as to why the new sanitary sewer is being installed under Building B rather than re-routed on the south side of the building. Also, it is unclear as why two (2) lines are being installed.
26. The proposed sanitary sewer along the west side of the building is in close proximity to existing and proposed utilities. We recommend further separation be provided for maintenance purposes. Also, it would be prudent to include profiles of these lines to identify any potential conflicts.
27. The school should consider replacing the existing sanitary sewer on the east side of the buildings with ductile iron pipe rather than Schedule 40 PVC.
28. The sanitary sewer manhole detail should be revised to reflect the following:
 - a. All openings must be a minimum of 30-inches in diameter.
 - b. Manholes should be constructed in accordance with ASTM C478, including all gaskets for pipe penetrations.
 - c. The exterior of all manholes should be coated with two (2) coats of a bitumastic coating.
 - d. Precast concrete risers shall be used for adjustment in-lieu-of brick.
 - e. All concrete under the drop connection shall be placed against undisturbed virgin soil.
29. Absence of any evidence to the contrary (i.e. easements) the plans should note that Haverford College owns the sanitary sewer.
30. The detail for the storm and sanitary sewer trench shall indicate AASHTO No. 57 stone to be used for plastic pipe in-lieu-of PennDOT 2A stone.
31. The lateral connection for Proposed Dormitory Building A is unclear.
32. The typical cleanout detail should indicate a traffic rated cover shall be used in all paved and emergency access areas.
33. A detail for the retaining walls should be provided. The applicant should ensure the walls meet the applicable codes with regard to fall protection.

34. The minimum concrete strength for curb and sidewalk is 3,750 psi (Township Design Standards).
35. Calculations should be submitted to demonstrate the grass pavers used for the emergency access areas can support fire truck loading.
36. It is unclear as to why the depression for the emergency access adjacent to Building B does not correspond with the proposed access lane.
37. The hand hole detail should indicate the minimum cover to be provided over conduits.
38. Much of the data indicated on the Lighting Plans (C801 and C802) is unclear.
39. A light foundation detail should be provided.
40. The plan should be reviewed by the Township Fire Marshall.
41. Landscaping and landscape details shall be reviewed by the Shade Tree Commission.

Should you have any questions or comments, please feel free to contact us.

Sincerely,

PENNONI ASSOCIATES INC.


David Pennoni, PE
Township Engineer

/dk

cc. Ron Tola, Facilities Manager, Haverford College
Christian Cobaugh, P.E., Hunt Engineering Company



MANAGER 610-446-1000 ext. 208
HUMAN RESOURCES 610-446-1000 ext. 231
FAX 610-446-3930

TOWNSHIP OF
HAVERFORD
DELAWARE COUNTY

2325 DARBY ROAD HAVERTOWN, PA 19083-2251

WILLIAM F. WECHSLER, *President*
STEPHEN D'EMILIO, *Vice President*
LARRY GENTILE, BS, NREMP,
Manager/Secretary
TIM DENNY, *Assistant Manager*
LORI HANLON-WIDDOP, *Asst. Manager*
CARL J. O'FRIA, JR., CPA, *Auditor*
JAMES J. BYRNE, JR., ESQ., *Solicitor*
PENNONI ASSOCIATES, INC., *Engineer*

WARD COMMISSIONERS
1st Ward STEPHEN D'EMILIO
2nd Ward MARIO A. OLIVA
3rd Ward ROBERT E. TRUMBULL
4th Ward DANIEL J. SIEGEL, ESQ.
5th Ward JEFFREY C. HEILMANN
6th Ward LARRY HOLMES, ESQ.
7th Ward JAMES E. MCGARRITY
8th Ward CHRIS CONNELL, SR.
9th Ward WILLIAM F. WECHSLER

HAVT 30164

October 4, 2010

Lori Hanlon-Widdop, Assistant Township Manager
Haverford Township
2325 Darby Road
Havertown, PA 19083-2251

**RE: Argus Properties Inc., Lawrence Road
Sketch Plan**

Dear Ms. Hanlon-Widdop:

As requested, we have reviewed the following information, prepared by Herbert E. Macombie, Jr., P.E., Inc., in connection with the above referenced project:

- "Conceptual Development Plan for Argus Properties Inc. – Lawrence Road", (three sheets) dated August 18, 2010.
- "Parking Compliant Plan for Argus Properties Inc. – Lawrence Road", (one sheets) dated August 18, 2010.

The applicant, Argus Properties, is proposing to demolish the old Continental Auto Parts building, and construct new self storage facilities with 12 parking spaces as indicated on the Sketch Plan.

Also, Argus provided a second plan to address parking requirements per the existing code.

The 2.39-acre parcel is located on the north side of Lawrence Road just west of the intersection with Eagle Road, within the Light Industrial (LIN) Zoning District. The parcel is currently serviced by public water and sanitary sewer services.

We offer the following comments:

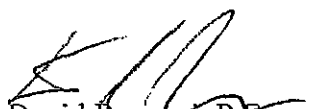
1. The total proposed building area appears to be approximately 27,400 square feet consisting of an 80-foot by 215-foot, 3-story building (17,200 s.f.) and a total of six (6) smaller buildings of various sizes totaling 10,200 square foot.
2. It is our understanding that the proposed buildings are for storage.

3. Clarification should be provided as to the type of buildings proposed on the existing EPA capped area. It is our understanding that the buildings are intended to be readily removed.
4. The existing (52,654 s.f.) and proposed (23,158 s.f.) impervious cover figures regarding the capped area in the Impervious Cover Table are unclear.
5. The applicant should investigate the feasibility of reconfiguring the proposed drive to combine ingress/egress with the existing drives from the east (Swiss Farms and Char-Lees).
6. Traffic improvements should be consistent with other potential uses of the site. Also, improvements should be coordinated with any improvements along Lawrence Road associated with redevelopment of the Bubble Gum Factory site.
7. Loading/unloading areas should be provided.
8. The Fire Marshal should review the proposed access and circulation.
9. Should the plan proceed to preliminary/final, the following should be considered:
 - An approved Pennsylvania Sewage Facilities Planning Module (or exemption) will be required.
 - Approval by the Environmental Protection Agency should be obtained.
 - Existing storm drainage, sanitary sewer and public water supply lines will need to be indicated.
 - Indicate steep and very steep slopes and the extent to which these slopes will be disturbed.

Should you have any further questions or comments, please feel free to contact the undersigned.

Sincerely,

PENNONI ASSOCIATES INC.


David Pennoni, P.E.
Township Engineer

/dk

cc: James W. MacCombie, P.E., Herbert E. MacCombie, Jr., P.E., Inc.
Louis Gilmore, Argus Properties Inc.