

Haverford Township
Planning Commission
2024 Agendas and Minutes

[January](#)

[February](#)

No March meeting

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Haverford Township - Planning Commission

Meeting: Tuesday, January 11, 2024

Time: 7:00 p.m.

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

Members:

E. David Chanin
Angelo Capuzzi
Robert Fiordimondo
Louis D. Montresor
Julia Phillips
Maggie Dobbs
Stephen Welsh

Agenda

1. Opening of Meeting:

Roll Call
Pledge of Allegiance

2. Reorganization/appointments:

Motion to nominate candidates for the following seats:

Chairperson
Vice-Chairperson
Secretary

Motion to appoint scribe for the year 2024.

Motion to set the following 2024 calendar of meetings for the Planning Commission:

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

Meetings shall convene at 7: 00 p.m.

3. Jim Miller Holdings, LLC- Preliminary/Final Land Development Plan

2224 & 2228 Haverford Road

D.C. Folio Nos. 22-06-01067-01 & 22-06-01067-02

Applicant proposes to consolidate two parcels and to construct a 3,289 square foot, 2nd floor addition to be constructed over the footprint of an existing commercial warehouse for the purpose of offices to support the businesses located on the first floor.

Public Comment/Citizens Forum

4. McGoldrick Electric - Zoning/Sketch Plan Review

83 S Eagle Road

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

Applicant proposes to combine an INS – (Institutional) property with a R-6 (Medium Density Residential) property into a single property. A 2,930 SF building is proposed to be demolished and the applicant is proposing to construct six (6) new structures containing 600 SF garage and 400 Sf office on second floor. The project will include the construction of forty-two (42) parking spaces.

Public Comment/Citizens Forum

5. 14 Claremont Blvd- Preliminary/Final Subdivision Land Development Plan

14 Claremont Blvd

D.C. Folio Nos. 22-00-00355-00

The site is a single-family dwelling with a detached garage. The applicant is proposing to remove the existing dwelling & other improvements, subdivide the single property into three (3) lots and construct three (3) new single family dwellings. The property is located within the R-5 (Low to Medium Density Residential) and it contains 30,625 SF. The newly created lots will be approximately 10,210 SF with a 1,785 SF dwelling and stormwater improvements.

Public Comment/Citizens Forum

6. Dzine Properties, LLC - Joseph Taggart- Preliminary/Final Subdivision Land Development Plan

225 & 233 Hastings Ave Subdivision

D.C. Folio Nos. 22-03-01180-00 & 22-03-01182-00

Applicant proposes to subdivide two (2) lots into four (4) which will then locate three (3) existing dwellings and a single property and create one additional vacant lot. No construction is proposed on the vacant lot at this time.

Public Comment/Citizens Forum

7. Proposed Ordinance Amendment- Chapter 182, Zoning,

Article VII, Supplemental Regulations "LIMITED MUNICIPAL EXEMPTION" Review of a proposed ordinance to allow for "Limited Municipal Exemptions" consisting of the following, "Limited Municipal Exemption: The provisions of this chapter shall not apply to land and buildings or portions thereof owned or used by the Township of Haverford for governmental use and purposes."

Public Comment/Citizens Forum

8. Review of Minutes:

Planning Commission minutes of September 14 and November 9th.

Adjournment

Haverford Township - Planning Commission

Meeting: Tuesday, January 11, 2024

Time: 7:00 p.m.

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

Members:

E. David Chanin
Angelo Capuzzi
Robert Fiordimondo
Louis D. Montresor
Julia Phillips
Maggie Dobbs
Stephen Welsh

Minutes

Others in Attendance:

Gary Smith, Zoning Officer & Community Planner
Charles Faulkner, Pennoni Associates, Township Engineer
Marge Buchanan, Planning Commission Scribe

1. Opening of Meeting 7:08 P.M.

Roll Call
Pledge of Allegiance

2. Reorganization/appointments:

Reorganization/appointments
Motion to nominate candidates for the following seats:
Chairperson: David Chanin
Motion: Rob Fiordimondo
Seconded: Angelo Capuzzi
All in Favor
Vice-Chairperson: Maggie Dobbs
Motion: Lou Montresor
Seconded: Angelo Capuzzi
All in Favor

All in Favor

Motion to appoint Marge Buchanan as scribe for the year 2024.

Motion: Angelo Capuzzi

Seconded: Lou Montresor

All in Favor

Motion to set the following 2024 calendar of meetings for the Planning Commission:

Motion: Maggie Dobbs

Seconded: Lou Montresor

All in Favor

February 8th

March 14th

April 11th

May 9th

June 13th

July 11th

August 8th

September 12th

October 10th

November 14th

December 12th

Meetings shall convene at 7:00 P.M.

Lou Montresor moved to keep the time.

All in Favor

Jim Miller Holdings, LLC- Preliminary/Final Land Development Plan

2224 & 2228 Haverford Road

D.C. Folio Nos. 22-06-01067-01 & 22-06-01067-02

Applicant proposes to consolidate two parcels and to construct a 3,289 square foot, 2nd floor addition to be constructed over the footprint of an existing commercial warehouse for the purpose of offices to support the businesses located on the first floor.

The Applicant was not present. Mr. Capuzzi made a motion to table the Plan of review subject to receipt of a time extension. If the time extension is not granted in the 90-day clock period, then the Planning Commission votes to deny the plan.

Ms. Dobbs seconded.

All in Favor

McGoldrick Electric - Zoning/Sketch Plan Review

83 S Eagle Road

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

Applicant proposes to combine an INS – (Institutional) property with a R-6 (Medium Density Residential) property into a single property. A 2,930 SF building is proposed to be demolished and the applicant is proposing to construct six (6) new structures each containing a 600 SF garage on the first floor and 400 Sf office on second floor. The project will include the construction of forty-two (42) parking spaces.

Bob Newton, P.E., presented for 83 S. Eagle Rd. Sketch plan review. Mr. Newton began with a description of the unclear zoning of the two parcels. Parcel 22-09-00655-00 is shown on the Zoning Map as INS whereas Parcel 22-09-00655-01 is shown as R-6. There is permitting history showing the INS lot as C-3, General Commercial. Mr. Newton stated the applicant would like to demolish an existing approximately 2800 square foot building on the INS Lot to make way for several smaller buildings used as office/ garages and add parking to the lot which is zoned R-6. Mr. Newton stated the parcels contain some stormwater facilities as well as utilities that run through.

Mr. Capuzzi said the applicant would need to change the zoning if the use was to be commercial.

Mr. Newton stated his thought was to change the zoning and then combine the lots. Mr. Capuzzi agreed to that order and said changing the zoning to C-3 would be consistent with the adjacent zoning.

A discussion of surrounding zoning and uses took place. Mr. Capuzzi added some background to the former use of the properties by PHS.

Mr. Capuzzi added the land development requires open space or fee-in-lieu. There should be two sketch plans prepared; one showing development with the required open space and the second showing development without the open space (fee-in-lieu-of). Both plans would be presented to the Planning Commission for its opinion and eventually to the Board of Commissioners for their decision.

Mr. Chanin added his concern regarding tree preservation.

Ms. Phillips mentioned the Historic Commission was interested in the age of the main structure. Mr. Newton was not aware of its age. Ms. Phillips asked if there was any way to repurpose that portion of the existing stone building. Mr. McGoldrick, Owner, stated that section would be very costly to save but the stained glass may be saved.

Ms. Dobbs asked about the uses of the rear building, the parking area and the proposed offices/ garages.

Mr. Newton explained the building in the rear is a 2-story office complex with 6 employees for McGoldrick electric, the 6 new proposed, 2-story garage office buildings would be offered on lease to small contractors. The parking would be the required amount of spaces for the rear, 2-story building.

Mr. Capuzzi asked about the setback compliance and impervious coverage. Mr. Newton stated the impervious would be reduced by 4 or 5 percent.

Mr. Chanin suggested revisiting the parking in a creative way to save on the impervious coverage.

Mr. Newton began responding to the Township Engineer's Review Letter dated January 4, 2024.

- 1, 2, 4, 5 Revisited the zoning confusion/clarification.
3. was an oversight.
6. Garage height will require zoning relief.
7. Parking lot landscaping will be prepared after zoning approval.
8. Off-street loading will be provided.
9. Land development procedure will provide plans for front yard landscape which includes Shade Tree Commission recommendations.
10. All landscaping and buffers will be provided.
11. All lighting plans will be a part of the land development process.
12. Mr. Newton stated he would recommend a waiver for the traffic impact study.
13. Open space or fee-in-lieu of plans will be created.
14. Sewage facilities planning module will be submitted at a later date.
15. As with the sewage facilities, the stormwater management will be submitted at a later date.

Mr. Newton asked for advice in how to proceed.

Mr. Capuzzi explained that a land use attorney may be able to direct how to proceed.

Mr. Capuzzi added to get clarification from the Township to confirm if the INS parcel is actually zoned C-3.

Ms. Dobbs added to have the zoning clarification addressed by the Board of Commissioners. Ms. Dobbs was still unclear on the multiple uses on the properties. Ms. Dobbs was not in favor of a traffic study waiver with 7 different uses on the lots. Each of the contracting companies will have machinery, employee vehicles, work vehicles and different schedules. This will generate a lot of traffic at this facility. The proposed uses are more intensive than what currently exists.

Mr. Capuzzi stated an office complex would be a permitted use in the C-3 Zoning District.

Planning Commission overall advice to the applicant; having the zoning of the properties addressed by the Board of Commissioners which would diminish the relief needed by the Zoning Hearing Board. Additionally, it was strongly recommended that the traffic impact study be completed and not a requested waiver as the traffic of the proposed plan will intensify by a considerable amount.

14 Claremont Blvd- Preliminary/Final Subdivision Land Development Plan

14 Claremont Blvd D.C. Folio Nos. 22-00-00355-00

The site is a single-family dwelling with a detached garage. The applicant is proposing to remove the existing dwelling & other improvements, subdivide the single property into three (3) lots and construct three (3) new single family dwellings. The property is located within the R-5 (Low to Medium Density Residential) and it contains 30,625 SF. The newly created lots will be approximately 10,210 SF with a 1,785 SF dwelling and stormwater improvements.

James Buckler, Esq. presenting for the applicant stated that the proposed 3 lot subdivision in the R-5 Zoning district was fully zoning compliant with both area and bulk regulations. Mr. Buckler explained that the waiver requested for a two-step preliminary/final land development plan review was in his opinion, in error. The proposed subdivision is less than 4 lots that requires no new public improvements which qualifies as a minor subdivision. Mr. Buckler said the requirement for a preliminary plan does not apply in this case. Mr. Buckler also clarified that the application states there is a two-story dwelling that will be removed but in fact the house and garage were demolished before the application was filed. Mr. Buckler stated the applicant was fully prepared to comply with the Township Engineers comments from the review letter dated January 4, 2024. Mr. Buckler stated that the applicant would chose a fee-in-lieu for the open space requirement.

Mr. Capuzzi asked if the three proposed homes would be the same. Mr. Buckler said they would be similar but articulated so they would not look all the same.

Ms. Dobbs asked if the homes would have porches. Mr. Buckler said no porch.

Ms. Dobbs referred to the Township Engineers review letter #1 regarding the median setback lines of existing structures. Mr. Buckler stated the applicant would comply with the comment.

Ms. Dobbs added her concern of the historical character of the street and that infill developments are detracting from our overall community character of our existing neighborhoods.

Ms. Dobbs asked about details on grading of driveways and if there were basements proposed with the homes. Mr. Buckler stated there would be basements and the houses would be set back a bit further to accommodate the grading from the existing homes and the existing 8% grade.

Ms. Dobbs asked how far the driveway curb cuts would be from one another in relation to the street parking that is on the same side of the street. Mr. Buckler responded, 58 feet would appear to be the distance from driveway to driveway.

Ms. Dobbs requested the number be given to the maximum capacity the infiltration beds can handle along with the impervious surface proposed to be on the subdivision plans and updated as needed on the building permit applications indicating the change from the subdivision plans.

Gus Houtmann, PE., joined the conversation and Mr. Capuzzi stated the plan could include a note such as: The seepage bed is designed for X amount of square feet of impervious.

Mr. Capuzzi stated, regarding #7 of the Township Engineer's letter regarding open space; the choice to set aside land or a fee-in-lieu request is the decision of the Township, not the applicant. By regulation two sketch plans are to be submitted; one with open space and one without. Mr. Capuzzi noted the large trees that exist in the rear of the properties and added it may be beneficial to at least deed restrict that area to save those trees. Mr. Capuzzi asked that the project engineer look at the grading between the proposed buildings to be sure the stormwater is directed through those spaces.

Ms. Phillips agreed with Ms. Dobbs in keeping with the character of the neighborhood. Ms. Phillips mentioned that the house was not documented with the Historical Commission prior to demolition.

Mr. Houtmann asked for feedback on comment #4 of the Township Engineers review letter regarding right-of-way width of an additional 2.5 feet may be required. Mr. Capuzzi said, you may ask for a waiver or you provide the additional 2.5 feet. Mr. Houtmann said they would increase the right-of-way. Mr. Houtmann asked about comment #3 regarding 2 off-street parking spaces and asked if the two-car garages would be sufficient. Mr. Faulkner stated the spaced need to be delineated on the plan.

Mr. Buckler asked the Planning Commission to approve the Plan as a final plan with the condition that all comments of the Township Engineer are in compliance.

Mr. Chanin asked that the trees in the rear of the lots not be cut down. Mr. Buckler agreed unless there were issues with their health and would need recommendation from the Shade Tree Commission.

Mr. Capuzzi made a motion to recommend conditional approval as a final Plan subject to 1) The comments of the January 4, 2024 Township Engineer's Review Letter be addressed to the satisfaction of the Township. 2) The decision between open space or fee-in-lieu-of be decided by the Board of Commissioners prior to the final approval.

Mr. Fiordimondo seconded.

All in Favor

Dzine Properties, LLC - Joseph Taggart- Preliminary/Final Subdivision Land Development Plan

225 & 233 Hastings Ave Subdivision D.C. Folio Nos. 22-03-01180-00 & 22-03-01182-00

Applicant proposes to subdivide two (2) lots into four (4) which will then locate three (3) existing dwellings and a single property and create one additional vacant lot. No construction is proposed on the vacant lot at this time.

Applicant was not present. The Planning Commission moved to table the Plan. Proposed Ordinance Amendment- Chapter 182, Zoning, Article VII, Supplemental Regulations "LIMITED MUNICIPAL EXEMPTION" Review of a proposed ordinance to allow for "Limited Municipal Exemptions" consisting of the following, "Limited Municipal Exemption: The provisions of this chapter shall not apply to land and buildings or portions thereof owned or used by the Township of Haverford for governmental use and purposes."

The Planning Commission revisited the conversation on the language of the proposed ordinance amendment. The Board as a whole feels a more detailed explanation is required from the Township. The Board feels as written, the proposed ordinance amendment is not clear in its intention and requires more defined guidelines.

Suzanna Barucco, Chair of the Historical Commission spoke on behalf of the Historical Commission. There is a big concern over the double standard where the Township would not have to abide by the same rules as everyone else. Additionally, there is a feeling that the exemption would put historical resources at risk for demolition. Ms. Barucco believes the exemption should be rejected in its entirety.

Ms. Dobbs Recommended tabling until the February 8, 2024 Planning Commission Meeting at which time, action will take place.

Seconded by Mr. Montresor.

All in Favor.

Mr. Chanin and Mr. Montresor planned to meet with David Burman prior to the scheduled Planning Commission meeting in February to discuss the very strong concerns.

Review of Minutes

Planning Commission Minutes of September 14, 2023 and November 9, 2023.

Ms. Dobbs motioned to approve the September 14, 2023 Planning Commission Minutes. Seconded by Mr. Montresor. Ms. Phillips Abstained. Mr. Welsh Abstained.

All in Favor.

Ms. Dobbs motioned to approve the November 9, 2023 Planning Commission Minutes with Mr. Chanin's comments. Mr. Capuzzi seconded. Mr. Montresor abstained. Ms. Dobbs abstained.

All in Favor.

Mr. Chanin took a moment to thank Jack Garrett for his helpful input and contributions to the Planning Commission during his term.

Ms. Dobbs motioned to adjourn.

Seconded by Mr. Welsh.

All in Favor.

Adjournment: 9:29 P.M.

Haverford Township - Planning Commission

Meeting: Thursday, February 08, 2024

Time: 7:00 p.m.

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

Members:

E. David Chanin - Chairperson

Maggie Dobbs - Vice - Chairperson

Stephen Welsh - Secretary

Angelo Capuzzi

Robert Fiordimondo

Louis D. Montresor

Julia Phillips

Others in Attendance:

Gary Smith, Zoning Officer & Community Planner

Charles Faulkner, Pennoni Associates, Township Engineer

Agenda

1. Opening of Meeting:

Roll Call

Pledge of Allegiance

2. Jim Miller Holdings, LLC- Preliminary/Final Land Development Plan

2224 & 2228 Haverford Road

D.C. Folio Nos. 22-06-01067-01 & 22-06-01067-02

Applicant proposes to consolidate two parcels and to construct a 3,289 square foot, 2nd floor addition to be constructed over the footprint of an existing commercial warehouse for the purpose of offices to support the businesses located on the first floor.

Public Comment / Citizens Forum

3. McGoldrick Electric - Zoning/Sketch Plan Review

83 S Eagle Road

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

Applicant proposes to combine an INS – (Institutional) property with a R-6 (Medium Density Residential) property into a single property. A 2,930 SF building is proposed to be demolished and the applicant is proposing to construct six (6) new structures containing 600 SF garage and 400 Sf office on second floor. The project will include the construction of forty-two (42) parking spaces.

Public Comment/Citizens Forum

4. Dzine Properties, LLC - Joseph Taggart- Preliminary/Final Subdivision Land Development Plan

225 & 233 Hastings Ave Subdivision

D.C. Folio Nos. 22-03-01180-00 & 22-03-01182-00

Applicant proposes to subdivide two (2) lots into four (4) which will then locate three (3) existing dwellings and a single property and create one additional vacant lot. No construction is proposed on the vacant lot at this time.

Public Comment / Citizens Forum

5. Proposed Ordinance Amendment – Chapter 41-1 & 47-5,

Redefines and further regulates Mechanical Amusement Devices and Game of Skill Machines, Chapter 182-106, Redefines and clarifies the definition of Convenience Store, Chapter 182-106, Defines E-Liquids, Electronic Cigarettes, Electronic Nicotine Delivery Systems, Hookah Bars, Indoor Recreational or Amusement Facilities, Mechanical Amusement Devices, Significant Tobacco Retailers and Smoke Shops, Chapter 47-1, Prohibits Mechanical Amusement Devices within the premises of Significant Tobacco Retailers, Chapter 182-106, Prohibits Game of Skill Machines in Convenience Stores, Chapter 182-403, Expressly prohibits Significant Tobacco Retailers (including smoke shops, vape shops and hookah bars) in the C-2 Neighborhood Commercial District, Chapter 182-404, Deletes cigarette and tobacco as permitted to be sold in gift shops in the C-3 General Commercial District, Chapter 182-406, Establishes Significant Tobacco Retailers (including smoke shops, vape shops and hookah lounges) as a use permitted by Conditional Use in the C-5 Shopping Center Commercial District and Chapter 182-1209, Establishes criteria for the approval of a Significant Tobacco Retailers use.

Public Comment / Citizens Forum

6. Review of Minutes: Planning Commission minutes of January 11th 2024

Adjournment

Haverford Township – Planning Commission

Meeting: Thursday, February 08, 2024

Time: 7:00 p.m.

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

Minutes

Planning Commission Members:

E. David Chanin, Chairperson
Maggie Dobbs, Vice-Chairperson
Stephen Welsh, Secretary
Angelo Capuzzi
Robert Fiordimondo
Louis D. Montresor
Julia Phillips

Others in Attendance:

Gary Smith, Zoning Officer & Community Planner
Charles Faulkner, Pennoni Associates, Township Engineer
Marge Buchanan, Planning Commission Scribe

Agenda Items

Opening of Meeting 7:08 P.M.

Roll Call

Pledge of Allegiance

Jim Miller Holdings, LLC- Preliminary/Final Land Development Plan

2224 & 2228 Haverford Road

D.C. Folio Nos. 22-06-01067-01 & 22-06-01067-02

Applicant proposes to consolidate two parcels and to construct a 3,289 square foot, 2nd floor addition to be constructed over the footprint of an existing commercial warehouse for the purpose of offices to support the businesses located on the first floor.

Carl Ewald, Attorney and Adam Powell, Civil Engineer presented for the project.

Mr. Powell began with addressing the Township Engineers Review Letter of January 2, 2024.

Mr. Powell stated that the applicant will comply with all of the Township Engineer's review comments.

Zoning comments regarding parking spaces:

1. 29 external parking spaces and 8 internal parking spaces will be provided.
 - 2-h. Five parking stalls in the rear, fenced in area are reduced to 4 spaces for accessibility.
 - 2-i. New plan provides 2 HP parking stalls (originally 1). ADA requires an additional HP parking after 25 parking spaces are provided.
- Mr. Powell said the new parking lot layout will allow full movement in and out of the parking stalls.
3. Loading Zone shown on the south-east corner of the building that will allow for deliveries from box trucks or similar.
 4. Plans will delineate the limits of the second floor addition to confirm that the addition is within the side and rear yard setbacks.
 6. Monuments are required but may be difficult due to the odd shape of the property. The marker will be documented in a method acceptable to the Township Engineer.
 7. Fence between this lot and the neighbor to the east will be 6 feet tall. Additionally, a fence will be installed around the trash enclosure.
 8. Delineation of the landscaping and buffer will be added to the plan.
 9. All existing curb cuts will remain functional.
 11. Parking stalls will be 9'x18'.
 12. The retaining wall placed closer to parking stalls to minimize its height and/or delete entirely.
 13. It is possible to meet the requirements for a sewer module exemption.

Mr. Fiordimondo asked how a handicapped person would maneuver from the dedicated parking spaces to the entrances and without an elevator, how are they to get to the second floor. Mr. Powell explained that if the usable office space on the second floor is under 3000 square feet an elevator is not required. Mr. Ewald added that there is office space on the first floor near the garages if Mr. Miller needed to meet with someone in a wheelchair. Mr. Fiordimondo stated the spaces for handicapped parking appears to be cumbersome as currently proposed. Mr. Powell said they could very easily be moved to a location adjacent to Karakung Drive. Mr. Fiordimondo added that Karakung Drive is very busy in the morning.

Mr. Capuzzi asked that the handicap accessible route to the building be identified on the plan. Create a curb cut or ramp may be needed in the existing sidewalk.

Ms. Dobbs asked where the landscape buffers are located and specified the requirement that the buffers and vegetation to be noted on the plans.

Mr. Welsh asked about the retaining proposal serving two functions; adding to the parking area and retaining the neighboring property grade. Mr. Powell responded that by either grading it out or adding the retaining wall, it will clean up that area.

Mr. Montesor inquired if there were any environmental concerns. Mr. Ewald stated a study had been done prior to Mr. Miller purchasing the property.

Mr. Capuzzi asked that the second floor addition be delineated on the plan showing compliance with setback requirements. Mr. Capuzzi requested that some than the less than ideal parking spaces be marked for employee parking. Mr. Capuzzi and Mr. Powell discussed the functionality of the driveways being adequate for two-way traffic. Mr. Capuzzi asked that the 8 internal parking spaces be marked on the plan.

Mr. Ewald stated the three waivers being requested:

§160-4 requiring a two-step preliminary/final land development plan review process.

§160-4.E(i) requiring a Traffic Impact Study.

§78 requiring stormwater analysis.

Mr. Capuzzi made a motion to recommend preliminary/final approval for JPM Haverford Road-2228 & 2224 Haverford Road with the following conditions:

The remaining comments of the Township Engineers Review letter of January 2, 2024 be addressed to the satisfaction of the Township.

The interior parking spaces be identified on the plan.

Employee parking to be identified by signage or some other means on the plan.

If required, directional arrows should be added to the pavement.

Second floor addition should be added to the plan.

Handicapped accessible routes be identified on the plan.

Anchors be provided for the concrete bumpers.

Add landscape buffers and notes to the plan.

Mr. Fiordimondo seconds.

All in Favor.

McGoldrick Electric - Zoning/Sketch Plan Review

83 S Eagle Road

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

Applicant proposes to combine an INS – (Institutional) property with a R-6 (Medium Density Residential) property into a single property. A 2,930 SF building is proposed to be demolished and the applicant is proposing to construct six (6) new structures, each containing 600 SF garage on the first floor and 400 SF office on second floor. The project will include the construction of forty-two (42) parking spaces.

Not Required to be present.

Dzine Properties, LLC - Joseph Taggart- Preliminary/Final Subdivision Land Development Plan

225 & 233 Hastings Ave Subdivision

D.C. Folio Nos. 22-03-01180-00 & 22-03-01182-00

Applicant proposes to subdivide two (2) lots into three (3) lots, with two of the lots containing existing single-family detached dwellings and the third lot being an undeveloped vacant lot suitable for future construction. which will then locate three (3) existing dwellings and a single property and create one additional vacant lot. No construction is proposed on the vacant lot at this time.

John Anthony-237 Hastings Ave., was present for the project in the absence of Joseph Taggart.

Mr. Capuzzi clarified Mr. Anthony owns the 233 Hastings Ave. 75' wide lot and Mr. Taggart owns 225 Hastings Ave. 75' wide lot. The proposal is to take 25' of each of those lots to create a new lot. Mr. Capuzzi stated the problem with the proposal is the garage that exists on the lot at 233 Hastings Ave. is two feet from the rear property line where 5 feet is required by Code. Haverford Township regulations state a property cannot be subdivided if a building on the property is nonconforming. The options would be to go to the Zoning Hearing Board for relief or to demolish the garage. The Planning Commission may not approve a subdivision plan unless the nonconformity is resolved.

Ms. Dobbs pointed out there appears to be a shed (an accessory structure) on the proposed lot which would not have a primary structure, which is also not be permitted by Code. Leaving the shed on the proposed new lot would also require relief from the Zoning Hearing Board. An option would be to temporarily relocate the shed onto one of the other two lots until the primary structure is built on the newly created lot.

Proposed Ordinance Amendment – Chapter 41-1 & 47-5, Redefines and further regulates Mechanical Amusement Devices and Game of Skill Machines, Chapter 182-106, Redefines and clarifies the definition of Convenience Store, Chapter 182-106, Defines E-Liquids, Electronic Cigarettes, Electronic Nicotine Delivery Systems, Hookah Bars, Indoor Recreational or Amusement Facilities, Mechanical Amusement

Devices, Significant Tobacco Retailers and Smoke Shops, Chapter 47-1, Prohibits Mechanical Amusement Devices within the premises of Significant Tobacco Retailers, Chapter 182-106, Prohibits Game of Skill Machines in Convenience Stores, Chapter 182-403, Expressly prohibits Significant Tobacco Retailers (including smoke shops, vape shops and hookah bars) in the C-2 Neighborhood Commercial District, Chapter 182-404, Deletes cigarette and tobacco as permitted to be sold in gift shops in the C-3 General Commercial District, Chapter 182-406, Establishes Significant Tobacco Retailers (including smoke shops, vape shops and hookah lounges) as a use permitted by Conditional Use in the C-5 Shopping Center Commercial District and Chapter 182-1209, Establishes criteria for the approval of a Significant Tobacco Retailers use.

Mr. Chanin recused himself and Vice-Chair Maggie Dobbs led the discussion.

Mr. Capuzzi explained the reason for this proposed ordinance amendment is due to multiple zoning applications in Haverford Township for "Vape Shops" of which there are currently 6 shops in operation. With no specific rules and regulations in place regarding vape shops, the Commissioners felt it was important for the health, safety and welfare of the residents of the Township to put in some controls. The proposal is to limit the zoning districts in which "vape" shops are permitted to the C-5 zoning district, which includes the Manoa Shopping Center, the Llanerch Shopping Center and the Quarry Center. There would also be a restriction that no vape shop could be located within 1000 feet of a property zoned institutional. Institutional zoning is primarily schools, churches and hospitals. Additionally, vape shops would have to be 1000 feet apart.

Ms. Phillips stated she agreed with the proposal but would have liked to have seen more than 1000 feet as a set distance. Ms. Dobbs stated 1000 feet seems to be fairly typical.

Mr. Fiordimondo stated he agreed with the proposal in its entirety.

Mr. Capuzzi stated he was going to pass on his editorial comments to Gary Smith. Mr. Capuzzi added the definition for convenience store on page 6, needs to be clarified and believes where it states "more" should be "less". Additionally, Mr. Capuzzi feels the 1000 feet separation should apply to properties within the recreational and open space zoning district.

Mr. Welsh stated he was generally in favor of the proposed ordinance amendment.

Mr. Montresor stated that it is possible neighboring municipalities may have adopted something similar which may have precipitated the pop-up of a number of these places in a short period of time. Mr. Montresor voiced his support.

Ms. Dobbs also would like clarification in the language of the definitions. Ms. Dobbs also questions the ability to execute the regulations in regard to percentages of stock/merchandise. Ms. Dobbs agrees with the limiting of the business as a safety /health issue and with the separation of 1000 feet being added to recreational and open space district.

Mike Lee, 304 Fairlamb Ave.- stated he agrees with proposal but questioned how the people who live near the C-5 zoning districts would feel. Mr. Lee added there was inadequate notice and lack of communication regarding this proposal.

Stacey Mattox, 38 E. Turnbull Ave.- asked for clarification of the proposal. Ms. Dobbs explained the stores would require 1000 feet from another store. Once a legal nonconforming store moves out, the use may not continue.

Mr. Capuzzi added if an application for a vape store would be submitted and in the C-5 zoning district, the applicant would still require a special conditional use hearing and approval. Board of Commissioners would hear testimony as to why the applicant would like to put their business in a location. The Commissioners have the right to attach special conditions to that approval. This also gives a chance for residents to offer their individual opinions and testimony. Mr. Capuzzi explained the multiple ways the notice of the hearing would be advertised.

Mr. Capuzzi motioned to recommend the proposed ordinance amendment with the following suggestions:

1. That the 1000-foot buffer be expanded to include properties zoned recreational and open space.
2. That the definition of convenience store on page 6 be changed to "20% or less of its total merchandise" as opposed to "20% or more of its total merchandise".
3. It is the Planning Commissions' opinion that the proposed ordinance is consistent with the Townships Comprehensive Plan.

Ms. Phillips seconded.

All in favor. Mr. Chanin abstained.

Review of Minutes

Planning Commission Minutes of January 11, 2024.

Mr. Montresor motioned

Ms. Dobbs seconded

All in Favor

Adjournment

Mr. Montresor motioned

Mr. Fiordimondo seconded

All in Favor - 8:38 P.M.

Haverford Township - Planning Commission

Meeting: Thursday, April 11, 2024

Time: 7:00 p.m.

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

Members:

E. David Chanin - Chairperson

Maggie Dobbs - Vice - Chairperson

Stephen Welsh - Secretary

Angelo Capuzzi

Robert Fiordimondo

Louis D. Montresor

Julia Phillips

Others in Attendance:

Gary Smith, Zoning Officer & Community Planner

Charles Faulkner, Pennoni Associates, Township Engineer

Agenda

1. Opening of Meeting:

Roll Call

Pledge of Allegiance

2. Llanerch Country Club – Sketch Plan

950 West Chester Pike

D.C. Folio Nos. 22-09-02715-00

Applicant is proposing to replace the pool, upgrade and improve existing café, improve parking lot and adding nineteen (19) spaces and improving golf course grounds, including adding four paddle course.

Public Comment / Citizens Forum

3. Draft Chapter 78 Erosion and Sediment Control; Stormwater Management

Public Comment/Citizens Forum

Haverford Township - Planning Commission

Meeting: Thursday, April 11, 2024

Time: 7:00 p.m.

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

Members:

E. David Chanin - Chairperson

Maggie Dobbs - Vice - Chairperson - Arrived 7:12 P.M.

Stephen Welsh - Secretary

Angelo Capuzzi

Robert Fiordimondo

Louis D. Montresor

Julia Phillips

Others in Attendance:

Gary Smith, Zoning Officer & Community Planner

Charles Faulkner, Pennoni Associates, Township Engineer

Marge Buchanan, Planning Commission Scribe

Minutes

1. Opening of Meeting:

Roll Call

Pledge of Allegiance

Llanerch Country Club - Sketch Plan

950 West Chester Pike

D.C. Folio Nos. 22-09-02715-00

Applicant is proposing to replace the pool, upgrade and improve the existing café, improve the parking lots, add nineteen (19) spaces and improve the golf course grounds. While the submitted plans indicate the construction of four (4) new paddleball courts, those improvements have been deleted from the project.

Jim Byrne, Esq., presented for the Applicant.

Mr. Byrne stated the Llanerch Country Club is proposing to improve the Club in the pool area, on-site parking improvements and expansion and small improvements to the driving range. Mr. Byrne introduced Chris Wilkerson, GM of the Llanerch Country Club, John Giangulio, President of the Llanerch Country Club and Jim Bannon, Engineer for the project.

John Giangulio explained the project will serve three main objectives. Replacing infrastructure on the site that has aged out, increase safety on the campus and enhance the facilities for the members. The pool is 70 years old and it would be beneficial to replace at this age. The parking lot has not been paved in over 30 years. The safety objective is to increase the lighting on the campus and the pool area and add cart pathways for people to walk and get pedestrians out of parking areas. The pool enhancement would include a slight increase in the size of the main pool and the addition of a children's pool and general improvements that would increase safety to pool access for people of all ages. Water features for children's play would also be added. An upgraded pool food/beverage building with freezer/refrigeration and storage space would replace the existing snack bar. Locker rooms and add family bathrooms would be added and the bathrooms/ changing areas for use by tennis players would be enhanced. Additionally, the golf range would be improved while adding green space to that facility and the location of the putting green would be shifted to allow the addition of more parking spaces.

Mr. Giangulio presented photographs of existing conditions and renderings of the proposed improvements along with an explanation of the number and history of memberships at the club. The paddle courts that were previously proposed had been removed due to the expense at this time.

Mr. Welsh inquired about the light improvements. Mr. Giangulio explained that it is the technology that is improved in the lights not necessarily the size of the lights. Mr. Chanin asked about the hours the lights would shine. The lights will be on until approximately 2-3 A.M. for security.

A discussion on the parking calculation between the Planning Commission and the presenting team took place and the timeline of the improvements was also discussed.

Mr. Capuzzi asked if some of the tennis courts are be used for pickle ball currently and Mr. Giangulio explained 4 of those courts are used for both. Mr. Capuzzi asked if weddings are held at the clubhouse. Mr. Giangulio confirmed that the club has not pursued outside events as often in the last 4 years in keeping the facility more accessible to the members. Mr. Capuzzi asked what maximum capacity would be at an event. Mr. Wilkerson stated the ballroom has an approximate capacity of 230 persons, the lower level can hold 70-80 people, though it would be very unusual to have that number of people at one time.

Mr. Welsh asked if the parking on the Manoa Road side is going to remain. Mr. Giangulio replied the parking would not change.

Mr. Chanin asked about preserving the trees along west Chester pike. An explanation ensued regarding which trees would remain and which would be removed.

Ms. Phillips asked why the proposed lot and the existing lots would not be connected. Mr. Giangulio answered that it is a fire regulation.

Mr. Byrne stated prior to the review of the Township Engineer's Letter of April 2, 2024, that the actual parking breakdown at the Golf Club is somewhat different than the parking breakdown in the uses per the ordinance. As discussed prior, a member arrives to golf, then goes for dinner and it's the same car that has not moved. Mr. Byrne stated it may be that a variance may not be needed in the nonconforming situation.

Mr. Bannon of Nave Newell, the civil engineer for the project, began addressing the Township Engineer's review letter.

Regarding comments 1 and 2, as pointed out by Mr. Byrne, discussions are needed with the Township regarding the nonconformity.

3 Parking wheel stops will be installed.

4 Lighting will comply with Township standards and more efficient LED lamps will be installed.

5 Landscape strip on West Chester Pike, as it is on Manoa Road, is less than 30-feet in depth, but this non-conformity will be discussed with the Township.

6 Proposed landscape buffers will meet the Township requirement.

7 Steep and very steep slopes will be delineated on future submissions.

8 The plan will delineate the proposed improvements.

9 Signature blocks will be included on the plan.

Mr. Capuzzi asked the width of the drive isles. Mr. Bannon answered that currently not meeting code but the new design will be 24-feet wide.

Ms. Dobbs asked total limit of disturbance estimated. Mr. Bannon replied approximately 10 acres, with .03 to .04 acres of added impervious cover. Ms. Dobbs asked if stormwater management facilities would be installed to control the added runoff from the new impervious areas. Mr. Bannon verified that to be the case. Ms. Dobbs added the bus stop on West Chester Pike and the pedestrian connection should be considered with the improvements.

Mr. Fiordimondo asked for clarification on the trash receptacle with the increase in waste. The team did show on the site plan where it may be placed. Mr. Fiordimondo asked how the construction would be handled; all at once or phased. Mr. Giangulio explained that ground-breaking is planned for September 2024, pool demo and foundations would be done prior to ground freezing and above ground work can be done after the ground freezes, excavation in the spring of 2025, in the hopes of laying asphalt for the parking thereafter.

Mr. Capuzzi asked about a parking requirements and if the argument for nonconformity along with the 30-foot landscape buffer will be taken to the Zoning Hearing Board. The team would propose the parking argument to the Zoning Officer prior. Mr. Capuzzi recommended a parking analysis. Mr. Capuzzi asked if the Project will return for Preliminary/Final Land Development approval. Mr. Capuzzi asked for clarification of the proposed improvements of the existing parking areas and if it is the hope is to have the pool ready by Memorial Day 2025. Mr. Bannon stated the existing drives would be mill and resurfaced and confirmed an opening date of Memorial Day 2025.

Draft Chapter 78 Erosion and Sediment Control; Stormwater Management

Chuck Faulkner and Bridget Gillen present the proposal.

§78-13 This Ordinance shall be known and may be cited as "Township of Haverford Stormwater Management Ordinance"

This proposal is based on the recommendations received from Delaware County and the DEP beginning in 2022. This is basically an update to the existing ordinance.

§78 Erosion and Sediment Control; Stormwater Management, Article II was adopted in 2005 in response to the Darby Creek/Cobbs Creek watershed study done by the

County. The Ordinance is being updated to the PA DEP standards and regulations as well as updated with new technologies and procedures. Haverford Township has its own unique issues with stormwater management and it is important to keep current with updates.

A technical discussion took place on the update, changes, exemptions and definitions of the proposal (Draft attached to these Minutes).

All Planning Commission Members offered their input for changes, additions and clarifications.

Tim Allen, 11 Glendale Road

Mr. Allen expressed concerns about runoff from new homes previously constructed on Clairmont Avenue, which are adjacent and back up to his property. He believes that the stormwater management improvements installed for those homes are not working properly and is causing considerable water issues with his landscaping and water in his basement. He is concerned that the new 3-lot subdivision on Clairmont Avenue recently approved by the Township will only exacerbate the problems he is experiencing.

Mr. Capuzzi motioned to adjourn.

Ms. Dobbs seconded.

Adjournment 9:17 P.M.

Haverford Township - Planning Commission

Meeting: Thursday, May 9, 2024

Time: 7:00 p.m.

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

Members:

E. David Chanin - Chairperson

Maggie Dobbs - Vice - Chairperson

Stephen Welsh - Secretary

Angelo Capuzzi

Robert Fiordimondo

Louis D. Montresor

Julia Phillips

Others in Attendance:

Gary Smith, Zoning Officer & Community Planner

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Agenda

1. Opening of Meeting:

Roll Call

Pledge of Allegiance

2. Chatham Park Elementary School – Preliminary / Final Land Development Plan 400 Allston Road

D.C. Folio Nos. 22-02-00005-00

Applicant is proposing to construct three building additions containing approximately 12,500 SF and construct two parking lots containing thirty-two (32) new parking spaces and associated stormwater management.

Public Comment / Citizens Forum

3. 102 W Eagle Road – Sketch Plan

D.C. Folio Nos. 22-03-00005-01

Applicant is proposing to demolish an existing gas station building and the gas pump canopy (2,950 SF) and construct a new gas station retail building and new gas pump canopy (4,200 SF). The impervious coverage is proposed to be reduced from 100% to 78%.

Public Comment / Citizens Forum

4. Dzine Properties, LLC - Joseph Taggart- Preliminary/Final Subdivision Land Development Plan 225 & 233 Hastings Ave Subdivision

D.C. Folio Nos. 22-03-01180-00 & 22-03-01182-00

Applicant proposes to subdivide two (2) lots into four (4) which will then locate three (3) existing dwellings and a single property and create one additional vacant lot. No construction is proposed on the vacant lot at this time.

Public Comment / Citizens Forum

Adjournment



Minutes

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room

1014 Darby Road, Havertown, PA 19083

Thursday, May 9, 2024 at 7:00 p.m.

Planning Commission Members:

E. David Chanin, Chairperson
Maggie Dobbs, Vice-Chairperson
Stephen Welsh, Secretary
Angelo Capuzzi
Robert Fiordimondo
Louis D. Montresor
Julia Phillips

Others in Attendance:

Gary Smith, Zoning Officer & Community Planner
Charles Faulkner, Pennoni Associates, Township Engineer
Jaime Jilozian, Director of Community Development

Agenda Items

Opening of Meeting-Mr. Chanin opened the Meeting at 7:06 P.M.

Roll Call

Mr. Chanin welcomed Jaime Jilozian, Director of Community Development.

Pledge of Allegiance

Chatham Park Elementary School – Preliminary / Final Land Development Plan

400 Allston Road

D.C. Folio Nos. 22-02-00005-00

Applicant is proposing to construct three building additions containing approximately 12,500 SF and construct two parking lots containing thirty-two (32) new parking spaces and associated stormwater management.

Carolyn DuBois, RLA, K&W Engineers presented with Jeff Straub, Crabtree Rohrbaugh & Associates.

Mr. Straub described the proposed three additions using projected renderings.

Ms. DuBois reviewed the site plans using projected plans including parking, parent drop offs, green space and stormwater management facilities.

Ms. DuBois stated the Shade Tree Commission has reviewed the landscape plan and has written an informal email indicating that the plan will be formally approved at the next Shade Tree Commission Meeting. Ken Matthews, Project Manager, stated there will be approximately 20 surplus trees. Additionally, Mr. Matthews stated a traffic memo had been prepared by the School District's traffic engineering consultant and will be submitted. Ms. DuBois gave the particulars on the tree removal and replacement.

Mr. Montresor asked if there was a maintenance plan on the plantings and Ms. DuBois stated there is a one-year warranty on plantings along with specific requirements on how the trees must be cared for during the establishment period.

Ms. Dobbs asked about the existing stormwater management facility along Glen Arbor Road and Ms. DuBois stated those facilities would not be touched. Mr. Faulkner added the facility was for overflow that was installed by the Township approximately 7 years ago.

Ms. Dobbs asked for explanation of the proposed 10-space parking lot adjacent to Glen Arbor Road. Ms. DuBois stated it is a staff parking lot to meet the parking requirement and will support after hours parking for events per School District conversation. A conversation among the Planning Commission leaned toward eliminating the proposed 10-space and saving a good deal of money.

Ms. Phillips raised concerns about the drive patterns. A discussion took place regarding the sidewalks,

driveways, bus queues and drop-offs.

Mr. Capuzzi suggested additional directional signs and ADA ramps at street crossings. Mr. Capuzzi referenced the ADA parking requirement of grading and that the 10 space lot has no HP space. Mr. Matthews stated that lot has no accessible entry to the building.

Mr. Fiordimondo asked if the children would be in the school during construction. Mr. Matthews stated a timeline of construction beginning in August of this year and therefore, yes. A phasing plan would be implemented and would keep the children away from the construction. Mr. Fiordimondo asked about the staff access in the rear of the building and the main entrance with his expressed concern for safety. Mr. Matthews said there will be hard wired card readers at the doors which are currently used, cameras and alarm systems if doors are propped open for extended periods. Mr. Straub added there is a security system that is partnered with the police and specialized glazed glass.

Mr. Capuzzi asked about the staging area and contractor parking. Mr. Matthews explained how those facilities will be incorporated into the project. Mr. Capuzzi asked when the project is to be completed. Mr. Matthews said, August 22, 2025, however the landscaping would be in September. Mr. Capuzzi asked what the budget is and Mr. Matthews stated it is yet to be fully established but construction budget is going to be approximately 22 million dollars.

Mr. Capuzzi asked how the Open Space requirement would be addressed. The front and rear field would all count towards the Township's open space requirements

The project team will return with final plans after the resident mailings are sent out and the comments in the Township Engineer's review letter of May 3, 2024 are addressed.

102 W Eagle Road – Sketch Plan

D.C. Folio Nos. 22-03-00005-01

Applicant is proposing to demolish an existing gas station building and the gas pump canopy (2,950 SF) and construct a new gas station retail building and new gas pump canopy (4,200 SF). The impervious coverage is proposed to be reduced from 100% to 78%.

In the absence of the Applicant, the Planning Commission discussed and concluded that a use variance would be required from the Zoning Hearing Board as a gas station is not a use by right in the C-3 General Commercial District along with other variances.

Dzine Properties, LLC - Joseph Taggart- Preliminary/Final Subdivision Land Development Plan

225 & 233 Hastings Ave Subdivision

D.C. Folio Nos. 22-03-01180-00 & 22-03-01182-00

Applicant proposes to subdivide two (2) lots into four (4) which will then locate three (3) existing dwellings and a single property and create one additional vacant lot. No construction is proposed on the vacant lot at this time.

Joe Taggart, Owner presented for his project. Mr. Taggart stated he had attended the April 4, 2024 Zoning Hearing Board Meeting where the Board approved (Case Z24-8) the subdivision with existing nonconforming front yard setback of the front porch and removal of existing shed.

Comments from the Township Engineer's Review Letter of January 4, 2024 to be reflected on the final plans were confirmed by Mr. Taggart as follows:

The plan would be revised to show the location of the sanitary sewer lateral on Lot 1.

A signature block for the Township Planning Commission will be provided on the plan.

Plans will indicate concrete markers.

Ms. Dobbs requested the plan to note there will be no new development on the newly created lot.

Mr. Capuzzi made a motion that the Planning Commission recommend the final subdivision plan subject to the following conditions:

Addressing the comments of the Township Engineer.

Adding the Zoning Hearing Board decision on the plans.

Adding a note to the plan that no new construction is planned at this time.

The plan should show the removal of the existing shed on the new Lot.

Ms. Dobbs seconded.

All in Favor.

Mr. Capuzzi motioned to adjourn.

Ms. Dobbs seconded.

All in favor.

Adjournment- 8:42 P.M.

Haverford Township - Planning Commission

Meeting: Thursday, June 13, 2024

Time: 7:00 p.m.

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

Members:

E. David Chanin - Chairperson

Maggie Dobbs - Vice - Chairperson

Stephen Welsh - Secretary

Angelo Capuzzi

Robert Fiordimondo

Louis D. Montresor

Julia Phillips

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Agenda

1. Opening of Meeting:

Roll Call

Pledge of Allegiance

2. Chatham Park Elementary School – Preliminary / Final Land Development

Plan 400 Allston Road

D.C. Folio Nos. 22-02-00005-00

Applicant is proposing to construct three building additions containing approximately 12,500 SF and construct two parking lots containing thirty-two (32) new parking spaces and associated stormwater management.

Public Comment / Citizens Forum

3. 102 W Eagle Road – Sketch Plan

D.C. Folio Nos. 22-03-00005-01

Applicant is proposing to demolish an existing gas station building and the gas pump canopy (2,950 SF) and construct a new gas station retail building and new gas pump canopy (4,200 SF). The impervious coverage is proposed to be reduced from 100% to 78%.

Public Comment / Citizens Forum

4. 14 Claremont Blvd- Minor Subdivision Plan

D.C. Folio Nos. 22-00-00355-00

DEP Component 4A, Municipal Planning Agency Review

Public Comment / Citizens Forum

5. Review of Minutes

Planning Commission minutes of February 8th 2024

Adjournment

Haverford Township - Planning Commission

Meeting: Thursday, June 13, 2024

Time: 7:00 p.m.

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

Minutes

Planning Commission Members:

E. David Chanin, Chairperson

Maggie Dobbs, Vice-Chairperson

Stephen Welsh, Secretary

Angelo Capuzzi

Robert Fiordimondo

Louis D. Montresor-Absent

Julia Phillips

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Agenda Items

1. Opening of Meeting-Mr. Chanin called meeting to order at 7:05 P.M.

Roll Call

Pledge of Allegiance

2. Chatham Park Elementary School – Preliminary / Final Land Development Plan

400 Allston Road

D.C. Folio Nos. 22-02-00005-00

Applicant is proposing to construct three building additions containing approximately 12,500 SF and construct two parking lots containing thirty-two (32) new parking spaces and associated stormwater management.

Carolyn DuBois, RLA, K&W Engineers began by addressing the comments of the June 4, 2024 Township Engineer's Review Letter.

Waiver request from §160-4.E(7) was partially fulfilled with the mailing notification to 200 feet around the subject property but mailings were not certified requiring a partial waiver.

Ms. DuBois stated the Shade Tree Commission submitted a formal recommendation letter, as requested in Subdivision and Land Development comment #4 in the review letter.

A lighting plan was submitted in May of 2024 and will all be addressed.

The erosion and sediment control plan and NPDS permit application was submitted in April, 2024, and is being reviewed concurrently by County Conservation District. A review letter was received with comments and the Township Engineer will receive that letter.

Ms. DuBois also stated a Sewage facilities planning module or exemption will be obtained for the project.

Ms. DuBois said the project will provide all the directional signage the Township Engineer suggests.

The turning templates will be provided for the largest vehicles.

Mr. Chanin asked about busses that are visiting for team sports and if the park on the side streets. Mr.

Matthews stated that would be an after school event and that he would need to get that answer from the superintendent.

Ms. DuBois added that the question of proposed ADA ramps being unclear and suggested a field visit be held with the Township Engineer for clarification.

Mr. Matthews stated the same strategy would be true with what will be required for the replacement of damaged curbs and sidewalks.

Ms. Phillips requested that student drop-off and pick-up activities be accurately considered relative to bus locations shown on the turning template. Mr. Matthews stated the positions will be modified as needed. A conversation regarding traffic patterns and pedestrian safety followed.

Ms. Dobbs mentioned her statement from the last Planning Commission Meeting questioning the validity of the second parking lot. Ms. Dobbs added the crosswalk over the driveway on Glen Arbor Road is unclear on the plan. Ms. Dobbs asked if the stormwater management was completely engineered. Mr. Faulkner stated the project was and is acceptable with few comments.

Public comment: Eric Langenau, 605 Valley Road- Mr. Langenau expressed his disappointment in the lack of communication regarding the project and does not believe the community knows about the project. Mr. Langenau stated he has three major concerns, one being the water drainage. The flooding has been prevalent as of late. Secondly, the lighting has changed on the Chatham School lot in the past two years and is quite bright especially in the winter months with no foliage to filter. Finally, the security with the congregating that takes place around the playground area often requiring the police to come and disperse the groups. The Board and Mr. Langenau discussed his concerns. Ms. Dobbs explained the land development process.

Public comment: Kathleen McCauley, 201 Glen Arbor Road- Ms. McCauley believes the extra parking is beneficial. Ms. McCauley also felt uninformed of the plans. The biggest concern Ms. McCauley stated is the construction; noise, disruption to the neighborhood, traffic and too many signs. The Board and Ms. McCauley discussed her concerns.

Public comment: Joann Patterson, 406 Twin Oaks Drive- Ms. Patterson stated she was surprised that she had not heard of the project prior to this. Ms. Patterson is very concerned with the pedestrian safety and the trees that will be removed.

Mr. Capuzzi asked the project team if any notification had been given to the neighbors regarding the project. Mr. Matthews stated that other than the website, he would have to get that answer. Mr. Capuzzi added that this is a reason why the Planning Commission

receives so much public backlash regarding the lack of communication about projects. Mr. Chanin added, getting the word out early and community meetings can be helpful to the project.

There was a brief discussion between the residents, the Planning Commission and Mr. Matthews regarding construction schedules during the day, lighting and traffic studies.

3. 102 W Eagle Road – Sketch Plan

D.C. Folio Nos. 22-03-00005-01

Applicant is proposing to demolish an existing gas station building and the gas pump canopy (2,950 SF) and construct a new gas station retail building and new gas pump canopy (4,200 SF). The impervious coverage is proposed to be reduced from 100% to 78%.

David Shafkowitz, Esq., Shafkowitz Law Group, PC., presented for Vanara Properties, LLC., owners of

the property at 102 W. Eagle Road who plan to redevelop the property in the C-3, General Commercial District. The property is currently approved as a gas station/auto repair shop. The proposed redevelopment would be a gas station and convenience store. A convenience store is a use by right in the C-3 zoning district and the gas station would be a continuing nonconforming use. The proposal is to demolish everything and rebuild the site as useful and no longer an eyesore. The applicant is looking for feedback from the Planning Commission.

Scott Mill, Van Cleef Engineering Assoc. LLC., described and explained the current and proposed site plans from tripod display. There would be added green space reducing the impervious from 100% to approximately 75% among other improvements in response to the May 2, 2024 Township Engineer's Review Letter.

Mr. Mill addressed the comments of the Township Engineer's Review Letter.

The nonconforming use of a gas station would be continued.

A variance would be sought for relief from the 20 front yard to expand the gas pump canopy and allow 9'.

The parking buffer would continue the nonconformity but would have curbing and a privacy fence as a buffer.

An 8' planting buffer is proposed where 10' is required and none currently exists and would require relief.

Shade Tree Commission would be consulted.

Loading area is to be provided but will require relief for the location.

Lighting would be addressed in land development.

Completion of a traffic impact study will be considered.

Sewage Facilities Planning module will be addressed.

Underground fuel storage tanks would be relocated.

Storm water management will be addressed.

Highway Occupancy Permit will be acquired from PennDOT.

Mr. Chanin asked if the size of the current gas station/service station would remain the same. The service station is being converted to retail, moved to the rear of the property and will increase in size. The two existing gas pumps will be increased to 4 pumps (8 filling stations).

Mr. Fiordimondo asked how one would enter to the site to get gas. Mr. Mill stated there would be one curb cut ingress/egress on W. Eagle Rd. and one on Grasslyn Ave. Mr. Fiordimondo asked the width of the lot. Mr. Mill answered approximately 119'. Mr. Fiordimondo feels it is congested. Mr. Fiordimondo asked about the process of refilling the gas storage tanks. Mr. Mill stated that could be arranged for off hours.

Mr. Capuzzi asked if 4 gas pumps provided 8 fueling dispensers. Mr. Mill confirmed. Mr. Capuzzi verified the station had not pumped gas in at least a year and therefore abandoned the use of a gas station after six months per the Zoning Code. Mr. Capuzzi referenced the original Zoning Approval of 1957 and it's unusual wording, stating that the variance for the gas station did not run with the land. An in-depth discussion regarding the legalities of nonconforming use and abandonment followed.

Mr. Capuzzi stated the Eagle Road design standard requires a grass strip between the sidewalk and the parking area. The standards will have an impact on the site design and need to be incorporated.

Mr. Capuzzi added stormwater management would be required even if the amount of impervious was reduced because the 75% would still be considered as "new" impervious.

Mr. Chanin asked if the team was aware of the new ordinance regarding games of chance and tobacco sales. It is understood.

Mr. Shafkowitz expressed the reason the project was presented was for feedback to understand better if the project was at all feasible.

Ms. Dobbs asked for clarification on the curb cut on Eagle Road. Ms. Dobbs asked if the sidewalk is being maintained. Mr. Mill verified. Ms. Dobbs asked how many parking spaces are required for the retail space. Mr. Mill stated the ordinance requires 9 and there are more provided. Ms. Dobbs expressed a curiosity if the project will realize more revenue from the 4 fuel pumps or the retail space. Is there a need for so many pumps that may cause on-site traffic problems.

A discussion in regards traffic circulation, existing underground storage tanks, zoning relief and PennDOT regulations followed.

4. 14 Claremont Blvd- Minor Subdivision Plan

D.C. Folio Nos. 22-00-00355-00

DEP Component 4A, Municipal Planning Agency Review

Mr. Capuzzi motioned to recommend the approval for the DEP Component 4A for the 14 Claremont Blvd. Subdivision.

Ms. Dobbs seconded.

All in favor.

5. Review of Minutes

Ms. Dobbs motioned to approve the Planning Commission minutes of February 8, 2024 as submitted.

Mr. Capuzzi seconded.

All in Favor

Mr. Chanin motioned to adjourn.

Ms. Dobbs seconded.

All in favor.

Adjournment-8:45 P.M.

Haverford Township - Planning Commission

Meeting: Thursday, July 11, 2024

Time: 7:00 p.m.

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

Members:

E. David Chanin - Chairperson

Maggie Dobbs - Vice - Chairperson

Stephen Welsh - Secretary

Angelo Capuzzi

Robert Fiordimondo

Louis D. Montresor

Julia Phillips

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Agenda

1. Opening of Meeting:

Roll Call

Pledge of Allegiance

2. Chatham Park Elementary School – Preliminary / Final Land Development

Plan 400 Allston Road

D.C. Folio Nos. 22-02-00005-00

Applicant is proposing to construct three building additions containing approximately 12,500 SF and construct two parking lots containing thirty-two (32) new parking spaces and associated stormwater management.

Public Comment / Citizens Forum

3. Haverford Middle School –Preliminary/Final Land Development Plan

D.C. Folio Nos. 22-07-00337-00

Applicant is proposing to construct a 2,500 SF building addition and two subsurface stormwater management systems. The property is located in the INS-Institutional District.

Public Comment / Citizens Forum

4. Review of Minutes

Planning Commission minutes of April 11th.

Adjournment

Haverford Township - Planning Commission

Meeting: Thursday, July 11, 2024

Time: 7:00 p.m.

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

Members:

E. David Chanin - Chairperson

Maggie Dobbs - Vice - Chairperson

Stephen Welsh - Secretary

Angelo Capuzzi

Robert Fiordimondo

Louis D. Montresor

Julia Phillips

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Minutes

Agenda Items

1. Opening of Meeting- Mr. Chanin opened the meeting at 7:04 P.M.

Roll Call

Pledge of Allegiance

2. Chatham Park Elementary School – Preliminary / Final Land Development Plan

400 Allston Road

D.C. Folio Nos. 22-02-00005-00

Applicant is proposing to construct three building additions containing approximately 12,500 SF and construct two parking lots containing thirty-two (32) new parking spaces and associated stormwater management.

Ken Matthews, Project Manager began the presentation stating all of the engineering issues have been addressed. Mr. Matthews stated there was an onsite meeting with Jaime Jilozian, Director of Community Development and Chuck Faulkner, PE. Pennoni, and addressed some of the small details of signage and adding an ADA ramp at the corner

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of Allston Road. Mr. Matthews stated the School District has decided to replace the sidewalk from the corner of Allston and Glen Arbor Rds., down Glen Arbor to the stop sign and add an ADA ramp as part of their summer maintenance.

Mr. Capuzzi asked about the trees that were being removed along Glen Arbor Road. Mr. Matthews explained there was a large oak tree that an arborist recommended removal. In addition, all the cherry trees were trimmed. Mr. Capuzzi asked if the principle was involved in the discussion regarding traffic movement through the site.

Mr. Jabari Whitehead, principal of Chatham Park Elementary, was in attendance and stated he was comfortable the plan.

Ms. Phillips asked the principal to expand on the new student drop-off plan and how it would affect pedestrian traffic. Mr. Whitehead gave a detailed explanation of the plan. A discussion regarding the traffic flow and crossing guard location took place between Ms. Phillips and Mr. Whitehead.

Mr. Capuzzi noted the crossing guards are hired by the Township but asked who decides the crossing guard's locations. Mr. Matthews was not aware of who makes that decision.

Mr. Chanin asked for a summary of the meeting that took place in the cafeteria at Chatham Park Elementary School on Monday July 8, 2024. Mr. Matthews stated the group of approximately 20 people where there as a town hall meeting to express concerns. One of those concerns was the water run-off and how the Township Engineer was planning to add inlets to assist in that problem area. Mr. Capuzzi asked about the proposed lighting that will be added. Mr. Matthews and Ms. DuBois, K&W Engineers explained the permit application had been submitted and will match the existing and will conform to Township regulations.

Mr. Chanin asked if comments had been received from the Delaware County Conservation District who had approved the submission as complete. Mr. Matthews stated the comments are due back in two weeks.

Mr. Capuzzi motioned to recommend the preliminary/final land development plans for the Chatham Park Elementary School for approval by the Board of Commissioners subject to the condition that all the final plans address all of the issues stated in the Township Engineer's Review Letter of June 27, 2024.

Ms. Dobbs seconded.

All in favor.

3. Haverford Middle School –Preliminary/Final Land Development Plan

D.C. Folio Nos. 22-07-00337-00

Applicant is proposing to construct a 2,500 SF building addition and two subsurface stormwater management systems. The property is located in the INS-Institutional District.

Carolyn DuBois, K&W Engineers, began the presentation with an explanation of the courtyard area where the proposed addition and a proposed stormwater management system are planned. A second stormwater management system is planned for the athletic field immediately adjacent to the courtyard area because it would not be possible to achieve the infiltration in the enclosed area. The design of SWM system in the courtyard

will be based on a managed release concept. Ms. DuBois stated the applicant received first comments in the Township Engineer's review letter from June 27, 2024. Ms. DuBois said most of the comments referred to stormwater management. The design team will update the plans, calculations and details prior to resubmitting. Ms. DuBois added the team will be in front of the Zoning Hearing Board on July 18, 2024 to seek relief from §182-602.C(3) for building coverage in the INS zoning district, §182-602.C(8) for impervious coverage in the INS zoning district and §182-707.B for parking requirements, all of which are existing nonconforming conditions.

Mr. Chanin asked the use for the proposed addition. Mr. Matthews stated the existing middle school building is full and the addition would create additional area for a new cafeteria space. Ms. Phillips asked about the window design. Mr. Matthews explained. Mr. Capuzzi asked how the construction apparatus would access the work area. Mr. Matthews explained there is an existing 15' wide ADA ramp that will accommodate bobcats and backhoes. There will be a crane to install the rooftop HVAC unit. Mr. Capuzzi stated the revised site plan should show the finished floor elevation of the proposed addition. Mr. Capuzzi asked if the stormwater management could be incorporated into one system in the upper field in place of the two systems proposed. A discussion on the stormwater systems and the possibilities took place.

4. Review of Minutes

Mr. Capuzzi motioned to approve Planning Commission minutes of April 11, 2024 as submitted.

Ms. Dobbs seconded.

Mr. Montresor abstained.

All in favor.

Ms. Dobbs motioned to adjourn.

Ms. Phillips seconded.

Adjournment-7:40 P.M.

Haverford Township - Planning Commission

Meeting: Thursday, August 08, 2024

Time: 7:00 p.m.

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

Members:

E. David Chanin - Chairperson

Maggie Dobbs - Vice - Chairperson

Stephen Welsh - Secretary

Angelo Capuzzi

Robert Fiordimondo

Louis D. Montresor

Julia Phillips

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Agenda

1. Opening of Meeting:

Roll Call

Pledge of Allegiance

2. Haverford Middle School -Preliminary/Final Land Development Plan

D.C. Folio Nos. 22-07-00337-00

Applicant is proposing to construct a 2,500 SF building addition and two subsurface stormwater management systems. The property is located in the INS-Institutional District.

Public Comment / Citizens Forum

3. Proposed Zoning Ordinance Amendments- Chapter 182

Amendments to Chapter 182, Zoning, Section 182-106.b to provide for new definitions related to buildings, structures and lots; Section 182-711 related to accessory building and accessory structure regulations; and Section 182-802 related to nonconforming uses, buildings and structures.

4. Review of Minutes

Planning Commission minutes of May 9, 2024 & June 13, 2024.

Adjournment

Haverford Township - Planning Commission

Meeting: Thursday, August 08, 2024

Time: 7:00 p.m.

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

Members:

E. David Chanin - Chairperson

Maggie Dobbs - Vice - Chairperson

Stephen Welsh - Secretary

Angelo Capuzzi

Robert Fiordimondo

Louis D. Montresor

Julia Phillips

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Minutes

1. Opening of Meeting-Mr. Chanin called the meeting to order at 7:10 P.M.

Roll Call

Pledge of Allegiance

2. Review of Minutes

Ms. Dobbs motioned to approve the Planning Commission minutes of May 9, 2024 & June 13, 2024 as submitted.

Mr. Montresor seconded.

All in favor.

3. Haverford Middle School -Preliminary/Final Land Development Plan

D.C. Folio Nos. 22-07-00337-00

Applicant is proposing to construct a 2,500 SF building addition and one subsurface stormwater management systems. The property is located in the INS-Institutional District.

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Carolyn DuBois, Project Manager, K&W Engineers, presented the project to the Commission.

Ms. DuBois began with the decision of the Zoning Hearing Board meeting of July 18, 2024. The relief for three existing nonconformities; maximum building coverage, maximum impervious coverage and parking count requirement were approved. Ms. DuBois gave an updated to the Board on the stormwater management plan revision. Ms. DuBois stated the comments from the Township Engineer's review letter of July 25, 2024 has been addressed.

Mr. Capuzzi asked that the plans for the proposed seepage bed in the athletic field include details for the piping network within the seepage bed for runoff distribution. Mr. Capuzzi asked that the current contract includes cleaning out existing storm inlets of construction debris. Mr. Capuzzi requested that Drain No. 202 be lowered six inches to work more effectively to collect runoff. Mr. Capuzzi stated that a copy of the Zoning Hearing Board decision should be added to the record plan.

Mr. Capuzzi made a motion to recommend approval of the Preliminary/Final Land Development Plan for the additions to the Haverford Middle School subject to the following conditions:

The remaining comments in the Township Engineer's review letter from July 25, 2024 be address to the satisfaction of the Township.

The variances approved by the Zoning Hearing Board be added to the record plan.

The top of the grade elevation of drain # 202 be lowered by six inches.

That details be added to the record plan to identify the distribution piping within the infiltration basin BMP-1 to include a location for a cleanout and an observation port.

That existing drainage structures in the work area be cleaned of all debris as part of this contract.

Additionally, it is recommended that the Board of Commissioners approve the several waivers that the applicant has requested.

Ms. Dobbs seconded.

All in Favor.

4. Proposed Zoning Ordinance Amendments- Chapter 182

Amendments to Chapter 182, Zoning, Section 182-106.b to provide for new definitions related to buildings, structures and lots; Section 182-711 related to accessory building and accessory structure regulations; and Section 182-802 related to nonconforming uses, buildings and structures.

Ms. Jilozian, Director of Community Development, gave a summary of the proposed amendments to §182-106.B, §182-711 and §182-802.

An in-depth conversation among the Planning Commission and Ms. Jilozian regarding the proposed amendments followed. A revised version of the amendment, addressing the various comments raised by the Planning commission members, will be presented to the Commission at a future meeting.

Mr. Fiordimondo motioned to adjourn.

Ms. Dobbs seconded.

All in favor.

Adjournment 9:21 P.M.

Haverford Township - Planning Commission

Meeting: Thursday, September 12, 2024

Time: 7:00 p.m.

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

Members:

E. David Chanin - Chairperson

Maggie Dobbs - Vice - Chairperson

Stephen Welsh - Secretary

Angelo Capuzzi

Robert Fiordimondo

Louis D. Montresor

Julia Phillips

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Agenda

1. Opening of Meeting:

Roll Call

Pledge of Allegiance

2. 978 Township Line Road- Sketch Plan

D.C. Folio Nos. 22-08-01061-00

Applicant is proposing to construct a commercial mixed-use development on the existing vacant lot with a first floor sports facility and two stories of residential units above. The property is located in the R1-A Residential Zoning District.

Public Comment / Citizens Forum

3. Proposed Zoning Ordinance Amendments- Chapter 182

Amendments to Chapter 182, Zoning, Section 182-106.b to provide for new definitions related to buildings, structures and lots; Section 182-711 related to accessory building and accessory structure regulations; and Section 182-802 related to nonconforming uses, buildings and structures.

4. Review of Minutes

Planning Commission minutes of July 12, 2024 & August 08, 2024.

Adjournment

Haverford Township - Planning Commission

Meeting: Thursday, September 12, 2024

Time: 7:00 p.m.

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

Members:

E. David Chanin, Chairperson

Maggie Dobbs, Vice-Chairperson-Absent

Stephen Welsh, Secretary-Absent

Angelo Capuzzi

Robert Fiordimondo

Louis D. Montresor

Julia Phillips

Others in Attendance:

Bridget Gillen, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Minutes

1. Opening of Meeting-Mr. Chanin called the meeting to order at 7:14 P.M.

Roll Call

Pledge of Allegiance

2. 978 Township Line Road- Sketch Plan

D.C. Folio Nos. 22-08-01061-00

Applicant is proposing to construct a commercial mixed-use development on the existing vacant lot with a first floor sports facility and two stories of residential units above. The property is located in the R1-A Residential Zoning District.

Ms. Jilozian stated the applicant had requested to be continued to the October 10, 2024 Meeting of the Planning Commission.

3. Proposed Zoning Ordinance Amendments- Chapter 182

Amendments to Chapter 182, Zoning, Section 182-106.b to provide for new definitions related to buildings, structures and lots; Section 182-711 related to accessory building and accessory structure regulations; and Section 182-802 related to nonconforming uses, buildings and structures.

A revised version of the amendment was addressed. The in-depth conversation among the Planning Commission and Ms. Jilozian regarding updates to the proposed amendments continued from the August 8, 2024 meeting of the Planning Commission. Various comments were raised by the Planning Commission members and revisions will be discussed by the Commission at a future meeting. Discussions were primarily focused on definitions for “building” and “structure”, setbacks for private garages from adjacent structures and special exceptions for non-conforming uses in use districts which have been modified.

4. Review of Minutes

Mr. Capuzzi motioned to approve the Planning Commission minutes of July 11, 2024 & August 8, 2024 as submitted.

Mr. Montresor seconded.

All in favor.

Mr. Chanin motioned to adjourn.

Mr. Capuzzi seconded.

All in favor.

Adjournment-8:12 P.M.

Haverford Township - Planning Commission

Meeting: Thursday, October 10, 2024

Time: 7:00 p.m.

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

Members:

E. David Chanin - Chairperson

Maggie Dobbs - Vice - Chairperson

Stephen Welsh - Secretary

Angelo Capuzzi

Robert Fiordimondo

Louis D. Montresor

Julia Phillips

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Agenda

1. Opening of Meeting:

Roll Call

Pledge of Allegiance

2. 978 Township Line Road- Sketch Plan

D.C. Folio Nos. 22-08-01061-00

Applicant is proposing to construct a commercial mixed-use development on the existing vacant lot with a first floor sports facility and two stories of residential units above. The property is located in the R1-A Residential Zoning District.

Public Comment / Citizens Forum

3. 3300 Darby Road, Quadrangle Art Studio Addition- Preliminary/Final Land Development

D.C. Folio No. 22-04-00180-00

Applicant is proposing to construct a one-story 938 square foot addition to expand the existing Art Studio on the Quadrangle campus. The property is located in the R-1 Zoning District.

4. Proposed Zoning Ordinance Amendments- Chapter 182

Amendments to Chapter 182, Zoning, Section 182-106.b to provide for new definitions related to buildings, structures and lots; Section 182-711 related to accessory building and accessory structure regulations; and Section 182-802 related to nonconforming uses, buildings and structures.

5. Review of Minutes

Planning Commission minutes of September 10, 2024.

Adjournment

Haverford Township - Planning Commission

Meeting: Thursday, October 10, 2024

Time: 7:00 p.m.

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

Members:

E. David Chanin - Chairperson

Maggie Dobbs - Vice - Chairperson

Stephen Welsh - Secretary

Angelo Capuzzi

Robert Fiordimondo

Louis D. Montresor

Julia Phillips

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Minutes

Planning Commission Members:

E. David Chanin, Chairperson

Maggie Dobbs, Vice-Chairperson

Stephen Welsh, Secretary

Angelo Capuzzi - Absent

Robert Fiordimondo

Louis D. Montresor - Absent

Julia Phillips - Absent

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Agenda Items

1. Opening of Meeting- Mr. Chanin called the meeting to order at 7:13 P.M.

Roll Call

Pledge of Allegiance

2. 978 Township Line Road- Sketch Plan

D.C. Folio Nos. 22-08-01061-00

Applicant is proposing to construct a commercial mixed-use development on the existing vacant lot with a first floor sports facility and two stories of residential units above. The property is located in the R1-A Residential Zoning District.

Jennifer Bazydlo, Esq., the Attorney representing the equitable property owner Mustafa Smith Jones. Ms. Bazydlo presented the project as a mixed use of a private basketball training facility on the first floor, and two floors above that with 4 residential units on each floor.

Mr. Jones, equitable owner of 978 Township Line Road, gave his background as a former college and professional athlete. Mr. Jones said his intention for the gym is to mentor young athletes as well as training. This would be one on one and small group training with no league play.

Ms. Bazydlo began to address the Township Engineer's review letter of August 28, 2024 by expressing the lot in R-1A zoning district would not be ideal as a single family home. Starting with the fact that the lot is on Township Line Road, a busy road. The property is adjacent to the dentist office and a forested area. Ms. Bazydlo stated that the lot is surrounded by mainly commercial uses and the proposed mixed use would also provide a residential use. Ms. Bazydlo said the proposed use in an R-1A zoning district would not meet area and bulk regulations of the district and would like to look at what zoning would be closest to what is proposed. Ms. Bazydlo stated her belief that the O-2, Office-Residential Zoning District would closest represent the proposed. Ms. Bazydlo stated the project is headed to the Zoning Hearing Board to seek the appropriate relief.

Ms. Bazydlo said the lighting adequacies will be addressed as part of sensible development. Bruce Cheatham of Cheatham Drafting and Design stated the sketch plan is in the planning stages and that a civil engineering team will be working with the design team.

In addressing the parking subject on the Township Engineer's review letter, Ms. Bazydlo restated the dwelling units would require 2 spaces per dwelling unit to comply with the Township standard. Eight units would require 16 space where 17 are provided on the plan. Ms. Bazydlo said Mr. Jones would be living on-site and would account for one space and that the facility would be primarily one-on-one training and the one space would provide for a drop off. Mr. Cheatham added there is space along the side that may provide for overflow parking. Mr. Cheatham also spoke about the primary plan for storm water management. Ms. Bazydlo added that a traffic study will be done but her opinion is that there will not be a noticeable increase to the existing traffic on Township

Line Road.

Mr. Chanin and Ms. Dobbs asked if the team had measured the plan against the Land Development and Subdivision ordinance to find any waivers that may be requested. Mr. Cheatham said the plan was based on zoning. Ms. Dobbs recommended while considering the plan and seeking zoning relief to concurrently design a land development plan in accordance with Chapter 160 Subdivision and Land development; S.A.L.D.O.

Ms. Dobbs asked how many bedrooms per apartment. Mr. Cheatham stated two. Ms. Dobbs asked the square footage of the units. Mr. Cheatham said approximately 800 sq. ft. Ms. Dobbs clarified the court will be full size NBA. Ms. Dobbs added, the while preparing for zoning and the land development plans, reducing the length of the court and therefore the building as a whole may be considered. Ms. Dobbs asked about future employees. Mr. Jones said with half of a court, no but if the full court remains he would consider employees.

Mr. Fiordimondo suggested the project team consider the constrains of the lot to realize what can fit rather than filling in the lot with the proposed first. Mr. Fiordimondo said redrawing the plan with the half court as a priority will provide a better insight into the constrains the project faces.

Mr. Welsh added the Shade Tree Commission will be part of the recommendations in the formal submission to the Planning Commission as well.

3. 3300 Darby Road, Quadrangle Art Studio Addition- Preliminary/Final Land Development

D.C. Folio No. 22-04-00180-00

Applicant is proposing to construct a one-story 938 square foot addition to expand the existing Art Studio on the Quadrangle campus. The property is located in the R-1 Zoning District.

Dan Yosipovitch, Associate at Kaplin Stewart Attorneys at Law, presented the project. Mr. Yosipovitch stated the project had received recommendations from both the Historical Commission and the Shade Tree Commission.

Mimi Winkler, AIA, Converse Winkler Architecture began with a walk through of the proposed. Ms. Winkler stated there have been substantial interior renovations to the Commons Building and as that draws nearer to completion, the next phase is improving the arts and crafts facilities. The existing facilities for the art program are spread out around the community. The goal is to unite the arts facilities in one area where the current historical portion of the community exists. The project team has worked with the Historical Commission to keep the character of the existing building with the proposed addition. The project also includes extensive landscaping at the entrance which was reviewed with the Shade Tree Commission.

Patrick Spellman, PE, Site Engineering Concepts, LLC., stated that in addition to the approvals from Historic and Shade Tree Commissions, the project also received a sewer exemption from the DEP. Mr. Spellman began referring to the Township Engineer's Review Letter from September 26, 2024, stating it is mostly a "will comply".

Mr. Spellman stated a partial waiver has been requested for §160-4.E(5)[e](3) to be satisfied with the Delaware County GIS information available. The applicant will remain under the 1000 square feet of new and replaced impervious to avoid triggering stormwater management. The proposed art studio will not be open to the public

other than open houses. All access points to the building will be noted on the plan. The location of the addition will be identified on the plan. The limit of disturbance is restrictive for the sole purpose of saving trees in the area. The signature blocks will be revised to indicate Haverford Township. A grading permit will be acquired. The waivers requested will amount to six including submission of a preliminary plan, the requirement to identify storm drainage, sanitary sewer, and public water supply lines and facilities within 400 feet of the site, final plan submission requirements, except erosion and sediment control plan and landscaping plan (partial waiver), traffic study and proposed layout for major land development area, except erosion and sediment control and landscaping (partial waiver).

Mr. Fiordimondo asked about accessing the art studio and Ms. Winkler explained it is a “dash” from outside to the studio and a bathroom is to be added as well.

Ms. Dobbs asked about the partial waiver from §160-4.E(5)[g] final plan submission requirements. Mr. Spellman clarified what was included in that waiver and not affected by the project. Mr. Welsh asked about the direction of site drainage. Mr. Spellman stated the stormwater runoff would run onto the rest of the property and not run toward Darby Road.

Ms. Dobbs asked if the required open space will be updated in the zoning table. Mr. Spellman confirmed it would.

Ms. Dobbs made a motion to recommend approval of the preliminary/final land development plan of the Quadrangle property and all of the waivers as requested in the waiver letter of August 29, 2024 subject to the revisions of the plan set to include the GIS imagery showing boundary lines and owner information and the updated zoning table.

Mr. Fiordimondo seconded.

All in favor.

4. Proposed Zoning Ordinance Amendments- Chapter 182

Amendments to Chapter 182, Zoning, Section 182-106.b to provide for new definitions related to buildings, structures and lots; Section 182-711 related to accessory building and accessory structure regulations; and Section 182-802 related to nonconforming uses, buildings and structures.

A revised version of the amendment was addressed. The in-depth conversation among the Planning Commission and Ms. Jilozian regarding updates to the proposed amendments continued from the August 8, 2024 meeting of the Planning Commission. Various comments were raised by the Planning Commission members. Discussions were primarily focused on the removal of “...following review and recommendation by Planning Commission” in the §182-802.B(1) of Enlargement of a nonconforming use, building or structure.

5. Review of Minutes

Mr. Chanin made a motion to approve the minutes of the Planning Commission for September 12, 2024 as submitted.

Mr. Welsh seconded.

Ms. Dobbs abstained.

Minutes approved.

Ms. Dobbs motioned to adjourn.

Mr. Welsh seconded.

Adjournment at 9:27 P.M.

Haverford Township - Planning Commission

Meeting: Thursday, November 14, 2024

Time: 7:00 p.m.

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

Members:

E. David Chanin - Chairperson

Maggie Dobbs - Vice - Chairperson

Stephen Welsh - Secretary

Angelo Capuzzi

Robert Fiordimondo

Louis D. Montresor

Julia Phillips

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

John Walko, Kilkenny Law, Township Solicitor

Agenda

1. Opening of Meeting:

Roll Call

Pledge of Allegiance

2. Consideration of Sidewalk/curbing improvements for 3300 Darby Road, Quadrangle Art Studio Addition- Preliminary/Final Land Development

D.C. Folio No. 22-04-00180-00

Applicant is proposing to construct a one-story 938 square foot addition to expand the existing Art Studio on the Quadrangle campus. The property is located in the R-1 Zoning District.

3. Special Exception review for 700 Haverford Road

Applicant is requesting a special exception pursuant to Section 182-802.D.(2), for a change from an existing nonconforming use of a gasoline service station to a vehicle refueling facility to permit the existing fueling pumps to remain on the property as they exist today.

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

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

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

Public Comment / Citizens Forum

5. 950 West Chester Pike, Llanerch Country Club- Preliminary/Final Land Development

D.C. Folio No. 22-09-02715-00

Applicant is proposing the demolition and reconstruction of the swimming pool, construction of a pool pavilion, construction of parking lot and reconstruction of parking lots. The property is located in the INS Institutional Zoning District.

Adjournment

Haverford Township - Planning Commission

Meeting: Thursday, November 14, 2024

Time: 7:00 p.m.

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

Minutes

Planning Commission Members:

E. David Chanin, Chairperson

Maggie Dobbs, Vice-Chairperson

Stephen Welsh, Secretary

Angelo Capuzzi

Robert Fiordimondo

Louis D. Montresor

Julia Phillips

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

John Walko, Kilkenny Law, Township Solicitor

Agenda Items

1. Opening of Meeting- Mr. Chanin called Roll and the meeting to order at 7:13 P.M.

Roll Call

Pledge of Allegiance

2. Consideration of Sidewalk/curbing improvements for 3300 Darby Road, Quadrangle Art Studio Addition- Preliminary/Final Land Development D.C. Folio No. 22-04-00180-00

Applicant is proposing to construct a one-story 938 square foot addition to expand the existing Art Studio on the Quadrangle campus. The property is located in the R-1 Zoning District.

George Broseman, Kaplin, Stewart Attorneys at Law, presented for the project. Mr. Broseman explained there was a revised review letter from the township

regarding curbs and sidewalks at the proposed addition and improvements. The subject of curbs

and sidewalks is the reason for appearing again to the Planning Commission. Upon learning of the issue mentioned, Mr. Broseman stated he drafted and submitted a supplemental waiver request due to the amount of slope, mature trees and other vegetation, utility poles which would be disturbed as a result of the sidewalk and curb construction. The project team met on site and found an option of creating a continued sidewalk from the Quadrangle's entrance driveway to the intersection of Darby and Parkview Roads. The Quadrangle however, is a self-contained community where the residents really have no requirement for the sidewalks on Darby Rd. Additionally, Mr. Broseman added the neighborhood along Darby Road from Rt. 320 to Ardmore Ave. is without sidewalks and curbs. Mr. Broseman stated the project team felt it would not be in keeping with the character of the area by installing sidewalks on the frontage of the Quadrangle.

Ms. Winkler, AIA., Converse Winkler Architecture, clarified the conditions using an overhead projected site plan and photographs that depict what Mr. Broseman mentioned. The affected area includes the historic wall that ranges from 2.5' to 4' in height and is approximately 3' from the road. Any alteration of the grade would undermine the wall and disrupt the existing mature trees.

Mr. Broseman added, the proposed art studio project may have to be dropped if the waiver is not granted due to the large expense that would incur with the requirement of sidewalks (approx. \$750,000 \$1,500,000). Ms. Winkler and Mr. Broseman displayed the possible path of the proposed sidewalk alignment. An alternative of connecting the Quadrangle's internal driveway to the intersection is roughly estimated at \$70,000. Patrick Spellman, PE., Site Engineering Concepts, LLC., gave a detailed explanation of the challenges and hardships that exist in installing the sidewalks and curbs.

Mr. Capuzzi suggested a trail that would parallel the Quadrangle's internal road network connecting to the Haverford Reserve. Ms. Winkler, Mr. Broseman and Mr. Capuzzi exchanged comments on what may be challenging in the landscape.

Mr. Fiordimondo inquired about the residence at the corner of Parkview Rd. and if it is possible to have a handicapped accessible ramp as part of the alternative plan with the grade change. Ms. Winkler confirmed the option is there. The considerable savings was also noted.

Ms. Dobbs asked when the Quadrangle had been constructed. Mr. Broseman stated the plans that he had seen were from the mid 1980's. Ms. Dobbs said she was curious if the sidewalks were required at that time and if the builder had received a waiver at that time. Mr. Broseman said that he had not seen notes on any plans referring to sidewalks and stated the ordinance had only recently changed to require them. Ms. Dobbs added she believes it would be beneficial

for walkability to have the added path at the intersection of Parkview and Darby Roads but is not sure it makes the most sense in this particular place. Ms. Dobbs asked if there would be adequate means to cross over into the internal driveway at College Ave. Ms. Winkler indicated that that area is steeply sloped and quite wooded.

Ms. Phillips asked John Walko, Township Solicitor, if the Township had guidelines for how much should be spent on sidewalk and curbing compared to how much the project

costs. Mr. Walko stated there is no objective criteria to make that determination but would come down to whether or not there is a hardship based on the scope of the project versus the scope of improvements.

Mr. Capuzzi motioned, based on §160-10.A of the subdivision and Land Development ordinance, to recommend the waiver for curbs and sidewalks in the art studio addition project at the Quadrangle be approved subject to the condition that a connection be made between the internal cartways in the Quadrangle and the existing sidewalk at Darby Road and Parkview Drive. Also, that a connection should be provided from the internal road network of the Quadrangle to College Ave.

Ms. Dobbs seconded.

All in favor.

3. Special Exception review for 700 Haverford Road

Applicant is requesting a special exception pursuant to Section 182-802.D(2), for a change from an existing nonconforming use of a gasoline service station to a vehicle refueling facility to permit the existing fueling pumps to remain on the property as they exist today.

Mr. Chanin explained the review by the Planning Commission for a special exception is a nonbinding opinion and the Zoning Hearing Board is the body that makes the judgement. Mr. Chanin stated he would participate in the conversation but recuse himself from the final vote due to the proximity of his residence and the subject property.

Bernadette Kearney, Hamburg, Rubin, Mullin, Maxwell & Lupin, PC. represents the applicant and Dave Damon, PE., PLS., H. Gillroy Damon Assoc. Inc. engineer for the project was also present.

Ms. Kearney explained that the case was to the Zoning Hearing Board in 2023 at which time the ZHB granted the requested relief. The decision was appealed, and the case was remanded back to the Zoning hearing Board and the reason for the multiple appearances to the ZHB and the review by the Planning Commission.

Ms. Kearney offered an explanation of the proposal. The current gas station and auto repair is located in the C-2 zoning district and had relief from the ZHB for a special exception to operate as such from 1960. The proposed use is to have a convenience store in place of the auto repair portion of the business. In 2023 the ZHB approved the use of the property as a vehicle fueling facility with a convenience store. Ms. Kearney read applicable sections of the Zoning Code (§182).

An in-depth conversation regarding definitions, uses by right and nonconforming uses took place.

Michael Yanoff, Goldstein Law Partners, LLC, representing the Brynford Civic Assoc., which is opposed to the conversion of the auto repair building to a convenience store, asked to be heard. Mr. Yanoff provided the background in detail, on the view of opposition by the group.

John Walko, Township Solicitor added a summary of why the applicant was in front of the Planning Commission. He stated that currently there is a provision for applicants seeking special exception from the Zoning Hearing Board, to be reviewed and receive recommendation from the Planning Commission that would be sent to the Board of Commissioners.

Mr. Walko stated the applicant, in an abundance of caution, was seeking a recommendation from the Planning Commission for approval to change an existing nonconforming use of a service station to another nonconforming use as a vehicle refueling station.

Public Comment:

Doreen Saar, 748 Rugby Rd.- Spoke in opposition to the approval of a special exception for the use.

Diane Drentlaw, 738 Rugby Rd.- Spoke in opposition to the approval of a special exception for the use.

Jake Swann, 522 Oakly Rd.- Spoke in opposition to the approval of a special exception for the use.

Mr. Capuzzi motioned to make a recommendation, in the opinion of the Planning Commission that the provisions of §182-802.D(2) do not apply to this application because the use district applicable to this property has not been changed since the property became nonconforming subject to the final determination of the Zoning Hearing Board.

Mr. Fiordimondo seconded.

Mr. Welsh agreed.

Mr. Montresor does not agree.

Ms. Dobbs did not want to vote on a legal interpretation of the zoning code.

Ms. Phillips voted no.

Mr. Chanin abstained, and the motion did not pass.

Ms. Phillips motioned to recommend to the Board of Commissioners that the Zoning Hearing Board should determine if a special exception applies to the application.

Ms. Dobbs seconded.

Mr. Chanin abstained.

All in favor.

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

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

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

Robert Linn, Principal Architect, Linn Architects, presented for the application.

Mr. Linn stated the Rabbi Eli who is running the Chabad and have lived in house since 2010 with his family.

The plan is for the family to move from the house and allow it to become the Jewish Center for Enrichment, supporting the students of Haverford College, Swarthmore College and from Bryn Mawr College as well.

The project went to the Zoning hearing Board because a religious use in the R-2 Zoning District, it requires a special exception to have a religious institution.

780 College Ave. has a lot area of 18,400 square feet. Mr. Chanin inquired about the Zoning hearing Board decision and approval of June 6, 2024 (Case Z24-15).

Mr. Linn explained the current parking and the proposed parking access. Mr. Linn also explained that the students do not drive on the Sabbath. Haverford College has indicated its support for the project with a written statement dated April 29, 2024, stating that overflow parking on weekends and special events would be welcomed on their campus.

Mr. Linn stated the Shade Tree Commission offered recommendations and they accepted the revisions the team proposed, as recommended by Arader Tree Service, who has been maintaining the property for the last 10 years.

Mr. Linn addressed the Township Engineer's review letter of October 30, 2024 beginning with zoning comment one, the Zoning Hearing Board requirement for a special exception which has been accomplished. Mr. Capuzzi asked that the ZHB decision be added to the title plan.

Mr. Linn said the second point in the zoning section of the review letter was in regards to the parking calculations. Mr. Linn noted his meeting with the former Zoning Officer Kelly Kirk and the method of the calculation along with the possibility of a loading dock and other helpful suggestions to modify the plan. Third point where the existing circular driveway exceeds the 25 feet maximum permitted in the front yard setback (§182-707.A(4)) and by proposing to increase that driveway, would be increasing an existing nonconformity. A discussion of options with Mr. Linn, the Planning Commission and Chuck Faulkner, Sr. Engineer from Pennoni & Assoc. took place.

Mr. Linn stated the lighting note will be addressed to be compliant with the Township Design Standards.

The following comments in the Subdivision and Land Development section of the review letter were discussed:

7. Proof of mailing was supplied by Mr. Linn.

8. A waiver will be requested from the requirements of §160-4.E(7)&(8) to show the locations of all storm, sanitary and water lines within 400 feet of the site.

11. – 12. A waiver will be requested from the requirements of §160-5.B(4)[a]&[c] to provide curbs and sidewalks along the frontage of the property.

14. The Shade Tree Commission appears to be endorsing the project, per its letter on November 7, 2024, regarding item number fourteen; proposed landscaping and tree removal and replacement.

Mr. Linn went on to review the Stormwater Management portion of the review letter. 16. The new tabulation of impervious surface is at 39.6 percent, which is under the permitted 40 percent of the zoning district, and which was brought into conformity from 47 percent. Tabulation will be shown on the plan.

Mr. Linn stated the applicant will comply with comments 17 through 22.

25. The signature block on the will be corrected to indicate "Board of Commissioners".

26. The applicant acknowledged the need for a Grading, Drainage, Soil Erosion and Sedimentation Control Permit.

27. Mr. Linn received clarification from Mr. Faulkner and Mr. Walko to obtain the BMP Maintenance Agreement Form from the Township Planner, Jaime Jilozian.

Mr. Chanin asked for clarification on the reverse subdivision. Mr. Linn explained the lots will need to be consolidated into a single parcel. Eliminating the existing lot line between the two current parcels will allow for development compliant with the bulk and area requirements of the R-2 District. When the process is complete, the lot between the two current parcels will be 41,400 square feet.

Just under an acre of land (.95 acre). Mr. Chanin asked if this would be a meeting place for students or for services and Mr. Linn said it would serve as both.

Ms. Dobbs asked if this would eliminate the residential use. Mr. Linn confirmed that it would be the case. Ms. Dobbs asked for clarification on the uses within the structure. Mr. Linn stated there would be an office, study room and meeting rooms. A discussion regarding the existing nonconforming driveway and driveway extension took place with Mr. Linn and the Commission.

Ms. Dobbs stated the plan is not yet ready for recommendation. There are some salient points regarding the driveway configuration, modifications to the plans to include the Zoning Hearing Board decision and a provision of an updated waiver request letter to provide a cleaner review letter.

Mr. Chanin inquired about the Zoning hearing board's decision.

Rabbi Eli Gurevitz said he is currently living at 780 College Ave., hoping to move out to create the space for students. Rabbi Eli stated the points discussed at the Zoning Hearing Board were the dining room in the addition will be almost exclusively used by students who rarely drive and upstairs will be a service area. Action on this application was tabled until revised plans addressing the comments discussed at the meeting were submitted and reviewed by the Township.

5. 950 West Chester Pike, Llanerch Country Club- Preliminary/Final Land Development

D.C. Folio No. 22-09-02715-00

Applicant is proposing the demolition and reconstruction of the swimming pool, construction of a pool pavilion, construction of parking lot and reconstruction of parking lots. The property is located in the INS Institutional Zoning District.

Jim Byrne, Attorney for the Llanerch Country Club presented the project, including an with a historical background of the club. Mr. Byrne explained the current pool is not easily accessible and part of the proposed renovation. Also included in the project is the rebuild of the snack bar/pavilion, relocating the putting green, refreshing and extending the putting green and reconfigure the parking lot with a net gain of 15 spots. Mr. Byrne referred to the approved variances of case Z24-45. The Zoning Hearing Board granted relief from §182-707.B to permit less than the minimum parking requirement and from §182-718.B(1)[c] and §182-718.B(2)[c] to permit a front yard Landscape strip less than 30 feet.

Mr. Byrne introduced Mr. James Bannon PE, Nave Newell, Chris Wilkinson, GM., and Mr. Gianguilio, President, of the Llanerch Country Club.

Mr. Byrne presented the argument against need to construct the curb and sidewalk requirement of the land development §160-5.B(4)[a]&[c].

Mr. Bannon described the project using overhead site plans for the property. He then addressed the Township Engineer's Review Letter of October 31, 2024. Mr. Bannon began with the requested waivers. The required curbs and sidewalk on the Manoa Road side of the property was discussed. Installing curbs and sidewalks would result in disruption of existing vegetation and topography.

Ms. Dobbs asked for clarification on the existing location of the sidewalk on West Chester Pike. Mr. Chanin asked for the location of the driving range. Mr. Bannon explained the existing and proposed.

Mr. Bannon said he was in communication with Mr. Faulkner and that the applicant will comply with all of the Township Engineer's review comments.

Ms. Dobbs asked for information on comment 5, regarding slope control. Mr. Bannon stated the plans will be revised to comply.

Mr. Capuzzi asked about the sanitary sewer noted in comment 7 is a Township sewer and if there is a documented easement for it. Mr. Faulkner stated it was the Township sewer and that there is documentation. Mr. Capuzzi said it is important to show that 20 foot easement on the plans so the Township has a record. Mr. Capuzzi asked about the size of the seepage bed and if it complied with the 5 to 1 ratio. Mr. Bannon said that it did comply.

Public Comment:

Bob Dignazio-606 Country Club Lane stated his preference is to have the sidewalks on Manoa Road side of the property for safety. Mr. Dignazio expressed concern about the variance from the buffer requirement for the new parking lot along West Chester Pike being placed within 150 feet of the 9th hole. Mr. Dignazio stated published golf landscape experts use a rule of thumb, 150-200 feet is the minimum distance from a target from a fairway or golf hole. The concern being overshoot of golf balls that find their way into West Chester Pike. A discussion between Mr. Dignazio, Mr. Byrne and the Commission regarding Mr. Dignazio's concern.

Brittany Stivale-609 Country Club Lane expressed her support for the project but wants to make it clear that the buffers are important to maintain healthy, leafy trees.

Mr. John Gianguilio, President of the Club, stated the project is to improve and to maintain the trees and add trees to replace the trees are being removed.

Ms. Dobbs stated the Planning Commission would like to see a revised plan. Mr. Capuzzi agreed and stated there are 29 outstanding issues.

Adjournment

Ms. Dobbs motioned to adjourn.

Mr. Montresor seconded.

All in favor.

Adjournment at 11:51 P.M.

Haverford Township - Planning Commission

Meeting: Thursday, December 12, 2024

Time: 7:00 p.m.

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

Members:

E. David Chanin - Chairperson

Maggie Dobbs - Vice - Chairperson

Stephen Welsh - Secretary

Angelo Capuzzi

Robert Fiordimondo

Louis D. Montresor

Julia Phillips

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Agenda

1. Opening of Meeting:

Roll Call

Pledge of Allegiance

2. 950 West Chester Pike, Llanerch Country Club- Preliminary/Final Land Development

D.C. Folio No. 22-09-02715-00

Applicant is proposing the demolition and reconstruction of the swimming pool, construction of a pool pavilion, construction of parking lot and reconstruction of parking lots. The property is located in the INS Institutional Zoning District.

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

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

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

4. 223 E. Park Road, Caramanico Homes, LLC.- Preliminary/Final Subdivision and Land Development

D.C. Folio Nos. 22-02-01078-00 and 22-02-00893-00

Applicant is proposing to reverse subdivide two (2) existing lots and subdivide into four (4) new lots at the referenced property. A new single-family dwelling and driveway are proposed on Lots 1-3, and the existing building on Lot 4 is proposed to remain. Individual infiltration beds for each new dwelling are proposed for stormwater management. The property is within the R-4 Residential Zoning District.

5. Review of Minutes

Planning Commission minutes of October 10, 2024.

Public Comment / Citizens Forum

Adjournment

Haverford Township - Planning Commission

Meeting: Thursday, December 12, 2024

Time: 7:00 p.m.

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

Minutes

Planning Commission Members:

E. David Chanin, Chairperson

Maggie Dobbs, Vice-Chairperson

Stephen Welsh, Secretary

Angelo Capuzzi

Robert Fiordimondo

Louis D. Montresor

Julia Phillips

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Agenda Items

1. Opening of Meeting-Mr. Chanin called the meeting to order at 7:04 P.M.

Roll Call

Pledge of Allegiance

2. 950 West Chester Pike, Llanerch Country Club- Preliminary/Final Land
Development

D.C. Folio No. 22-09-02715-00

Applicant is proposing the demolition and reconstruction of the swimming pool, construction of a pool pavilion, construction of parking lot and reconstruction of parking lots. The property is located in the INS Institutional Zoning District.

Jim Byrne, Attorney for the Llanerch Country Club presented for the project. Mr. Byrne stated being to the Planning Commission 3 times and the Zoning Hearing Board once, the project is well vetted. Mr. Byrne stated the project received recommended

approval from the Delaware County Planning Commission in a letter dated November 22, 2024. The project was in front of the Haverford Township Shade Tree Commission and received its recommendation in a letter dated December 4, 2024. Mr. Byrne said the Shade Tree Commission, the Zoning Hearing Board and the several residents who had spoken at previous meetings all expressed taking trees out along the south side of Manoa Road to install sidewalks would reduce the buffer dramatically. A waiver from the sidewalk requirement (§160-5.B(4)[a] and [c]) was submitted. Mr. Byrne also referred to the project engineers Will Comply letter dated December 5, 2024 addressing the Township Engineers Review Letter dated October 31, 2024.

Jim Bannon, PE., Nave Newall, project engineer, gave a brief recap of the project. Mr. Capuzzi asked if the applicant would accept the condition of enhancing the crosswalk at the intersection of West Chester Pike and Manoa Road with "zebra" type markings. Mr. Byrne stated it would be agreeable.

Ms. Dobbs noted the shrubs at the corner of West Chester Pike and Manoa Road, where the tactile plate is located. Ms. Dobbs said she believes the shrubs would block the person waiting at the light to cross and recommends removal of those shrubs providing a line of site at the crosswalk. Mr. Byrne explained that there will be a dumpster located in that area and the buffer is required by the Zoning Hearing Board. Ms. Dobbs said the arborvitae in the area appear to be abundant and clearing back the shrubs that challenge the site line should be possible. Mr. Byrne confirmed shrubs would be addressed. Ms. Dobbs added her agreement with the waiver from sidewalks makes sense however recommended a fee-in-lieu upon approval. Sidewalks are important to the Township and may be implemented elsewhere.

Michael Dignazio, Attorney, Counsel for Robert Dignazio 606 Country Club Lane stated he had a question to raise regarding the Delaware County Planning Department Review Letter dated November 22, 2024. Page 2, "compliance", has been taken to the Court of Common Pleas of Delaware County and is under appeal and that will not be underway before fall if not next winter. Mr. Dignazio shared his interpretation of "Home Rule".

Mr. Bryne followed up.

Mr. Chanin made it clear that the Planning Commission is not involved in the litigation.

Gerard Gavin, 214 E Township Line Road, shared his concern for children walking along Manoa Road without sidewalks.

Bob Dignazio, 606 Country Club Lane, revisited his concern about the buffer at the 9th hole and errant golf balls.

Brittney Stivale, 609 Country Club Lane, expressed the desire for leafy trees to be planted in place of the current pine trees along the property line to protect the neighboring homes from golf balls to be placed as a condition of approval. John Gianguilio, President of the Country Club stated they will be planting 100-200 new trees.

Marylouise Connor, 623 Country Club Lane, agreed with the previous notion of the replacement of the existing pine trees and new fence.

Ms. Dobbs surmised the waiver requests.

Mr. Capuzzi made a motion to recommend the Preliminary/Final Land Development plan for approval to the Board of Commissioners for the Llanerch Country Club swimming pool renovation project subject to the following conditions:

1. All the outstanding comments contained in the most current version of the Township Engineer's Review Letter are addressed to the satisfaction of the Township.
2. That the six waiver requests be approved subject to the following stipulations:
 - a. The pedestrian crosswalk at the intersection of Manoa Road and West Chester Pike be upgraded to include zebra type striping;
 - b. The replacement trees required with this project, based upon evaluation by the Shade Tree Commission and the applicant, some of the trees be used to fill in the dead trees located along the 9th fairway;
 - c. The applicant will pay a fee-in-lieu of constructing curbs and sidewalk installation along Manoa Road.

Mr. Montresor seconded.

Diane Burke, 534 Country Club Lane, added comments regarding the existing pine trees.

All in favor.

3. 30 Ellis Road, Thomas and Joanne Storey - Lot consolidation plan
D.C. Folio Nos. 22-04-00281-00, 22-04-00282-00, 22-04-00283-00, and 22-04-00284-00

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

Joanne Storey presented for her proposed lot consolidation. Ms. Storey explained the consolidation of the four existing lots would in part, ease the confusion of the 4 tax bills and would be beneficial when updating the property

to have one combined lot. Ms. Storey added that there are three sheds on the properties that are nonconforming, but no change is intended.

Mr. Welsh asked if a sidewalk waiver would be required in this reverse subdivision. Mr. Faulkner stated the sidewalk and curb issue should apply. Ms. Dobbs clarified the requirements for subdivision. Ms. Dobbs stated the lot as it is currently may exist with its nonconformities but when the lots come through land development, the lot is subject to applicability of all ordinances within the subdivision and land development. A list of waiver requests must be added to address the things like curbs and sidewalks along with anything else addressed on an updated Township Engineer Review letter. Ms. Dobbs advised Ms. Storey to consult with David Damon, PE, H. Gilroy Damon and Associates. Inc., the engineer for the project.

Ms. Dobbs stated with the reverse subdivision, the percentages of building coverage and impervious coverage permitted will increase a great deal. Ms. Dobbs commented that the potential for increased building on the lot could take away from the character of the neighborhood. Ms. Dobbs stated the application is incomplete at this time without the waiver requests and explained the waiver request process.

4. 223 E. Park Road, Caramanico Homes, LLC.- Preliminary/Final Subdivision and Land Development D.C. Folio Nos. 22-02-01078-00 and 22-02-00893-00 Applicant is proposing to reverse subdivide two (2) existing lots and subdivide into four (4) new lots at the referenced property. A new single-family dwelling and driveway are proposed on Lots 1-3, and the existing building on Lot 4 is proposed to remain. Individual infiltration beds for each new dwelling are proposed for stormwater management. The property is within the R-4 Residential Zoning District.

James Buckler, Esq., representing Caramanico Homes, LLC., stated the applicant would not be looking for a recommendation from the Planning Commission at that time. Mr. Buckler acknowledged the many items in the Township Engineer's Review Letter dated December 2, 2024, that need to be addressed. Mr. Buckler stated that he thought it would be beneficial to go on with the review. Mr. Buckler presented the project.

Mr. Buckler said the applicant response to the Township Engineer's Review Letter is a will comply regarding the items that require more information or clarification. Addressing the first four zoning items, Mr. Buckler said they will also comply as follows:

1. the common lot lines between lot 2 and lots 3 and 4 will be reconfigured such that no portion of the referenced boundary line constitutes a rear lot as defined in §160-2 and §182-160.B.

2. Lots 1 and 2 will need to be reconfigured to allow the proposed houses on these lots to be bought up to what is the front yard setback of Township Line Road. The reconfiguration of the lots as referenced may require the removal of additional trees located adjacent to Township Line Road.

3. A second parking space measuring at least 9 feet wide by 18 feet deep will be provided at Lot 4.

4. The driveway on Lot 3 will be reduced to 10' wide with no turnaround. The reduced width of the driveway will limit the overall width of the common driveway servicing Lots 1 and 2 and the private driveway on Lot 3 to less than 25 feet or 50% of the lot width, whichever is less.

Ms. Dobbs referenced the driveway on Lot 3 that crosses over the infiltration bed and noted typically you wouldn't want that compaction over a stormwater management facility. Mr. Capuzzi said, it is not unusual to have a drainage basin under a driveway or parking lot but caution during construction is important.

Ms. Dobbs pointed out the multiple curb cuts and asked the applicant to investigate possibly using the common driveway for Lots 1 and 2 for Lot 3 as well.

Mr. Capuzzi asked for clarification regarding the easement between Lots 1 and 2 and if

the responsibility of the property owners would be clear. Mr. Capuzzi added the maintenance agreement that is tied to the easement should include responsibilities for maintaining the retaining wall along Township Line Road that's falls within the proposed additional 5 foot right-of-way.

Ms. Phillips stated her concern of the character of the neighborhood would change with the 4 houses being clustered together.

Ms. Dobbs asked about the large trees on Township Line Rd. that would be removed. Mr. Buckler said the project had already been to the Shade Tree Commission and received recommendations for the trees that were proposed to be removed. However, the updated plans will require another tree to be removed that will not be replaceable and the applicant will offer to pay a fee-in-lieu of adding additional replacement trees on site.

Ms. Dobbs asked if the house that is being demolished had functionality issues requiring demolition. Mr. Buckler stated the structure would be nonconforming on the first site plan but the updated site plan will be studied to see if there is a way to save the structure and help preserve the character of the neighborhood.

Gerard Gavin-214 E Township Line Rd., spoke in favor of the project and in favor of the daycare being removed.

Michael Sheehan-113 Llandaff Rd., spoke in favor of the project and in favor of the daycare being removed. Mr. Sheehan asked for clarity on nonconforming issue.

5. Review of Minutes

Mr. Chanin motioned to approve the Planning Commission minutes of October 10, 2024 as submitted.

Mr. Walsh seconded.

Mr. Capuzzi abstained.

Minutes approved.

Ms. Jilozian gave an update on the status of the Comprehensive Plan and the contract for the Zoning Ordinance Amendments.

Mr. Fiordimondo stated that after 8 years he will be leaving the Planning Commission and said that it has been a very rewarding experience working with many talented people.

Adjournment

Ms. Dobbs motioned to adjourn

Mr. Capuzzi seconded.

All in favor

Adjournment 9:13 P.M.