

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.