



Township of Haverford

Resolution 2369-2024

Preliminary/Final Land Development – 2224-2228 Haverford Road

Whereas, the Preliminary / Final Land Development Plan for JPM Haverford Road, 2228 & 2224 Haverford Road; Haverford PA, Delaware County, known as D.C. Folio Nos. 22-06-01067-02 and 22-06-01067-01 has been submitted to consolidate the two lots of the Property into a single lot and to construct a second-floor addition above the existing warehouse, along with associated site improvements. The new consolidated lot will have a total area of 20,715 square feet (0.475 acres) and there will be no increase in impervious coverage. The properties are within the R-5 Residential Zoning District and the 6th Ward. The site plan, sheet 1 of 1, was prepared by Karl E Kriegh, Philadelphia, PA, dated October 31, 2022 and last revised February 2, 2024. The architectural plans, cover sheet, GO.1, GO.2, A1.1, A1.2, A1.3, A2.1 and A2.2, was prepared by Remus-Zmijewski Architecture, Collingswood, NJ, dated May 30, 2023.

Whereas, the Original Plan and the Project were the subject of Haverford Township Zoning Hearing Board case Z22-28 and a subsequent agreed order dated June 28, 2023;

Whereas, the Planning Commission of Haverford Township at the public meeting of Thursday, February 8, 2024, did vote to recommend approval of the plans and Waivers from a two-step preliminary/final land development plan review process, requiring a traffic impact study and requiring a stormwater analysis, subject to the following conditions;

All comments contained within the January 2, 2024 review letter prepared by Pennoni Associates be addressed, the proposed indoor parking spaced be added to the final plan, parking signage be provided for employees, painted directional arrows for the drive aisles be provided on the plan, the outline of the proposed second floor addition be added to the site plan, identify the travel route from the handicap parking spaces to the entrance doors, provide handicap parking sign details on the plan and provide landscape buffer notes on the plan; and

Whereas, said plans have been submitted before the Board of Commissioners of the Township of Haverford for consideration in accordance with the Pennsylvania Municipalities Planning Code, Act 247, as amended, and pursuant to the Haverford Township Subdivision and Land Development Regulations, Ordinance 1960, Chapter 160, Sections 4.A and B.

Now, therefore, be it resolved by the Board of Commissioners of the Township of Haverford, County of Delaware, Commonwealth of Pennsylvania, that the recommendations and findings of the Planning Commission are hereby adopted and the Preliminary / Final Land Development Plan for JPM Haverford Road, 2228 & 2224 Haverford Road; Haverford PA, Delaware County dated October 31, 2022 and last revised February 2, 2024, is approved subject to compliance with the recommendations described hereinabove.

Resolved this 11th day of March, 2024.

Township of Haverford



By: C. Lawrence Holmes, Esq.
President Board of Commissioners



Attest: David R. Burman,
Township Manager/Secretary