

Haverford Township
Planning Commission
2025 Agendas and Minutes

[January](#)

[February](#)

[March](#)

[April](#)

[May](#)

[June](#)

July meeting canceled

[August](#)

[September \(minutes pending approval\)](#)

October meeting canceled

[November \(minutes pending approval\)](#)

December meeting canceled

Disclaimer: Every document provided by the group is included in this archive packet. The boards, committees, and commissions are responsible for providing agendas and minutes for each meeting.

Haverford Township - Planning Commission

Meeting: Thursday, January 09, 2025

Time: 7:00 p.m.

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

Members:

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

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer
Jaime Jilozian, Director of Community Development

Reorganization & Regular Meeting Agenda

1. Opening of Meeting:

Roll Call

Pledge of Allegiance

2. Reorganization/appointments

a. Motion to nominate candidates for the following seats:

- Chairperson
- Vice-Chairperson
- Secretary
- Scribe for the year 2025.

3. Motion to set the following 2025 calendar of meetings for the Planning Commission:

February 13th

March 13th

April 10th

May 8th

June 12th

July 10th

August 14th

September 11th

October 9th

November 13th

December 11th

4. Meetings shall convene at 7:00 P.M.

5. 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.

6. 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.

7. Review of Minutes

Planning Commission minutes of November 14, 2024.

8. Public Comment / Citizens Forum

9. Adjournment

Haverford Township - Planning Commission

Meeting: Thursday, January 09, 2025

Time: 7:00 p.m.

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

Members:

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

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer
Jaime Jilozian, Director of Community Development

Reorganization & Regular Meeting Minutes

Agenda Items

Opening of Meeting- Ms. Jilozian called the meeting to order at 7:06 P.M.

Roll Call

Pledge of Allegiance

Reorganization/appointments

Motion to nominate candidates for the following seats:

Mr. Chanin nominated Maggie Dobbs as Chairperson, Mr. Capuzzi seconded, All in favor.

Chairperson- Maggie Dobbs

Meeting handed over to Ms. Dobbs. Mr. Capuzzi nominated David Chanin as Vice-Chairperson, Mr. Montresor seconded, All in favor.

Vice-Chairperson - David Chanin

Mr. Capuzzi nominated Stephen Welsh as Secretary, Mr. Montresor seconded, All in favor.

Secretary - Stephen Welsh

Ms. Dobbs nominated Marge Buchanan as Scribe, Mr. Chanin seconded, All in favor. Motion to appoint - Marge Buchanan as scribe for the year 2025.

Motion to set the following 2025 calendar of meetings for the Planning Commission: Mr. Capuzzi motioned to approve the 2025 calendar of meetings, Mr. Chanin seconded, All in favor.

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

Ms. Dobbs moved to convene Planning Commission Meetings at 7:00 P.M., Mr. Montresor seconded, All in favor.

Meetings shall convene at 7:00 P.M.

Ms. Dobbs thanked Rob Fiordimondo who served for 8 years on the Haverford Township Planning Commission and to Julia Phillips who served for 4 years. Their insights and participation were invaluable.

Ms. Dobbs introduced Kimberly Juszczak and Victor Cortese as the newest members of the Planning Commission.

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 spoke on her own behalf as the applicant, reappearing from the December 2024 Planning Commission meeting to submit the waiver request from sidewalks in a Land Development.

Mr. Welsh stated he would be in favor of the waiver and remainder of the Planning Commission agreed.

Mr. Capuzzi made a motion to recommend approval, including the waiver from sidewalk, for the lot consolidation plan for Mr. and Mrs. Storey located at 30 Ellis Road.

Mr. Chanin seconded.

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, PA, Linn Architecture, represented the applicant. Mr. Linn introduced Robert Scott, Esq., attorney, for the applicant.

Mr. Linn began with the background of the project going back a year, beginning with appearing at the Zoning Hearing Board on June 7, 2024, for a special exception to permit a church and place of worship in the residential district. Unanimous approval was granted. Mr. Linn stated there is support from the direct neighbors to the left as well as Haverford College located across College Ave. and the the property owner adjoining to the right is also Haverford College.

Mr. Linn began to address the Township Engineer's Review Letter with the zoning portion of the review. Mr. Linn stated that regarding Comment #3, the Haverford Township Zoning Officer wrote a decision letter that in his interpretation of the Zoning Ordinance, the circular driveway is compliant.

Regarding Comment #5, Mr. Linn noted a meeting with a former Zoning Officer, Kelly Krause, the project did not require a loading zone but there is a separate driveway on the left if that is required. In regards to Comment #6, a lighting detail has been added to the plans and additional detail regarding the lighting levels will be provided.

Mr. Linn went on to discuss the Subdivision and Land Development comments. Comment #11 refers to curbs. The applicant is requesting a waiver from §160-5.B(4)[a]. Additionally, Comment #12 refers to sidewalks and the applicant has requested a waiver from §160-5.B(4)[c]. Other waivers requested were §160-4.A regarding the requirement for preliminary plan submission, §160-4.E(5)[i] regarding the submission of a traffic impact study, §160-4.E(5)[e](4) regarding the requirement to identify all storm, sanitary, and water lines within 400 feet of the site and from Township Design Standards regarding the requirement for an eight inch curb reveal (a six inch reveal is proposed). Mr. Linn added that the Applicant will comply with Comment #13 regarding the Sewage Facilities Planning module or exemption, will comply. Comments #14 and 15 have been addressed with the Shade Tree Commission. The remaining comments are or will be addressed.

Mr. Welsh asked about the level spreader. Mr. Linn gave a technical explanation. Mr. Faulkner added more technical information. Mr. Welsh and Mr. Linn discussed the

circular driveway.

Mr. Montresor asked if there would be emergency phones on the premises. Mr. Linn will investigate it. Blumie, the Rabbi Eli's wife stated Haverford College Security would be notified if an event was planned.

Mr. Capuzzi asked Rabbi Eli what time Shabbat Dinner begins on Friday and Rabbi Eli stated 7:15 P.M. Mr. Capuzzi asked if the students were walking from both Bryn Mawr and Haverford Colleges and crossing College Ave. The Rabbi stated that was correct and there would be security and there is a shuttle drop off at the Haverford College parking area. The attendees for service and dinner may range from 30-60 people and last from one and a half hours to two hours. Mr. Capuzzi asked if adding more light at the entrance could be considered. Rabbi Eli said if this was allowed by code and not disturb the neighbors, it would absolutely be added.

Ms. Dobbs asked the Planning Commission if there were any objections to the five waiver requests previously noted. There were no objections.

Mr. Montresor made a motion to recommend the approval of the consolidation of the lots at 780 & 788 College Avenue and construct a building addition with associated parking lot improvements and stormwater management with the requested waivers and compliance through negotiations and revisions of the plan with the Township Engineer. Conditionally, any outstanding review comments from the Township Engineer's Review Letter of January 2, 2025, will comply.

Mr. Capuzzi seconded with an amendment: that a light will be installed at the intersection of College Ave. and the site entrance.

Amendment accepted.

All in favor.

Public Comment:

Michael Lee-304 Fairlamb Ave., stated he believes there should be more public meetings regarding the Draft Comprehensive Plan to help him understand it better. Mr. Lee does not think 45 days to review is sufficient.

Martha Wagner-2422 Rosewood Lane, also believes the 45 day review period is not enough. Ms. Wagner also spoke about the Draft Comprehensive Plan of 2022 and referenced her concerns.

Dorothy Doughty-2417 Rosewood Lane, stated an extension of the review period should be made. Ms. Doughty stated the plan is being rushed and should have more public

meetings. Ms. Doughty also discussed the 2022 Draft Comprehensive Plan. Ms. Doughty suggested a 90-day review period.

Ms. Dobbs referenced the 10 meetings that took place for the 2022 Draft Comprehensive Plan where everyone agreed it required further editing which was done. Ms. Dobbs stated according to the Township Solicitor, under the Municipalities Planning Code, the Planning Commission has fulfilled its legal obligation to review the Comprehensive Plan Document. The Planning Commission reviewed the document and provided feedback which was then sent to the Board of Commissioners who then sent it back to the finishing committee. The Comprehensive Plan was not changed substantially and is packaged in a much nicer way. The Comp Plan is with the Board of Commissioners. There will be a public meeting to allow for additional input. Based on the comments received there will be additional revisions to the Draft Comprehensive Plan. The meetings will be announced through constant contact emails, social media and the website. This will be discussed at the January 13, 2025 Commissioners Meeting.

Michael Lee said the plans were very different and the Planning Commission is abdicating their duty to the residents.

Mr. Montresor and Ms. Dobbs explained the process of adopting the Comprehensive Plan (a document that outlines a community's goals and vision for the future) to Mr. Lee. Mr. Chanin also added his thoughts.

Dorothy Doughty asked if the members of the Board of Commissioners are qualified to discuss the Draft Comprehensive Plan like the Planning Commission is. Ms. Doughty stated the plan should be discussed with the Planning Commission and that the plan is being rushed.

Mr. Capuzzi said even if the Planning Commission is not reviewing the plan as a group, it does not mean they will not be submitting their comments individually. Therefore, if you are concerned with the Board of Commissioners are qualified enough to understand

5. Review of Minutes

Mr. Capuzzi Motioned to approve the Planning Commission minutes of November 14, 2024, as submitted.

Mr. Montresor seconded.

Mr. Cortese and Ms. Juszczak abstained.

All in favor.

Mr. Chanin motioned to adjourn.

Mr. Montresor seconded.

All in favor.

Adjournment-8:33 P.M.

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Haverford Township - Planning Commission

Meeting: Thursday, February 13, 2025

Time: 7:00 p.m.

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

Members:

Maggie Dobbs, Chairperson

E. David Chanin, Vice-Chairperson

Stephen Welsh, Secretary

Angelo Capuzzi

Louis D. Montresor

Kim Juszczak

Victor Cortese

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Regular Meeting Agenda

1. Opening of Meeting

Roll Call

Pledge of Allegiance

2. 800 Coopertown Road, Coopertown Elementary - Preliminary/Final Land Development

D.C. Folio No. 22-05-00426-00

The Applicant, Haverford Township School District, proposes to construct three (3) building additions and new play area at Coopertown Elementary School. A new access drive from Coopertown Road and several new parking spaces are also proposed. A subsurface stormwater management system is proposed for stormwater management. The property is located within the INS-Institutional Zoning District and is serviced by public water and sanitary sewer.

Public Comment / Citizens Forum

3. 1039 Sproul Road- Preliminary/Final Subdivision and Land Development

D.C. Folio No. 22-04-00661-00

The Applicant proposes to subdivide an existing 2.80-acre site into four (4) new lots. A new single-family dwelling and individual stormwater facilities are proposed for each lot. A common driveway is proposed for access to the proposed dwellings from Sproul Road (SR 320). The property is within the R-1A Residential Zoning District. The proposed dwellings will be served by public water service and a proposed new sanitary sewer extension on Sproul Road.

Public Comment / Citizens Forum

4. Review of Minutes

Planning Commission minutes of December 12, 2024.

Adjournment

Haverford Township - Planning Commission

Meeting: Thursday, February 13, 2025

Time: 7:00 p.m.

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

Members:

Maggie Dobbs, Chairperson

E. David Chanin, Vice-Chairperson

Stephen Welsh, Secretary

Angelo Capuzzi

Louis D. Montresor

Kim Juszczak

Victor Cortese

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Regular Meeting Minutes

Agenda Items

1. Opening of Meeting – Ms. Dobbs called the meeting to order at 7:03 P.M.

Roll Call-Ms. Dobbs stated all members were in attendance.

Pledge of Allegiance

2. 800 Coopertown Road, Coopertown Elementary - Preliminary/Final Land Development D.C. Folio No. 22-05-00426-00

The Applicant, Haverford Township School District, proposes to construct three (3) building additions and new play area at Coopertown Elementary School. A new access drive from Coopertown Road and several new parking spaces are also proposed. A subsurface stormwater management system is proposed for stormwater management. The property is located within the INS-Institutional Zoning District and is serviced by public water and sanitary sewer.

Mr. Ken Matthews, C.B. Development Services, Inc. presented and explained the renderings of the proposed additions and reconfigurations.

Ryan Schuster, Civil Engineer with K&W Engineers, presented the plan for the Applicant.

Mr. Shuster began his presentation addressing the site plan and removal of the modular classrooms. Mr. Shuster pointed out the additions, improvements and stormwater management systems. Mr. Shuster said a submission was presented to the Shade Tree Commission and comments were received and revisions have already been resubmitted.

Mr. Welsh asked if the new bus lane will be supplementing the existing bus lane. Mr. Matthews explained the new and existing driveway procedures. Mr. Welsh asked about the minimum width drive isle. Mr. Shuster answered that 24 feet is the minimum and will be in place.

Mr. Chanin asked why the need for this expansion. Mr. Matthews stated the space inside is undersized for the population, the removal of modular classes and the required room for special needs students, are all part of the need for the additional space. Mr. Chanin asked if there was increased enrollment. Mr. Matthews said there is not increased enrollment.

Ms. Juszczak suggested a clear explanation on the plans for the landscape buffer between the hard play area and the bus loading area. Mr. Matthews stated the proposed landscaping was part of the resubmission to the Shade Tree Commission.

Mr. Capuzzi said the grading around the modular classroom removal needs to be finalized. Mr. Shuster agreed and stated it would be addressed.

Ms. Dobbs asked about two waivers being requested: §182-708.A(1) and §182-708.A(1) [d] regarding loading docks. Mr. Shuster explained there is an existing loading dock that's functionality will not change. The existing loading dock does encroach minimally into the front yard setback. Ms. Dobbs noted the lack of sidewalks along Coopertown Road. Mr. Matthews said there is a proposed concrete walking path from Highland Lane, along Coopertown Road to Meadows Lane. Ms. Dobbs recommended a waiver from, or addition of curbing and walkway on Meadows Lane. Ms. Dobbs asked if the comments in the Township Engineer's Review Letter of January 30, 2025 would be "will comply". Mr. Shuster said all would be addressed.

Mr. Montresor noted the sloping to the rear of the lot and asked if that was the grading that was being addressed. Mr. Matthews said that the referenced sloping was not going to be disturbed.

3. 1039 Sproul Road- Preliminary/Final Subdivision and Land Development D.C. Folio No. 22-04-00661-00

The Applicant proposes to subdivide an existing 2.80-acre site into four (4) new lots. A new single-family dwelling and individual stormwater facilities are proposed for each lot. A common driveway is proposed for access to the proposed dwellings from Sproul Road (SR 320). The property is within the R-1A Residential Zoning District. The proposed dwellings will be served by public water service and a proposed new sanitary sewer extension on Sproul Road.

Debra Shulski, Riley, Riper, Hollin and Colagreco, Attorneys at Law, represented the Applicant. Also present are Patrick Gibbons, Paul Bloomfield and Civil Engineer, John Anderson, Cornerstone Consulting.

Ms. Shulski gave an overview of the 4-lot subdivision, and the Zoning relief required.

Mr. Anderson presented the details of the proposed plan. Mr. Anderson pointed out the proposed drive access and contours slope up from Sproul Road into the property until they level off, as shown on the existing conditions site plan. Because of the steep slopes along Sproul Road, traditional individual driveways would not be feasible for this project. The slope disturbance is part of the relief that will be sought from the Zoning Hearing Board. Mr. Anderson described the common driveway that would extend to the plateau of the lot and the driveway access that would reach all four proposed lots. Mr. Anderson stated that, with some minor modifications, all four lots would be brought into compliance with the Zoning Ordinance and will address the Township Engineer's Review Letter of January 29, 2025, would be in conformance to the Zoning Code. Stormwater management will be provided in the form of underground infiltration and detention facilities. One will be near Sproul Road to take most of the runoff from the common driveway and some of the lots impervious areas. There will be other basins spread throughout the site to collect the runoff from the remaining proposed impervious areas. Mr. Anderson stated there are trees which will be removed and replaced. Application to the Shade Tree Commission has been made but the applicant has not yet met with the Commission for recommendation and approval.

Ms. Dobbs clarified the applicant had not applied to the Zoning Hearing Board at this point.

Mr. Capuzzi said he had several comments that he would give to the applicant in writing. Mr. Capuzzi asked if the Right-of-way width on Sproul Road was researched with PennDOT to clarify it was in fact 33 feet. Mr. Anderson said they have but will revisit with the surveyor. Mr. Capuzzi asked if Aqua has been notified or has seen the plan. Mr. Anderson stated they have not made an application with Aqua for the water service yet. Mr. Capuzzi asked, with all the utilities that cross between the properties, will there be a homeowner's association that identifies maintenance responsibilities.

Mr. Anderson did confirm there would. Mr. Capuzzi asked if there will be cross easements that should be documented on the plan. Mr. Anderson confirmed the easements would be documented.

Mr. Capuzzi suggested installing lateral connections for the properties along Sproul Road that are not connected to the public sewer line at the time of construction of the proposed sewer main extension, so as to avoid digging up the road twice. Also, the alignment of the proposed sewer main extension should be adjusted so as to avoid crossing the centerline of Sproul Road so many times. Mr. Capuzzi asked for confirmation that the width of the access strip to Lot 4 is at least 60 feet wide or it will be considered a flag lot which is not permitted in Haverford Township. Mr. Capuzzi asked why the turnaround at the main driveway was so close to Sproul Road and

suggested it be closer to the center of the development cluster. Mr. Anderson said it is proposed for deliveries, and such but will be reevaluated. Mr. Capuzzi handed his written comments to Mr. Anderson and stated the comments will need to be addressed to bring the land development project to compliance.

Ms. Juscak asked for clarification on why the land is proposed to be split into 4 parcels and the configuration of those 4 lots. In addition she voiced concern over the slope disturbance. Mr. Anderson explained the configuration and the number of lots is to reduce disturbance of the slope. Ms. Juscak asked if the construction logistics were considered regarding vehicle traffic and tree removal at the site with the slope. Mr. Anderson stated the demolition of the existing structure had already taken place, and the Fire Department has been on site with its equipment.

Mr. Cortese said he looks forward to the revisions of the plan and the development of this property.

Mr. Chanin asked if the intention was to leave the trees along Sproul Road as a sound and privacy barrier. Mr. Anderson said there is a line-of-sight issue and, in order to resolve the issue, slope disturbance and some tree removal will be required to construct a proposed retaining wall. The trees that are being removed will be replaced in another area.

Mr. Welsh asked if the two proposed homes on the east side of the plan have front yards. Mr. Anderson pointed out the front of the homes and therefore the front yards would be facing the common driveway. Mr. Welsh asked if the retaining walls would require any underground easements. Mr. Anderson that issue would be addressed by the HOA documents.

Ms. Dobbs stated she shares concerns with the shared easements. Ms. Dobbs and Mr. Anderson discussed clarification on stormwater management of the subdivision. Ms. Dobbs asked if there would be adequate driveway turnaround for trucks at the completion of the land development to ensure emergency vehicles and delivery trucks would have access to all of the homes. Mr. Anderson stated that turning templates for those vehicles would be included with the next submission.

Ms. Dobbs reiterated the concern of the orientation of the homes. Ms. Dobbs recommended a fee-in-lieu in place of the required open space and acknowledged the option for a fee-in-lieu of sidewalks.

Mr. Capuzzi suggested the applicant review the ordinance regarding the fee-in-lieu of open space.

Mr. Chanin agreed with Ms. Dobbs regarding both fee-in-lieu recommendations.

Public Comment: Scott Hessen- 3940 Darby Rd., expressed concern about the current water line that serves his property from Sproul Road. Ms. Dobbs asked Chuck Faulkner to make a note of this issue for further research.

Ms. Juszczak asked for the applicant to research the existing condition of those water lines for public knowledge.

Meg Hessen- 3940 Darby Rd., asked if the plan being presented was published anywhere for the public to see. Ms. Dobbs explained the plan was being presented for the first time and a request to see a copy of the plan may be made to the applicant. Ms. Hessen asked if each of the proposed lots is a half-acre and therefore would conform to the zoning district requirement. Mr. Anderson responded that properties are in compliance.

Kurt Eisenhuth- 1047 Sproul Rd., expressed his concern with additional water runoff toward his retaining wall and in-ground pool. Additionally, he was concerned with the proposed retaining wall that will be adjacent to his property and the integrity of the slope that exists there. Mr. Eisenhuth stated he is also tied to the water pit/water line Mr. and Ms. Hessen spoke of. Ms. Dobbs explained the stormwater management facility.

Jennifer Eisenhuth- 1047 Sproul Rd., asked for clarification on how the stormwater facility works. Ms. Eisenhuth also asked how the new sewer pipe would impact hers. Ms. Eisenhuth also asked about the proposed retaining wall that would be in front of the Lot 4. Mr. Anderson stated the retaining wall would be 50-60 feet from the corner of their property. Ms. Eisenhuth asked how an HOA works. Ms. Dobbs said there would be an agreement and mutual resources between all four property owners for shared maintenance. Ms. Dobbs explained the SWM system. Mr. Anderson explained the sewer lateral system.

Geoffrey Wright- 4008 Darby Rd., stated his main concern is to where the sanitary sewers will be tied to. Mr. Wright had already been subject to disruption to his property with the two homes recently developed on Darby Rd. The clarification was the tie in would be on Sproul Rd. and not Darby Rd. Mr. Wright added that he would like to see the entrance of this development be made very visible for safety's sake.

Walt Frederickson- 4016 Darby Rd., stated the area adjacent to the driveway on Sproul Rd. is dangerous. Mr. Frederickson asked if the driveway that exists will be widened. Mr. Frederickson received clarification on the HOA and the four separate lots that do not have a common area.

Lynn Kader- 1030 Sproul Rd., expressed her support to the development of this property after it has been vacant and not maintained for 25 years. Ms. Kader asked about a fire hydrant being placed. Ms. Jilozian responded that the fire chief is looking at the plan regarding hydrant placement. Ms. Kader received clarification on the storm and sanitary sewer systems.

A conversation took place regarding PennDOT'S regulations regarding speed limits on State highways.

5. Review of Minutes

Mr. Capuzzi motioned to approve the Planning Commission minutes of December 12, 2024, as submitted.

Mr. Montresor seconded.

Kim Juszczak and Victor Cortese abstained.

All in favor.

Adjournment Mr. Chanin moved to adjourn.

Mr. Montresor seconded.

All in favor.

Adjournment at 8:48 P.M.

Haverford Township - Planning Commission

Meeting: Thursday, March 13, 2025

Time: 7:00 p.m.

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

Members:

Maggie Dobbs, Chairperson

E. David Chanin, Vice-Chairperson

Stephen Welsh, Secretary

Angelo Capuzzi

Louis D. Montresor

Kim Juszczak

Victor Cortese

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Regular Meeting Agenda

1. Opening of Meeting

Roll Call

Pledge of Allegiance

2. 800 Coopertown Road, Coopertown Elementary - Preliminary/Final Land Development

D.C. Folio No. 22-05-00426-00

The Applicant, Haverford Township School District, proposes to construct three (3) building additions and new play area at Coopertown Elementary School. A new access drive from Coopertown Road and several new parking spaces are also proposed. A sub-surface stormwater management system is proposed for stormwater management. The property is located within the INS-Institutional Zoning District and is serviced by public water and sanitary sewer.

Public Comment / Citizens Forum

3. 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 are proposed on Lots 1 and 3, and the existing buildings on Lots 2 and 4 are 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.

Public Comment / Citizens Forum

4. Review of Minutes

Planning Commission minutes of January 9, 2024.

Adjournment

Haverford Township - Planning Commission

Meeting: Thursday, March 13, 2025

Time: 7:00 p.m.

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

Minutes

Planning Commission Members:

Maggie Dobbs, Chairperson
E. David Chanin, Vice-Chairperson
Stephen Welsh, Secretary- Absent
Angelo Capuzzi
Louis D. Montresor-Absent
Kim Juszczak
Victor Cortese

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Agenda Items

1. Opening of Meeting-Ms. Dobbs called the meeting to order at 7:01 P.M.

Roll Call

Pledge of Allegiance

2. 800 Coopertown Road, Coopertown Elementary - Preliminary/Final Land Development D.C.
Folio No. 22-05-00426-00

The Applicant, Haverford Township School District, proposes to construct three (3) building additions and new play area at Coopertown Elementary School. A new access drive from Coopertown Road and several new parking spaces are also proposed. A subsurface stormwater management system is proposed for stormwater management. The property is located within the INS-Institutional Zoning District and is serviced by public water and sanitary sewer.

Ryan Shuster, K&W Engineers, presented on behalf of the Haverford Township School District, Coopertown Elementary School, Land development second resubmission. Mr. Shuster stated the applicant did not see any problematic comments from the Township Engineer's review letter of February 26, 2025, but would be happy to discuss them. Mr. Shuster described the project and what was added since the last appearance.

Mr. Capuzzi asked if the applicant had been to the Zoning Hearing Board yet. Ken Matthews, C.B. Development Services, Inc., said they had and received relief for loading dock nonconformities, widening it and screening in the dumpsters. Mr. Capuzzi stated the Zoning Hearing Board decision should be added to the record plan. Mr. Matthews confirmed it will be. Ms. Dobbs asked if there were any revisions to the waiver request letter. Mr. Shuster said new requests have been added from §160-5.B(4)(a) to waive construction of curb along Coopertown Road and from §160-5.C(2) and §160-4.C(4) to permit a fee-in-lieu of the required open space in a new nonresidential development. Mr. Capuzzi suggested that the existing playing fields on the site be designated as open space/recreational area, thereby eliminating the need to pay a fee-in-lieu if (similar to the open space provided at Lynnwood and Chatham Park Elementary Schools).

Ms. Dobbs asked Mr. Faulkner to address his review letter for any outstanding comments. Mr. Faulkner stated his biggest concern was the documentation on the lighting regarding hours of operation and security. Mr. Faulkner stated the rest of the comments are straight forward and can be accomplished without any major revisions to the plan.

Ms. Dobbs acknowledged a letter from the Chief fire Code Official of Haverford Township, Steven Poole. The letter requests a fire hydrant be installed due to the fact that the closest existing hydrant to the site is more than 400 away. The new fire hydrant should be no more than 100 feet away, per the FDC (International Fire Code §912). Mr. Shuster explained a water meter pit is located along Coopertown Road and a fire hydrant will be installed at that site.

Mr. Capuzzi made a motion to recommend approval of the Preliminary/Final Land Development plan for the Coopertown Elementary School additions and renovations subject to addressing the outstanding comments of the Township Engineer's Review letter from February 26, 2025, and the fire hydrant be added as requested by the Townships Fire Official.

Mr. Channin seconds.

All in favor.

3. 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 are proposed on Lots 1 and 3, and the existing buildings on Lots 2 and 4 are 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., was present representing the applicant. Mr. Buckler explained the proposed reverse subdivision and creation of four new lots and zoning relief to keep the existing house. Mr. Buckler stated the Township Engineer's Review Letter of February 25, 2025, will be addressed in compliance.

Mr. Buckler added there are waivers being requested: §160-5.B(3)[j](i) from widening the existing right-of-way of Township Line and Park Roads and §160-5.C(4) to provide payment of a fee-in-lieu of providing open space. Mr. Buckler explained the site plan with the proposed orientation of the homes and driveways.

Ms. Dobbs asked for clarification that Lot 2, with the existing home, has no garage, Lot 3 has a single garage proposed and Lot 1 has an attached garage. Mr. Buckler confirmed it was correct, and the attached garage would be a rear entry garage on Lot 1.

Ms. Dobbs asked about the proposed impervious permitted impervious for the 4 lots. Mr. Houtmann, PE, stated Lot 1 is 31.3%, Lot 2 is 38.2%, Lot 3 is 37.7% and Lot 4 is 27.2% where in the R-4 Zoning District 45% is permitted. Ms. Dobbs asked if consideration had been given to the possibility of treating the shared driveway servicing Lots 1&2 as an alley and having a detached garage at the rear of the properties to allow for functional backyards. Mr. Buckler stated his belief is that the garages would take more away from the yards.

Mr. Chanin and Mr. Houtmann discussed the removal of trees and the landscape plans.

Mr. Capuzzi asked that a five-foot wide easement be provided along Township Line Rd. shown to account for the sidewalk being on private property. Mr. Capuzzi said if Aqua does not sign off on the water service on Lot 1, that there is an option to connect that lot to the existing water main on Township Line Road. Mr. Capuzzi noted the fee-in-lieu of open space would be about \$13,400.

Ms. Juscak discussed thoughts on the driveways and curb cuts with Mr. Buckler.

Mr. Faulkner said the sidewalk elevations where they meet the driveway, particularly at Lot 3, are rather steep at almost 7%. At the completion of the project, there should be consistency in the elevation of the driveways and sidewalks.

The applicants have not yet gone to the Shade Tree Commission but are scheduled and will comply with their recommendations.

PUBLIC COMMENT:

Michael Sheehan, Llandaff Rd., stated the driveway proposed for the house on Township Line Road that will be accessed from Park Road will be a disruption to the residents of the neighborhood.

Jason Bono, 219 E. Park Road, with his wife Anna, are concerned with the driveway for the house on Township Line Road and the effect on the conditions of the neighborhood. Also concerning are the shade trees being removed, the shade tree and garage on his property being affected during construction.

Jeffrey Gavio, 200 Township Line Road, stated two concerns, the proposed shared driveway would be directly across from his driveway and feels this would increase traffic coming and going, and that there would be significant congestion created by congestion of the construction and vehicles. There are many children in the area. Mr. Gavio feels the 4 homes proposed on a lot that currently has 2 homes will be adding to the congestion of the neighborhood.

Ms. Dobbs explained that the plan does conform to all local ordinances, therefore, a by right plan. Ms. Dobbs stated the Planning Commission is an advisory board to the Board of Commissioners. There is no legal basis for the Planning Commission to provide a denial to the plan. The Planning Commission can provide feedback on some design standards, and it is up to the applicant to accept them. Ms. Dobbs added that the applicant should certify that every precaution will be in place to ensure the protection of the shade tree on the neighbor's property. Ms. Dobbs suggested fencing to buffer for the neighbors.

Mr. Capuzzi suggested that the shared driveway be moved further away from the property line so as to minimize impacts to the existing shade tree of the adjacent property and that the grade of the driveway adjacent to the neighbor's shade tree be raised by 12-inches to minimize disturbance to the existing root system. By moving the driveway over, there may be room to add some shrubs for buffering.

Mr. Capuzzi answered a question from the audience when the plan would go to the Board of Commissioners for approval. The plan will be to the Shade Tree commission and the earliest it would be to the Board of Commissioners is the April meeting.

Ms. Dobbs made a motion to recommend an approval of the Preliminary/Final Subdivision Plan for the four lot subdivision at 223 East Park Road subject to the following conditions: All outstanding comments from the Township Engineer be satisfied to the full and complete satisfaction of the Engineer, that the applicant appear in front of the Shade Tree Commission and obtain all necessary approvals, that the shared driveway be moved at least two feet away from the property line to ensure the protection of the existing shade tree on the adjacent property, that consideration be given to the installation of a fence or visual buffer between the driveway and the neighboring properties, that an easement for a sidewalk along Township Line Road be added to the plan, and that the Board of Commissioners approve subject to the two waivers being requested by the applicant.

Mr. Capuzzi seconded.

All in favor.

4. Review of Minutes

Mr. Chanin motioned to approve the Planning Commission minutes of January 9, 2024, as submitted.

Ms. Juszczak seconded.

All in favor.

Mr. Capuzzi motioned to adjourn.

Mr. Chanin seconded.

All in favor.

Adjournment-7:52 P.M.

Haverford Township - Planning Commission

Meeting: Thursday, April 10, 2025

Time: 7:00 p.m.

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

Members:

Maggie Dobbs, Chairperson

E. David Chanin, Vice-Chairperson

Stephen Welsh, Secretary

Angelo Capuzzi

Louis D. Montresor

Kim Juszczak

Victor Cortese

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Regular Meeting Agenda

1. Opening of Meeting

Roll Call

Pledge of Allegiance

2. 1208 Allston Road, St. Faith Equity, LLC, Wonderspring – Conditional Use Application

D.C. Folio No. 22-07-00200-00

The Applicant, St. Faith Equity, LLC and Wonderspring, seeks Conditional Use approval to permit a combination of uses including nursery school, kindergarten, elementary school enrichment, summer camp, and associated education recreation.

Public Comment / Citizens Forum

3. 2400 Darby Road, Blackwater Falls Trust- Sketch Plan

D.C. Folio No. 22-03-00690-00

Applicant is proposing construct a 5,995 square foot restaurant building with associated parking. The property is located in the C-3 Commercial District and is served by public sewer and water.

Public Comment / Citizens Forum

4. Review and discuss Township Code Section 160-5C. Dedication of land for recreation

5. Review of Minutes

Planning Commission minutes of February 13, 2025.

Adjournment

Haverford Township - Planning Commission

Meeting: Thursday, April 10, 2025

Time: 7:00 p.m.

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

Members:

Maggie Dobbs, Chairperson

E. David Chanin, Vice-Chairperson

Stephen Welsh, Secretary

Angelo Capuzzi

Louis D. Montresor

Kim Juszczak

Victor Cortese

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Regular Meeting Minutes

1. Opening of Meeting

Roll Call

Pledge of Allegiance

2. 1208 Allston Road, St. Faith Equity, LLC, Wonderspring – Conditional Use Application D.C. Folio No. 22-07-00200-00

The Applicant, St. Faith Equity, LLC and Wonderspring, seeks Conditional Use approval to permit a combination of uses including nursery school, kindergarten, elementary school enrichment, summer camp, and associated education recreation.

Ms. Dobbs explained that a Conditional Use application is decided by the Board of Commissioners but must be reviewed by the Planning Commission prior to that. The Board of Commissioners meeting will be on May 5, 2025, between 6:15 and 6:30 P.M.

Brandon Savran, Esq. Dilworth Paxton LLP., presented for the applicant, St. Faith Equity, LLC. (property owner). Mr. Savran began by explaining the packet that was submitted as the application for conditional use permit.

Mr. Savran stated the applicant seeks a conditional use permit under §182-602 of the Zoning Code to operate an educational institution which is a conditional use in the Institutional Zoning District. Mr. Savran noted without a defined term in the Township Code for “educational institution”, the Commonwealth Court has, to which the applicant believes they fit into.

“The word “education” taken in its full sense, is a broad, comprehensive term, and may be particularly directed to either mental, moral, or physical facilities, but in its broadest and best sense it embraces them all, and includes, not merely the instructions received at school, college, or university, but the whole course of training – moral, intellectual and physical.” Sch. Lane Hills, Inc. v. E. Hempfield Twp. Zoning Hearing Bd., 336 A.2d 901, 903 (Pa. Cmwlth. 1975).

Mr. Savran introduced Douglas Martindale, Principal of St. Faith, LLC. Mr. Martindale gave a background of the property that he said has been a fixture to the community for a very long time, and added that he was a Township resident. Mr. Martindale said his children successfully attended St. Faith’s. Mr. Martindale explained that in 2018, Kelly Garrison, the executive director of St. Faith’s pre-school and kindergarten, approached him with the proposal they together acquire the property from the Episcopal Diocese from whom she leased. The Episcopal Diocese would be selling the property if not obtained. In 2019 the acquisition happened, and Mr. Martindale became a member of the board of directors for St. Faith’s and is also currently the Vice President of the Wonderspring Board of Directors.

Covid brought with it a number of issues, not the least of which was the financial burden. By the end of 2022 St. Faith’s was in financial dire straits. With his relationship and role with Wonderspring, Mr. Martindale organized the merger of Wonderspring to take over the pre-school and kindergarten by the middle of 2023. Mr. Martindale expressed how important the building, and its uses are to his family.

Mr. Savran described Wonderspring at this location as having 45 students, 12 teachers and staff in 11 classrooms, with multiple play spaces and meeting rooms. The Township had placed a 15-minute parking restriction on the Wonderspring side of Allston Road to alleviate parking congestion at drop-off and pickup. There is municipal parking and regular parking on Brookline Blvd. Mr. Martindale explained that Wonderspring serves children from two to six years old. Children may attend from 7 A.M. to 5:30 P.M. The children, five and six years old would attend kindergarten for half days and then attend Wonderspring for the remainder of their day. Wonderspring would like to expand upward to serve 1st thru 5th grade (six to ten year old) children for after school programs. The children may be bused or another form of transportation. Wonderspring would propose a summer camp as an accessory use. The gymnasium is utilized by Wonderspring and lends the use to outside groups. The gymnasium is not able to be used in the summer months due to the lack of air conditioning.

Ms. Dobbs explained the conditional use application procedure per the Zoning Code §182-1205, that provides the Board of Commissioners may grant approvals for conditional uses after advisory review by the Township Planning Commission if the terms outlined in the section of code are consistent with the use.

Mr. Chanin asked for clarification on the timeline of the current and proposed business.

Mr. Savran stated Wonderspring is the tenant, operator or the school, who took over the lease from the property owner in 2023. The owner of the property from 2019 is Saint Faith Equity, LLC., who prior to that was a preschool operated as it had as an accessory use to the religious institution owned by the Episcopal Diocese. The gymnasium was created from the chapel during Covid in 2021.

Mr. Capuzzi clarified the transformation of the gymnasium would have been under the current owner, St. Faith's, LLC.

Mr. Welsh asked for clarification of the current use and the proposed use. Zakiyyah Boone, Executive Officer for Wonderspring stated that currently, 2-5-year age range with kindergarten enrichment and before care. Proposed use would be before and after school care for not only kindergarten but for 1st grade and up to 5th grade as well as the summer camp. The time schedule would be 7A.M. to 6 P.M. as needed by the parents. Mr. Welsh asked if the attendance would increase significantly. Ms. Boone said A certificate from the Pennsylvania Department of Human Services offers a capacity of over 100 children. However, the physical layout of the facility does not allow for that many children to be served effectively in a quality environment. Ms. Boone stated the maximum attendance would be 70 children within the layout of the facility.

Mr. Montresour asked for clarification between pre-school and nursery school. The Pennsylvania Department of Education licenses nursery schools (age 2-5) and the Pennsylvania Department of Human Services licenses childcare centers. Mr. Savran stated the operative term for their application is educational institution.

Mr. Capuzzi addressed the Applicant's submitted "recommendations for finding of fact & conclusions of law." Mr. Capuzzi asked if the applicant stating they are seeking to legalize the use would suggest the use is illegal. Mr. Savran stated that the Township had known of the use and never issued a violation and therefore it is a legal nonconforming use. Ms. Jilozian corrected; a code violation was issued to The Steeple in 2022 for the added recreation use to the daycare.

Mr. Chanin asked about building permits on the property. Mr. Martindale stated after St. Faiths Equity LLC acquired the property there were a series of permits for renovations. Mr. Capuzzi asked if there were permits to convert the church into a gymnasium. Mr. Martindale stated the permit was to remove the pews and sand the floors.

Mr. Capuzzi noted the dimensions listed on the application for the lot were incorrect. Mr. Capuzzi asked for clarification on the proposed added infant program to Wonderspring. Ms. Boone stated the current youngest age at Wonderspring is 2 years and the infant program has not yet been established. Mr. Capuzzi inquired about the 11 full-time employees on staff noted in the submitted "Suggested finding of facts" but in the presentation, stated there were 12 along with the 45 children enrolled but the "finding

of facts" stated 43. Ms. Boone stated these are operational discrepancies that may change one day to the next. Mr. Capuzzi asked if the state had a student-to-teacher ratio. Ms. Boone explained that yes, it does, and it is determined by the age of the children. Mr. Capuzzi asked how many of the current employees' park in the parking lot on Brookline Blvd. to which Ms. Boone was unsure. Mr. Capuzzi made all aware of the parking burden on the neighborhood. Mr. Capuzzi added, in his opinion, the drop off and pickup are disorganized. Mr. Capuzzi asked what caused the Township to change the parking restrictions on Allston Road. Mr. Martindale stated he believed it was an ordinance change. Ms. Jilozian added the Police Chief, John Viola stated there were parking issues going back 20 years and appears to have peaked with the daycare center arrival and dismissal times. Mr. Capuzzi asked if the gymnasium or daycare were handicapped accessible. Mr. Savran stated we can assume at this time the facility is not handicapped accessible. Mr. Capuzzi asked about the teams that used the basketball gymnasium in December 2024. Mr. Michael Moore, Havertown Resident and coach at the facility, stated the Malvern League and others that play are from Haverford Township as well as other townships. Mr. Moore added that there are instructions spelled out in an email blast regarding parking. Mr. Capuzzi asked if anyone was in charge of enforcing the restrictions. Mr. Moore said it is communication with the head of the Malvern League and the coaches. Mr. Capuzzi asked how long the gym at St. Faith's has been used for the league play and had the neighbors been approached with this use. Mr. Moore stated it was the second or third year and there were no formal notices sent out but that neighbors are members of the league. Mr. Capuzzi asked if the applicant sent notice regarding the appearance at the Planning Commission Meeting. Mr. Capuzzi asked if there would be willingness to hold a meeting with the neighbors to explain the use prior to the Conditional Use Hearing to which they agreed.

Ms. Juszczak asked if the emergency preparedness plan was developed for the current use or a prior use. Ms. Boone stated that it is standard in the certificate for compliance through the Department of Human Services. Ms. Juszczak asked if the drawings were accepted by the state and were the drawings prepared by a licensed architect or who prepared the. Ms. Boone stated they had a firm do the drawings and yes, they were accepted by the state.

Ms. Dobbs asked for clarification on the recreational use and occupancy denial in January of 2022. Ms. Jilozian stated that is was denied in writing at that time and a code violation was then issued due to the continued recreation use. Therefore, no use and occupancy had ever been approved for the recreational use. Ms. Dobbs asked for clarification on how the recreational use is being presented as an accessory use to the primary use of the educational institution, Wonderspring, when the recreational use is not run by or used by the educational institution. Mr. Savran stated that Wonderspring does use the gym on occasion and that there is case law that defines accessory use and the case law is consistent with the non-Wonderspring uses. Ms. Dobbs asked if the gymnasium use and the Wonderspring use would be at separate times of day. Mr. Moore stated the Saturday and Sunday basketball leagues do not run concurrent with the school and for only a quarter of the year (November-February).

Mr. Chanin read the definition of Accessory Use from the Haverford Township Zoning Ordinance. Mr. Chanin, Mr. Capuzzi and Ms. Boone discussed enrollment and curriculum of the groups of children by ages.

Mr. Welsh, Mr. Chanin and Ms. Boone discussed the bussing of early care and after-care. Ms. Dobbs asked where the buses and parents drop-off and pick up. Ms. Boone said it would be on the school side of Allston Road and parents were asked to arrive after the buses.

Ms. Dobbs added more explanation of the Conditional Use section of the Zoning Code.

Mr. Capuzzi made a motion to recommend approval of the conditional use application with the following conditions for St. Faith Equity LLC to use the property as proposed in their application, seconded by Ms. Juszczak.

1. The Applicant will conduct a meeting with interested neighborhood residents to explain the proposed expansion of services at its facility and answer any questions related thereto. The invitees to this meeting shall be those residents who live within 300 feet of the St. Faith's property. (7-0 approval)
2. An evaluation of the traffic patterns shall be prepared by an engineering professional which identifies existing traffic generation, drop-off/pick-up practices, and parking demands, and compares them to those associated with the proposed expansion of services. (7-0 approval)
3. A topographic and boundary survey of the property shall be prepared by a PA registered land surveyor to document the extent of existing non-conformities associated with the site, as compared to the requirements listed for an allowable use within the INS Institutional Zoning District. (7-0 approval)
4. Drop-off and pick-up of students at the school shall be permitted only on the south side of Brookline Boulevard and the west side of Allston Road. The previous parking restrictions which had been in place along the east side of Allston Road, between Brookline Boulevard and Sagamore Road, shall be reinstated. (4-3 approval. Nays are MD, KJ, SW)
5. The Applicant shall prepare and implement a drop-off and pick-up protocol which fully describes those procedures and shall explain the protocol to those individuals dropping-off and picking-up students. This plan shall be discussed with the nearby neighbors. (7-0 approval)
6. Stop bars (3 locations) and crosswalk (2 locations) pavement markings and handicap accessible curb cut ramps (2 locations) shall be added at the intersection of Allston Road and Sagamore Road. (3-4 opposed, not recommended as a condition. Nays are MD, VC, LM, KJ)
7. An employee of the school shall be designated to supervise the drop-off and pick-up operations on a daily basis to ensure that the established protocol is implemented and observed. (6-1 approved, SW opposed)
8. Use of the facility's gymnasium shall be restricted to those groups that include a student at St. Faith's school. (2-5 opposed, not recommended as a condition. Ayes are DC, AC)
9. The total maximum enrollment at the school shall be limited to 80 students. (2-5 opposed, not recommended as a condition. Ayes are DC, AC)
10. Off-street parking spaces should be provided for the additional parking demand associated with the expanded uses at the site. (2-5 opposed, not recommended as a

condition. Ayes are DC, AC)

11. Sewage facilities planning module approval, waiver, or exemption shall be obtained from the PA DEP for the additional sewage flows generated by the proposed expansion. (4-3 approval. Nays are SW, KJ, VC)

12. Consideration should be given for the installation of a 15 MPH speed limit sign on the 1200 block of Allston Road in effect during the drop off/pick up periods during the day. (6-1 approval. Nay is SW)

13. The total maximum capacity at the school shall be limited to 80 students at any given time. (3-4 opposed, not recommended as a condition. Ayes are LM, DC, AC)

14. The applicant shall obtain all applicable zoning approvals and building permits necessary to be in compliance with all Township ordinances and regulations. (6-1 approval. Nay is KJ)

3. 2400 Darby Road, Blackwater Falls Trust- Sketch Plan

D.C. Folio No. 22-03-00690-00

Applicant is proposing to construct a 5,995 square foot restaurant building with associated parking. The property is located in the C-3 Commercial District and is served by public sewer and water.

Graham Varn, Bohler Engineering presented the project for Blackwater Falls Trust. Mr. Varn gave the history and current condition of the property. The proposal included the addition of a restaurant with 30 parking spaces with 2 ADA spaces and up to 4 separate retail uses within the building. The access points would be as existing on Darby and Eagle Roads and reviewed by PennDOT. Landscape buffers and greenery would be added to reduce the nonconforming percentage of impervious to within the allowable 75%.

Ms. Dobbs spoke of the general notes from the Township Engineer's Review Letter of March 27, 2025, referring to the sketch plan review. As the plan moves forward a traffic study and stormwater management plan will be reviewed.

Initial comments from the board began with Ms. Juszczak stating her belief that the Township doesn't need another building in a parking lot and to pull the building forward, towards Darby Road. Ms. Juszczak recommended the applicant be a bit more innovative with the site as in retail and residential mixed use.

Mr. Capuzzi stated the mixed use would be consistent with the Draft Comprehensive Plan.

Mr. Chanin asked what uses are planned in this proposal. Mr. Varn said the restaurant and a multi-tenant use consisting of possibly 3 or four retail uses not yet earmarked.

Mr. Welsh commented on the access to the property and its difficulty.

Mr. Capuzzi stated the Eagle Road Corridor design standards are very important and have been instituted on several of the land development projects along Eagle Road and they should be followed. Mr. Capuzzi noted a previously approved bank for this site required significant improvement to the adjacent highways. Mr. Capuzzi suggested the applicant refer to those plans for adjustments to this project.

Ms. Dobbs stated this proposal is basically just a strip mall on one of the most primary corners of the township and not what is being sought in terms of future land developments. Ms. Dobbs asked if the property had access to the alleyway. It does not, which is the reason for the access points from the roads. Ms. Dobbs recommended seeking accessibility to the alley. The applicant is seeking a path of least resistance to obtain the development of this lot and by pushing the building up to the street would require more relief.

Public Comment:

Tom Rogers- 44 E Clearfield Rd., resident since 1952. A significant change has taken place. Mr. Rogers is concerned about density of use on that corner with traffic. Mr. Rogers is also not happy with the condition of the site currently.

Susan Maxwell -17 West Hillcrest Ave., utilizes the alleyway to access her garage. Waiting to leave and enter the driveway is difficult in the morning and in the afternoon and increasing traffic is worrying. Ms. Maxwell agreed the site is an eyesore currently.

Jon Druhan, President of the Board of Directors for Discover Haverford, is concerned about the economic development of the area and would like to see the mixed use described by the Planning Commission Members of residential and retail with attention to parking.

Mary Howard, 2601 Hirst Terr., agreed with the prior speakers and what the Planning Commission recommended.

Ms. Dobbs clarified the sketch plan vs land development process.

Mr. Chanin recommended the applicant meet with the Haverford Township Planning Department for feedback.

Bill Rosden, stated he would not want the building pulled up closer to the corner because of line of site issues, making the intersection even more dangerous.

Julia Brooks, 15 West Hillcrest Ave., would like to be assured that the property has been cleaned up from any land contamination from the gas station that used to be on this lot. Ms. Brooks would also not want the applicants' project to have use of the alley.

4. Review and discuss Township Code Section 160-5C. Dedication of land for recreation.

Mr. Capuzzi gave a detailed explanation of the open space requirement in the Subdivision and Land Development Ordinance and how the ultimate decision regarding a fee-in-lieu-of open space lies with the Board of Commissioners. Mr. Capuzzi referenced two recent land developments. Mr. Capuzzi suggested the applicants should get the decision from the BOC prior to appearing at the Planning Commission.

5. Review of Minutes

Mr. Chanin motioned to approve the Planning Commission minutes of February 13, 2025, as submitted.

Mr. Cortese seconded.

All in favor.

Ms. Juszczak motioned to adjourn.

Mr. Montresor seconded

All in favor.

Adjournment-10:15 P.M.

Haverford Township - Planning Commission

Meeting: Thursday, May 8, 2025

Time: 7:00 p.m.

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

Members:

Maggie Dobbs, Chairperson

E. David Chanin, Vice-Chairperson

Stephen Welsh, Secretary

Angelo Capuzzi

Louis D. Montresor

Kim Juszczak

Victor Cortese

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Regular Meeting Agenda

1. Opening of Meeting

Roll Call

Pledge of Allegiance

2. 2225 Darby Road, CMC Havertown LP- The Crossbar- Preliminary/Final Subdivision and Land Development Plan D.C. Folio Nos. 22-03-00732-00 and 22-03-00731-00

The applicant, CMC Havertown LP, proposes to consolidate two (2) existing lots and construct a 945 square foot building addition. The consolidated lot is proposed to have an area of 4,065 square feet. The property is within the C-3 General Commercial Zoning District. The existing building is served by public water service.

Public Comment / Citizens Forum

3. Review of Minutes

Planning Commission minutes of March 13, 2025.

Adjournment

Haverford Township - Planning Commission

Meeting: Thursday, May 8, 2025

Time: 7:00 p.m.

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

Members:

Maggie Dobbs, Chairperson

E. David Chanin, Vice-Chairperson

Stephen Welsh, Secretary

Angelo Capuzzi

Louis D. Montresor

Kim Juszczak

Victor Cortese

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Minutes

1. Opening of Meeting

Roll Call

Pledge of Allegiance

2. 2225 Darby Road, CMC Havertown LP- The Crossbar- Preliminary/Final Subdivision and Land Development Plan

D.C. Folio Nos. 22-03-00732-00 and 22-03-00731-00

The applicant, CMC Havertown LP, proposes to consolidate two (2) existing lots and construct a 945 square foot building addition. The consolidated lot is proposed to have an area of 4,065 square feet. The property is within the C-3 General Commercial Zoning District. The existing building is served by public water and sanitary sewer service.

Sean Paul, Linn Architects presented for the applicant. Mr. Paul gave a backstory on the purchase of the property by the Cox family in 2011 and the expansion of the business from what was Kilgallen's Tavern prior to the purchase. Mr. Paul explained that between 2018-2020 a 450 square foot outdoor dining area had been set up in the form of a tent. In 2020, when Covid-19 caused the need for personal distance, the outdoor dining area was expanded with a secondary outdoor dining tent that has been used con-

sistently ever since. In November 2024 the Zoning Hearing Board granted relief in the case of Z24-29, to create a building extension. The current tents equal 983 square feet and the proposed building construction is 923 square feet. There is proposed expanded landscaping on the site with a reduction of impervious surface. It is understood that any substandard sidewalk or curbing would be replaced to Township code if damaged during construction. Mr. Paul displayed a rendering of the proposed construction with the proposed landscape. The interior of the proposed addition will be used as a dining area and an ADA compliant restroom.

Ms. Dobbs clarified the access door in the front of the building was added by the current owner to act as a passthrough to the outdoor tent dining.

The relief granted by the Zoning Hearing Board Case Z24-29:

§182-404.C(3) to permit a building cover of 54% when the maximum is 25%.

§182-404.C(4) to permit the structure front wall to be five(5) feet from the right-of-way line when 20 feet is required.

§182-404.C(5) to permit a side yard of three (3) feet when seven (7) feet is required.

§182-707.A(3)[a] to eliminate the need for a screening buffer.

§182-707.B to eliminate the need for the required seven (7) parking spaces.

§182-708.A(1)[a] to eliminate the need for a loading/unloading space.

§182-708.A(2) to eliminate the need for a loading/unloading space and permit use of off-street parking.

§182-708.A(3) to eliminate the need for a loading/unloading space for truck maneuvering.

§182-712 to permit the proposed building to be constructed in the front and side yard setbacks.

§182-715 to construct the new building such that it does not have conformity with the other existing structures.

Ms. Dobbs suggested changing the existing boxwood to a native pollinator friendly shrub. Ms. Dobbs asked what the width of the existing sidewalk is. Mr. Paul stated 4' width, the old PennDOT standard in front of the proposed construction and widens in front of the exiting building which has not changed. Ms. Dobbs suggested the sidewalk be updated to 5' in width as is standard currently and ADA compliant. Ms. Dobbs asked about the portion of the property that was the parking area where the tents were placed. Mr. Cox clarified that a portion of the property was purchased separately.

Mr. Cox stated there is an easement agreement currently being drafted for the driveway area on the adjacent property to the south. Ms. Dobbs said the easement should be recorded on the plan. Ms. Dobbs asked about the area behind the trash enclosure. Mr. Paul stated it would be grass after the concrete ramp is removed therefore removing some impervious surface. Ms. Dobbs suggested landscaping or a rain garden in place of the grass patch, which would be more effective in managing the stormwater. A conversation regarding the reconfiguration of the trash area took place between Ms. Dobbs and Mr. Paul.

Ms. Dobbs asked about the existing conditions regarding water run-off with the tents. Mr. Paul explained currently it is not ideal with water running toward Darby Road. The new construction and landscaping should help with the run-off. Ms. Dobbs asked if there had been any ponding issues on Darby Road with the run-off. Mr. Paul stated the sewer lines were being cleared the day the survey was conducted. Mr. Paul stated the property has plenty of slope to carry the water down Campbell Ave. Mr. Cox confirmed the sloping is sufficient. Ms. Dobbs stated that with the tents from 2018, the parking area was reduced and now with the proposed construction, it will be more restrictive. Ms. Dobbs asked for an observation of the parking situation. Mr. Cox stated most customers walk and if not figure out where to park. Ms. Dobbs asked where employees park. Mr. Cox said, around the corner.

Ms. Juszczak asked how many patrons are expected to be served in the addition. Mr. Cox responded, 46 customers. Ms. Juszczak said it was a great proposal.

Mr. Capuzzi asked if they would consider using rain barrels. The applicant said yes, they would consider. Mr. Capuzzi asked about lighting around the parking spaces. Mr. Cox said there are none currently on the Crossbar building but there are two lights on the building across the parking lot. Mr. Capuzzi and Mr. Cox agreed that a light on the emergency door would be a good idea. Mr. Capuzzi asked how the second floor is used. Mr. Cox stated that it is the office and storage area. Mr. Capuzzi asked if the project will require review by the Shade Tree Commission. Ms. Jilozian confirmed that it does require a review with the Shade Tree Commission, and That review would occur in June.

Mr. Chanin asked if the addition will be sprinklered or if there is an alarm system in place. Mr. Paul stated there is no sprinkler system planned but with new construction, there is an alarm requirement.

Mr. Welsh agreed with Ms. Dobbs regarding widening the sidewalk because of the foot traffic, including schoolchildren. Mr. Welsh asked for clarification on the ADA parking space and sign not being required. Mr. Paul explained, the ADA Code requires a space, but §1111-01 of the ADA regulations states an accessible space is required for under 5 spaces in the lot, but does not require the accessible space to be signed as solely an ADA parking space. The proposed space is lined as a regular parking space but has a transfer aisle for that specific space. Existing parking spaces are less than the required 9' wide.

Ms. Dobbs noted the requested waivers:

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

§160-4.E(5) requiring a traffic impact study.

§160-4.E(5)[e](4) requiring all storm, sanitary and water lines within 400 feet of the site to be depicted on the plans.

From the Haverford Township Design Standards requiring an 8-inch curb reveal to allow 6-inches on the site.

Mr. Capuzzi made a motion to recommend approval of the preliminary/final land development and lot consolidation plan for the Crossbar subject to conditions:

1. All outstanding comments contained in the Township Engineers review letter of April 24, 2025, be addressed to the satisfaction of the Township.
2. The layout of the proposed trash enclosure and adjacent landscape areas be modified as discussed.
3. The sidewalk in front of the property will be widened to 5-feet.
4. Consideration be given to using rain barrels to collect runoff from the new roof and distributed to the landscape areas.
5. Existing lighting on the property be evaluated to ensure adequate lighting is provided for parking spaces in the back of the building.

Mr. Chanin seconded.

All in favor.

3. Review of Minutes

Ms. Juscak motioned to approve the Planning Commission minutes of March 13, 2025, as submitted

Mr. Capuzzi seconded.

All in favor.

Mr. Capuzzi motioned to adjourn.

Mr. Chanin seconds.

Adjournment

8:04 P.M.

Haverford Township - Planning Commission

Meeting: Thursday, June 12, 2025

Time: 7:00 p.m.

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

Members:

Maggie Dobbs, Chairperson

E. David Chanin, Vice-Chairperson

Stephen Welsh, Secretary

Angelo Capuzzi

Louis D. Montresor

Kim Juszczak

Victor Cortese

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Regular Meeting Agenda

1. Opening of Meeting

Roll Call

Pledge of Allegiance

2. 380 Highland Lane, SS. Colman/John Neumann (SJCN) - Preliminary/Final Land Development Plan

D.C. Folio No. 22-05-0425-01

The applicant, St. John Neumann Parish, proposes to construct a new 3,890 square foot building addition to the existing school at the referenced property. A subsurface infiltration facility is proposed for stormwater management. The property is within the INS Institutional Zoning District. The existing school is served by public water service and sanitary sewer.

Public Comment / Citizens Forum

3. Darby & Marple Road Act 537 Special Study

Adjournment

Haverford Township - Planning Commission

Meeting: Thursday, June 12, 2025

Time: 7:00 p.m.

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

Members:

Maggie Dobbs, Chairperson

E. David Chanin, Vice-Chairperson

Stephen Welsh, Secretary

Angelo Capuzzi

Louis D. Montresor

Kim Juscak

Victor Cortese

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Minutes

1. Opening of Meeting

Roll Call

Pledge of Allegiance

2. 380 Highland Lane, SS. Colman/John Neumann (SJCN) - Preliminary/Final Land Development Plan D.C. Folio No. 22-05-0425-01

The applicant, St. John Neumann Parish, proposes to construct a new 3,890 square foot building addition to the existing school at the referenced property. A subsurface infiltration facility is proposed for stormwater management. The property is within the INS Institutional Zoning District. The existing school is served by public water service and sanitary sewer.

To be continued until July 10, 2025

3. Darby & Marple Road Act 537 Special Study

Executive Summary -prepared by Pennoni Engineers.

The Pennsylvania Sewage Facilities Act (Act 537) enacted by the Pennsylvania Legislature in 1966 requires municipalities in the Commonwealth to develop and maintain a current sewage facilities management plan. Haverford Township owns and operates the sanitary sewage collection system and is authorized to prepare, update, and implement Act 537 planning. This Act 537 Special Study (“Study”) identifies the wastewater needs of the northwest portion of Haverford Township, specifically the areas bordering Darby Road and Marple Road, and evaluates alternatives for the long term disposal of sewage. For the most part, this portion of the Township currently utilizes various on-lot sewage disposal systems, with adjacent areas of the Township connected to public sewer. This Study considers existing wastewater facilities, topography, property owner needs, alternatives, and estimated costs associated with each evaluated alternative. Site specific inspections of existing on-lot sewage disposal systems were not performed. The alternatives evaluated in this Study are: (1) no action alternative, and (2) construct and extend public sewer. The “no action” alternative maintains the existing on-lot disposal systems on individual properties. Property owners are responsible for the operation and maintenance of the systems and addressing necessary repairs or malfunctions. The Township would prepare a Sewage Management Plan and associated Ordinance to establish procedures for properties with on-lot sewage disposal systems in accordance with PA DEP requirements. The “construct and extend public sewer” alternative extends the existing public sewer to the study area. Both cost and physical limitations may affect the feasibility of this option. The selected alternative to address the current and future sewage disposal needs in the northwest portion of Haverford Township is to maintain the existing on-lot sewage disposal systems within the Study area.

Mr. Capuzzi asked if other parts of the Township are using on-site systems. Mr. Faulkner there are some scattered throughout the Township. Mr. Capuzzi referenced the houses on Sproul Rd., between Darby Creek Rd. and Darby Creek and asked if they should be included in the study.

Mr. Welsh submitted comments via email ready by Mr. Cortese.

Mr. Montresor asked for clarification if the plan is for what exists or for what may be developed in the future. Mr. Faulkner stated this pertains to what exists as on-site systems.

Ms. Dobbs said an inspection and maintenance schedule must be made clear.

Ms. Juscak asked if there was a database listing the properties that have the on-site systems. Mr. Faulkner said the properties in the study are listed in the study but otherwise he was unaware of any complete list.

Ms. Dobbs recommended proceeding with the study and expanding the study to include additional areas that are applicable. Additionally, to articulate the policy for maintenance and inspection program.

Mr. Capuzzi motioned to approve the recommendation.

Mr. Montresor seconded.

All in favor.

Mr. Montresor motioned to adjourn.

Ms. Juszczak seconded.

All in favor.

Adjournment-7:21 P.M.

Haverford Township - Planning Commission

Meeting: Thursday, August 14, 2025

Time: 7:00 p.m.

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

Agenda

Planning Commission Members:

Maggie Dobbs, Chairperson

E. David Chanin, Vice-Chairperson

Stephen Welsh, Secretary

Angelo Capuzzi

Louis D. Montresor

Kim Juszczak

Victor Cortese

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Agenda Items

1. Opening of Meeting

Roll Call

Pledge of Allegiance

2. 2620 Prescott Road, Paul and Amy Needle - Lot Consolidation Plan

D.C. Folio Nos. 22-03-01820-00 and 22-03-01821-00

The applicant(s), Paul and Amy Needle, propose to consolidate two (2) existing 0.16 acre lots into one new lot at the referenced property. The property is within the R-4 Residential Zoning District and is served by public water and sewer.

3. 24 S. Eagle Road, GK Property Holdings, Sketch Plan

DC. Folio Nos. 22-09-00677-00 and 22-09-00678-00

The applicant, GK Property Holdings, proposes to construct a ten (10) unit apartment building and associated parking on two contiguous parcels. Parcel 1 consists of approximately 0.485-acres located in the R-8 Residential District. Parcel 2 consists of approximately 0.109-acres within the O-1 Zoning District. The proposed apartment building is to be serviced by public water and sewer.

4. 83 S. Eagle Road, OD Investments LLC, Sketch Plan

The applicant, OD Investments LLC, is proposing to redevelop two (2) contiguous parcels on an existing 1.6371-acre tract of land. Parcel 1 consists of 0.947-acres within the C-3 General Commercial District. The parcel currently has two (2) existing buildings that appear to be used for office and/or office/warehouse space and associated parking areas. Parcel 2 consists of 0.689-acres within the R-6 Medium Density Residential District. There are no existing structures on Parcel 2, and it currently appears to be used for storage. The applicant is proposing to develop this parcel with continued access provided via Parcel 1 with a proposed 3-story multi-use building fronting on S Eagle Road and 1-story storage building interior on the existing Parcel 2.

5. 564 Central Avenue, Marley Real Estate Holdings, Minor Subdivision Plan

D.C. Folio No. 22-09-00285-00

The applicant, Marley Real Estate Holdings, proposes to subdivide the existing 0.34-acre site into two (2) new lots at the referenced property. Lot 1 is proposed to be 7,508 square feet (0.1724 ac) and Lot 2 is proposed to be 7,503 square feet (0.1722 ac). A new residential dwelling is proposed to be constructed on each lot. The property is within the R-4 Residential Zoning District and is served by public water and sewer.

6. 307 Bewley Road, Pro Plus Contracting, LLC, Minor Subdivision Plan

D.C. Folio No. 22-02-00018-00

The applicant, Pro Plus Contracting LLC, proposes to subdivide the existing 0.50-acre site into two (2) new lots at the referenced property. No construction is proposed as part of this application. The property is within the R-4 Residential Zoning District and is served by public water and sewer.

7. Review of Minutes

Planning Commission minutes of May 8, 2025 & June 12, 2025.

Adjournment

Haverford Township - Planning Commission

Meeting: Thursday, August 14, 2025

Time: 7:00 p.m.

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

Minutes

Planning Commission Members:

Maggie Dobbs, Chairperson

E. David Chanin, Vice-Chairperson

Stephen Welsh, Secretary

Angelo Capuzzi

Louis D. Montresor

Kim Juszczak

Victor Cortese-Absent

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Agenda Items

1. Opening of Meeting-Ms. Dobbs called the meeting to order at 7:02 P.M.

Roll Call

Pledge of Allegiance

2. 2620 Prescott Road, Paul and Amy Needle - Lot Consolidation Plan

D.C. Folio Nos. 22-03-01820-00 and 22-03-01821-00

The applicant(s), Paul and Amy Needle, propose to consolidate two (2) existing 0.16 acre lots into one new lot at the referenced property. The property is within the R-4 Residential Zoning District and is served by public water and sewer.

Patrick Spellman, PE, Site Engineering Concepts, presented for/with Paul Needle, the property owner. Mr. Spellman explained the double lot consisting of two deeded parcels making up the one property. The owner proposes to remove the dividing line and consolidate the lot. Mr. Spellman said that in response to the Township Engineer's review letter of July 25, 2025, he is requesting a waiver from §160-4.E(5)(e)[4] Storm, Sewer & Water Supply within 400 feet of the site and ownership or maintenance responsibilities because there is no change in use or impact on the infrastructure.

Ms. Dobbs noted by removing the lot line, the existing home and property will become more conforming. Mr. Spellman confirmed the eight existing nonconformities would be reduced to three.

Mr. Welsh expressed his approval of the project.

Mr. Capuzzi asked for clarification as to why the Applicant is consolidating the lots. Mr. Spellman stated it would be administratively beneficial for the applicant because he is planning to construct an addition to the home.

Ms. Dobbs said with the consolidation, the percentage of impervious coverage as well as the percentage of building coverage permitted would become conforming. Mr. Spellman added there may be a modest addition proposed of approximately 300 square feet.

Ms. Dobbs noted the request for the waiver from showing the storm drainage, sanitary sewer and water supply lines within 400 feet of the site.

Mr. Capuzzi made a motion to recommend approval of the lot consolidation plan for 2620 Prescott Road subject to the following conditions:

1. The waiver from §160-4.E(5)(e)[4] be approved.
2. Any outstanding comments contained in the Township Engineer's Review Letter be addressed to his satisfaction.

Mr. Chanin seconded the motion.

All in favor.

3. 24 S. Eagle Road, GK Property Holdings, Sketch Plan
DC. Folio Nos. 22-09-00677-00 and 22-09-00678-00

The applicant, GK Property Holdings, proposes to construct a ten (10) unit apartment building and associated parking on two contiguous parcels. Parcel 1 consists of approximately 0.485-acres located in the R-8 Residential District. Parcel 2 consists of approximately 0.109-acres within the O-1 Zoning District. The proposed apartment building is to be serviced by public water and sewer.

Finton McHugh, Esq., representing the applicants, Greg Giuliano and Kevin O'Donnell, GK Property Holdings. Mr. McHugh explained how the property is split zoned between R-8 Garden Apartment District and O-1 Office District. The property is approximately six tenths of an acre where two acres are required in the R-8 Garden Apartment District. The original plan proposed more units, however the goal is for a more economically feasible plan with less apartment units that would satisfy both the neighbors and the Township. Mr. McHugh said a neighbor shared concern with having an apartment building behind his property. Mr. McHugh said the plan was to add to the existing buffer in height and width where the required buffer is 25 feet.

Dave Damon, PE., addressed the Township Engineers Review Letter of July 30, 2025, noting the required relief necessary from the Zoning Hearing Board and a traffic study that was done. Mr. Damon stated the applicant will comply with the comments in the review letter will comply.

Ms. Dobbs asked if there had been communication with PennDOT regarding the curb cuts for the proposed driveways. Mr. Damon said, not at this point.

Ms. Juscak asked how many stories are proposed with this plan and Mr. Damon stated 2-stories. Ms. Juscak asked for some explanation of the proposed placement of the building. Mr. Damon stated that the location of the building is defined by the setbacks.

Ms. Juscak asked why the parking would be partially in the front yard setback.

Mr. Damon explained the limited area available for parking on the site.

Mr. Capuzzi asked if the intention was to consolidate the two lots. Mr. Damon confirmed it is correct. Mr. Capuzzi asked if the applicant considered petitioning the Township to change the zoning on the office parcel. Mr. Damon stated they had not. Mr. Capuzzi explained when you seek relief from the Zoning Hearing Board, you need to show hardship of the land. Additionally, the relief sought should be the minimum relief required. Mr. Capuzzi added by reducing the number of units, it may be possible to reduce the amount of relief needed. Mr. Capuzzi asked about access rights to the existing alleyway at the rear corner of the property. Mr. Damon said the smaller O-1 parcel does have rights. Mr. Capuzzi added they may have to give up those access rights to the alleyway if the plan moves forward.

Ms. Dobbs noted there are other agencies who have not yet approved of or commented on the plan. Ms. Dobbs cautioned appearing at the Zoning Hearing Board if hardships were created by the applicant. Ms. Dobbs added that the building would be more aesthetically pleasing if oriented parallel to Eagle Road as well as creating an opportunity for a double-access driveway. Ms. Dobbs stated the Applicant should appear again before the Planning Commission after revisions have been made to the plan to bring it into closer compliance with the Township Code.

David Gray, 112 Wyndmoor Road- voiced his concern regarding an already congested and dangerous traffic flow on Eagle Road that will be intensified by adding 10 apartments.

Kevin Cunningham, Claremont Blvd.-agreed with the intense traffic on Eagle Rd. and added his opinion that that area is already overbuilt. Additional lights and commercial trash removal are just too much for the residential areas just behind the proposed development.

Doug Henry, 1 Claremont Blvd.- agreed with the traffic congestion, light pollution and noise in the area. Mr. Henry also shared his concern with privacy having 10 families just behind his house.

Angie Oliva, 9 Claremont Blvd., - reiterated all the same concerns for her neighborhood.

Kevin O'Donnell, co-owner, stated that he appreciates the concerns of the neighbors. He said the traffic study came back as little to no impact. Mr. O'Donnell added that the ten units proposed are mostly single units that would not be an intense increase in the traffic flow.

Ms. Dobbs clarified for the residents that the Applicant's appearance tonight was for a sketch review of the proposed project and that a future appearance with a more detailed plan for a recommendation of approval would be the next step. Mr. Capuzzi added that the applicant would first need to petition the Zoning Hearing Board for any and all zoning variances which might be required. These are meetings that residents should attend.

4. 83 S. Eagle Rd, OD Investments LLC, Sketch Plan

The applicant, OD Investments LLC, is proposing to redevelop two (2) contiguous parcels on an existing 1.6371-acre tract of land. Parcel 1 consists of 0.947-acres within the C-3 General Commercial District. The parcel currently has two (2) existing buildings that appear to be used for office and/or office/warehouse space and associated parking areas. Parcel 2 consists of 0.689-acres within the R-6 Medium Density Residential District. There are no existing structures on Parcel 2, and it currently appears to be used for storage. The applicant is proposing to develop this parcel with continued access provided via Parcel 1 with a proposed 3-story multi-use building fronting on S Eagle Road and 1-story storage building interior on the existing Parcel 2.

Finton McHugh, Esq., representing the applicants, Greg Giuliano and Kevin O'Donnell, OD Investments LLC. Mr. McHugh stated the parcels are split zoned as C-3 General Commercial District and R-6 Medium Density Residential District. The rear lot in R-6 is currently housing storage containers and is landlocked, with no separate access to any public street. The Applicant proposes an indoor storage building with associated landscaping. The Applicant proposes the existing rear building on the C-3 lot to remain and the front building replaced with a newer building on the lot and to be a mixed use such as commercial on the bottom and apartments on the top. Mr. O'Donnell is looking for feedback on that project.

David Damon, PE., H. Gilroy Damon Assoc, Inc. addressed the Township Engineer's Review Letter of July 30, 2025. Mr. Damon referenced the parking tabulation on the plan and calculated that approximately 70 parking spaces would be required for all the proposed uses on the property, and 73 spaces would be provided. Additionally, appropriate places for loading areas and trash will be provided. Mr. McHugh added that the rear lot is nonconforming due to being landlocked and as a lot used for storage containers noting residential use on that lot might not be welcomed since it is surrounded by commercial/industrial type property. Mr. Damon explained that the two lots would be combined in a reverse subdivision to alleviate some of the existing nonconformities.

Ms. Dobbs asked about the current use of the buildings on the C-3 lot that belong to McGoldrick Electric. Mr. O'Donnell said he leases the front building from McGoldrick and it's mostly vacant with storage. The second building on the lot had a second floor put on to add thirteen offices for McGoldrick Electric. Mr. O'Donnell added that the lot is all impervious, but his plan is to add back pervious surface. Ms. Dobbs asked if all three buildings would be for the same basic use. Mr. McHugh stated the front building would be the multipurpose and the rest would be for O'Donnell Roofing Company. Mr. O'Donnell stated, if this land development is possible, his company will be taking over the offices and proposed storage garage. The trucks used for the roofing business, go home with the workers. Ms. Dobbs suggested a parking plan that would involve stormwater management. Ms. Dobbs added a parking calculation tabulation would be needed. Ms. Dobbs suggested having the business plan for the front building to have the appropriate number of parking spaces accounted for in addition to having any relief from the Zoning Hearing Board addressed. Ms. Dobbs said it is a complicated site in overall layout, functionality and circulation.

Ms. Juszczak offered suggestions for the layout of the parking lot, adding more area for pervious surface. Ms. Juszczak said she feels this is a large parking area and a few small buildings, making it less family oriented in this neighborhood but fully understands the need for businesses in Havertown. Ms. Juszczak also noted the proposed plan is an improvement to what exists currently.

Mr. Capuzzi agreed that a reimagined parking lot to eliminate some of the impervious coverage would be an improvement to the site. Mr. Capuzzi added, petitioning the Township to rezone the rear parcel in the R-6 Zoning District to C-3 may alleviate some of the relief needed from the Zoning hearing Board. Mr. Capuzzi asked the applicant to look at the SALDO §160-5.C regarding the requirements for land set aside for open space, which in C-3 Zoning District is 25%. There is a fee-in-lieu-of open space option, but only if approved in advance by the Board of Commissioners. Technically, two sketch plans should be prepared, one with the required open space and one without; the Commissioners would determine which plan they prefer.

Mr. Chanin agreed with the comments and asked that the applicant be cognizant of the lighting, greenery and trees that exist on the lot.

Mr. Montresor remembered a previous plan for the property mentioned some historical significance of the front building that the applicant should research. David Gray, 112 Wyndmoor Road- said the building was once a beautiful building. Mr. Gray stated the traffic in this area is heavy without the daily coming and going of trucks picking up material for the roofing company. Mr. Gray is concerned with signage and lights. Mr. Gray also stated more apartments are unnecessary as there are already two apartment buildings on s. Eagle Rd. and there is another 10-unit building being proposed just across the street.

Suzanna Barucco, Chair of the Haverford Township Historical Commission, noted the previous plan for this property that went before the Planning Commission. At

that time, the hope was that the stained glass would be preserved and possibly the front wall of the front building. Ms. Barucco offered to have members of the Historic Commission look at the site as they are a committee of architects and she herself is a preservation consultant. Ms. Barucco stated that the Historic Commission of Haverford Township has interest in this building and its possible historic importance for the Township.

Joseph Marino, 120 Columbus Ave.- is concerned with water runoff and the dilapidated fence between this property and his.

Joe Spitz, 126 Columbus Ave.- expressed his concern over the unkempt lot and the lack of natural buffer between his home and the offices. He wants privacy from the offices.

Mr. O'Donnell stated his interest in Ms. Barucco's offer from the Historic Commission. The building will be researched. In addition, the concerns of water and buffers will be addressed.

5. 564 Central Avenue, Marley Real Estate Holdings, Minor Subdivision Plan D.C. Folio No. 22-09-00285-00

The applicant, Marley Real Estate Holdings, proposes to subdivide the existing 0.34-acre site into two (2) new lots at the referenced property. Lot 1 is proposed to be 7,508 square feet (0.1724 ac) and Lot 2 is proposed to be 7,503 square feet (0.1722 ac). A new residential dwelling is proposed to be constructed on each lot. The property is within the R-4 Residential Zoning District and is served by public water and sewer.

Chris Yohn, PE, Yohn Engineering LLC., presented for the applicant. Mr. Yohn explained that the proposal in this minor subdivision plan is to demolish the existing single-family dwelling and subdivide the property into two compliant lots, each with a new single-family dwelling.

Mr. Yohn began with addressing the Township Engineers Letter of July 27, 2025. Mr. Yohn stated the plans will be revised to satisfy all the Township Engineer's comments. With the exception of comment number three. A waiver will be requested from §160-5.B(4)[c], that requires sidewalks to be provided for existing streets. Currently, this portion of Central Ave. has no sidewalks. Mr. Yohn stated stormwater management systems are proposed and discussed the details of the grading and drainage proposed for the project.

Ms. Dobbs asked Mr. Yohn to read through the comments in the review letter. Each comment was addressed.

Ms. Dobbs asked for clarification on the shape of the driveways. Mr. Yohn explained that on Lot 2, the curve meets the existing curb cut and with Lot 1, the curve allows for the two independent parking spaces. Ms. Dobbs and Mr. Yohn had discussion regarding the orientation of the homes and driveways. Ms. Dobbs asked if the stormwater management system is large enough for the new homeowners to add additional impervious to the property in the future or will they be required to upgrade the stormwater management system when building

on their lot. Mr. Yohn said the stormwater system will be for impervious proposed on this lot. Ms. Dobbs stated there being more room to add impervious surface to these lots, consideration for a larger stormwater system would be warranted. Mr. Capuzzi initiated conversation regarding the new stormwater regulations. Mr. Capuzzi would like the Record Plan to show the front yard setback in relation to the requirements of the Zoning Ordinance Section 182-715 (Conformity of Setbacks), and to add a note to the plan with the calculation of how that median setback was calculated.

Ms. Juszczak asked how many stories the homes will be (answer from the audience was not audible on the recording). Ms. Juszczak asked if any Zoning relief is required. Mr. Yohn said no.

Mr. Chanin asked if the waiver request includes the driveway apron that is noted in comment 3 in the Township Engineer's Review Letter. Mr. Faulkner stated that a waiver from the sidewalk would take away the apron. Mr. Chanin asked if a sidewalk was built, would trees need to be cut down. Mr. Yohn said none that are larger than 6 inches in diameter. Mr. Chanin received confirmation that two trees would be removed during the construction.

Mr. Welsh asked if the 8-foot side yard setback included the fireplace. Mr. Yohn stated there is a permitted 18-inch projection, that measurement will be verified on the plan.

Mr. Capuzzi asked about the three proposed trees and if they should be positioned 6 feet behind the right-of-way line. Mr. Yohn stated that they should be and will be adjusted and confirmed with the Shade Tree Commission. Mr. Capuzzi asked if there will be basements and if it is intended to have sewer service. Mr. Yohn stated the sewer line at the street is not deep enough to run to the basement.

Bob Crongnale, 560 Central Ave.- shared his concern with pest mitigation prior to demolition of the existing home. Mr. Yohn said the applicant would be willing to provide a rodent certification letter.

Carl Perthes, 556 Central Ave.- expressed his concern with the construction vehicles and the interference with the street throughway. He also has concern that the newly paved street will be torn up during construction and dirt and dust may be an issue. Mr. Perthes asked for clarification on the stormwater infiltration.

Loreta Perthes, 556 Central Ave.- stated the certified notice was not received from the applicant.

Ms. Dobbs stated the Minor Subdivision Plan for 564 Central Ave. that will be reviewed by the Shade Tree Commission, the plans will be revised to address the comments in the Township Engineer's Review Letter, the three new trees will be relocated back behind the right-of-way line, the stormwater facilities will be made larger to accommodate future development and suggested the applicant work with the Township on the interpretation of the impervious calculations with stormwater management for future building. There will need to be a letter for the

waiver request from from §160-5.B(4)[c], that requires sidewalks to be provided for existing streets and noted on the plan.

Mr. Capuzzi motioned to recommend final approval of the minor subdivision plan at 564 Central Ave. subject to following conditions:

1. All outstanding comments in the Township Engineer's Review Letter of July 27, 2025, be addressed to the satisfaction of the Township.
2. The proposed street trees be relocated to be six feet inside each property.
3. The front yard setback be revised on the plan to be in conformance of Zoning Ordinance §182-715.
4. The waiver from §160-5.B(4)[c] be listed on the plan.

Mr. Capuzzi recommends not approving the sidewalk waiver.

Mr. Montresor seconded.

The motion approved, 4-2

6. 307 Bewley Road, Pro Plus Contracting, LLC, Minor Subdivision Plan

D.C. Folio No. 22-02-00018-00

The applicant, Pro Plus Contracting LLC, proposes to subdivide the existing 0.50-acre site into two (2) new lots at the referenced property. No construction is proposed as part of this application. The property is within the R-4 Residential Zoning District and is served by public water and sewer.

Chris Yohn, PE, Yohn Engineering LLC., presented for the applicant. Mr. Yohn

explained that this minor subdivision has no construction currently proposed but the purpose is to create the second lot. Mr. Yohn stated that an adjacent neighbor approached the applicant with interest in purchasing the new lot. There are no plans for the new home to be designed until all the details of the sale are finalized. Mr. Yohn addressed the Township Engineer's Review Letter of July 27, 2025. Of the twelve comments, the applicant intends to comply with all of them. However, two of the comments will require variances.

Comment 2. A variance from §182-713.B to permit the subdivision of a property containing an existing non-compliant building (the existing house to remain has a nonconforming with the side yard setback on the north as well as the aggregate of both side yards being nonconforming).

Comment 3. The water surface of swimming pools is required to be ten feet from the property lines, and the water surface of the existing pool will only be eight-and one-half feet from the proposed subdivision line. Mr. Yohn explained that the variances are necessary for the existing house, but no variances are necessary to create the second lot. If the variances were denied the subdivision could still happen and the existing home could be torn down and a new conforming single-family dwelling could be built.

Ms. Dobbs asked for clarification on the existing driveway to be removed. Mr. Yohn explained the driveway for the existing house is on the proposed second lot and would be replaced by a new home and the associated improvements. The

lot with the existing home would have a new driveway. Ms. Dobbs asked about tree removal. Mr. Yohn stated with the new home there would be one tree removed. Ms. Dobbs stated she would personally support the variance requests to keep the existing home.

The potential buyer of the second lot, Richard Schmeiss from 303 Bewely Rd., abutting the proposed lot. Mr. Schmeiss explained his possible purchase of this new lot is to keep it as a ground lot with no changes. Mr. Capuzzi explained that a plan for Mr. Schmeiss' lot, 303 Bewely Rd., and the newly formed lot would need to be submitted to the Township, proposing the consolidation of the two properties. By doing that, the existing garage and driveway would be permitted to remain. If the new lot remains as a stand-alone lot, the existing garage (an accessory structure) and driveway would need to be demolished.

Ms. Dobbs asked if the applicant had applied to the Zoning Hearing Board yet. Mr. Yohn said they did not.

Ms. Juscak asked if the proposed driveway for the existing lot will be constructed at the time of the subdivision. Mr. Yohn stated it would be after the subdivision. Ms. Juscak asked if the proposed trees on the plan are associated with the home that is not being constructed or are they part of the new driveway. Mr. Yohn stated they are required with the subdivision.

Mr. Capuzzi noted that an existing Township storm sewer line that runs through the property, and the proposed 20-foot easement for same will encroach into the existing pool deck. If the Township would need to repair the storm sewer in the vicinity of the pool, there is a large probability that the pool would be impacted.

Mr. Capuzzi stated the Township would be prudent to request a written agreement that, should future repairs of the storm sewer pipe result in damage to the pool structure, the repair of the pool would not be the Township's responsibility. Mr. Capuzzi suggested prior deeds for the property be researched to verify there were no deed restrictions prohibiting a second house from being built.

Mike Zeller-308 Bewely Road-shared his concern with the proposed driveway. The property next to the lot where the new driveway is proposed currently has shrubs that reach the sidewalk, and this will be a blind spot while backing out of the driveway. Additionally, Mr. Zeller talked about a 40-foot sink hole that appeared 2 years ago in his back yard. With Township inspection, it was found to be a very old well. Mr. Zeller's home was built in the 1800's. The concern is, if a new home is built, there may be other wells underground. Mr. Capuzzi, Mr. Yohn and Mr. Zeller discussed the line of site for the proposed driveway.

Ms. Dobbs stated the recommendation from the Planning Commission would be tabled until the applicant receives relief from the Zoning Hearing Board.

7. Review of Minutes

Planning Commission minutes of April 10, 2025, May 8, 2025 & June 12, 2025.

Mr. Capuzzi motioned to approve the minutes from April 10, May 8, and June 12, 2025, as submitted.

Mr. Chanin seconded.

All in favor.

Ms. Juscak motioned to adjourn.

Mr. Chanin seconded.

All in favor.

Adjournment- 9:42 P.M.

Haverford Township - Planning Commission

Meeting: Thursday, September 11, 2025

Time: 7:00 p.m.

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

Members:

Maggie Dobbs, Chairperson

E. David Chanin, Vice-Chairperson

Stephen Welsh, Secretary

Angelo Capuzzi

Louis D. Montresor

Kim Juszczak

Victor Cortese

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Regular Meeting Agenda

1. Opening of Meeting

Roll Call

Pledge of Allegiance

2. 38 Fulmer, Cadence Development Partners – Minor Subdivision Plan

D.C. Folio No. 22-02-00345-00

The Applicant, Cadence Development Partners, proposes to subdivide the existing 0.2484-acre site into two (2) new lots at the referenced property. The existing dwelling is proposed to remain on Lot 1, and a new single-family dwelling and driveway are proposed to be constructed on Lot 2. The property is within the R-6 Residential Zoning District and is served by public water and sewer.

3. 1039 Sproul Road, Sproul Road Development Partners, LLC- Preliminary/ Final Subdivision Plan

D.C. Folio No. 22-04-00661-00

The applicant, Sproul Road Development Partners, LLC, proposes to subdivide an existing 2.80-acre site into four (4) new lots at the referenced property. A new single-family dwelling and driveway are proposed for each lot. A common driveway is proposed for access to the proposed dwellings from Sproul Road (SR 320). Individual stormwater facilities on each lot are proposed for stormwater management. The property is within the R-1A Residential Zoning District. The proposed dwelling will be served by public water service and a proposed new sanitary sewer extension in Sproul Road.

4. 380 Highland Lane, SS. Colman/John Neumann (SJCN) - Preliminary/Final Land Development Plan & Conditional Use Application

D.C. Folio No. 22-05-0425-01

The applicant, St. John Neumann Parish, proposes to construct a new 3,890 square foot building addition to the existing school at the referenced property. A subsurface infiltration facility is proposed for stormwater management. The property is within the INS Institutional Zoning District. The existing school is served by public water service and sanitary sewer. The Applicant also seeks Conditional Use approval for the expansion of the educational use.

Adjournment

Haverford Township - Planning Commission

Meeting: Thursday, November 13, 2025

Time: 7:00 p.m.

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

Agenda

Planning Commission Members:

Maggie Dobbs, Chairperson

E. David Chanin, Vice-Chairperson

Stephen Welsh, Secretary

Angelo Capuzzi

Louis D. Montresor

Kim (Juscak) DiTrolio

Victor Cortese

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Agenda Items

1. Opening of Meeting

Roll Call

Pledge of Allegiance

2. 38 Fulmer, Cadence Development Partners – Minor Subdivision Plan

D.C. Folio No. 22-02-00345-00

The Applicant, Cadence Development Partners, proposes to subdivide the existing 0.2484-acre site into two (2) new lots at the referenced property. The existing dwelling is proposed to remain on Lot 1, and a new single-family dwelling and driveway are proposed to be constructed on Lot 2. The property is within the R-6 Residential Zoning District and is served by public water and sewer.

3. Review of Minutes

Planning Commission minutes of August 14, 2025.

Adjournment