

## A G E N D A

REORGANIZATION MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP, THURSDAY JANUARY 9, 2014 AT 7:30 P.M. IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083

### BOARD MEMBERS:

Angelo Capuzzi  
Paul D'Emilio  
Christian Gaumann  
Chuck Reardon  
William Rhodes  
Joseph Russo

### ALSO PRESENT:

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

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Item#1- 116 W. Township Line Road – Land Development  
The Quarry Center, L.P.

ADJOURNMENT

Minutes of the Meeting of the Haverford Township Planning Commission held on Thursday, January 9, 2014 at 7:30 pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

Angelo Capuzzi, Secretary  
Chuck Reardon, Member  
Chris Gaumann, Member  
Bill Rhodes, Member

BOARD MEMBERS NOT PRESENT:

Joe Russo, Chairman  
Paul D'Emilio, Vice-Chairman

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager  
Chuck Faulkner, Pennoni Associates  
Kelly Krause, Codes Dept.  
Terry Coogan, Recording Secretary

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

Item #1 116 W. Township Line Road – Land Development  
The Quarry Center, L.P.

Rob Lewis, attorney for the applicant, spoke before the Board. Also present were David Crockett and Eric Mallory, the developers, and John Horneck, the project engineer.

Mr. Lewis stated that notices were sent out to the neighbors advising them of the development plan.

John Horneck, the engineer, reviewed the revisions made to the plans which include removing the stop signs that were shown on the original plans on the through road, striping the center lane for left-turns into the site, widening the sidewalk in front of the building, and widening the sanitary sewer easement from 20' to 30'. Also, there will be no signage on the rear of the building and the light fixtures will be no higher than 20'. The applicant will also comply with all items on the Township Engineer's review letter dated December 11, 2013, and work with Aqua, Pa on the location of the water pit.

Also discussed was the stop sign at the exit of the Kohl's parking lot. The applicant will e-mail Kohl's to let them know the sign is missing.

It was stated that this site is not within the 100 year flood plain.

Mr. Rhodes made a Motion to recommend to the Board of Commissioners the approval of the Preliminary/Final Land Development Plans for the Quarry Center, L.P. last revised on September 20, 2013 subject to the applicant complying with items 2- 14 in the attached Township Engineer's review letter dated December 11, 2013. Also, the applicant will remove

the stop signs on the through road, stripe the center lane for left-turns, widen the sidewalk in front of the building, and widen the sanitary sewer easement from 20' to 30'. There will be no signage in the rear of the building and the light fixtures will be no higher than 20'. Also, recommending the granting of the waiver from the two-step review process as stated in the review letter (#1).

Mr. Gaumann seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #2 Planning Module  
1254 Leedom Rd.

Mr. Capuzzi made a Motion for Final Approval of the Sewage Facilities Planning Module Component 4-A for 1254 Leedom Rd.

Mr. Reardon seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #3 Review of Minutes

Mr. Rhodes made a Motion to approve the minutes from the meeting on December 12, 2013.

Mr. Reardon seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Mr. Rhodes made a Motion to adjourn the meeting at 7:50pm.

Mr. Reardon seconded the Motion.

MOTION PASSED UNANIMOUSLY.

## A G E N D A

REORGANIZATION MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP, THURSDAY MARCH 13, 2014 AT 7:00 P.M. IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083

**BOARD MEMBERS:**

Angelo Capuzzi  
Paul D'Emilio  
Christian Gaumann  
Chuck Reardon  
William Rhodes  
Joseph Russo  
Christopher Vitale

**ALSO PRESENT:**

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

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**Item #1 REORGANIZATION/APPOINTMENTS**

**A. Motion to nominate candidates for the following seats:**

- (1) Chairman \_\_\_\_\_
- (2) Vice-Chairman \_\_\_\_\_
- (3) Secretary \_\_\_\_\_

**B. Motion to appoint \_\_\_\_\_ as scribe for the year 2014.**

**C. Motion to set the following 2014 calendar of meetings for the Planning Commission:**

January 9 <sup>th</sup> & 23 <sup>rd</sup>	July 24 <sup>th</sup>
February 13 <sup>th</sup> & 27 <sup>th</sup>	August 14 <sup>th</sup>
March 13 <sup>th</sup> & 27 <sup>th</sup>	September 11 <sup>th</sup> <i>(No meeting on 25<sup>th</sup> - Rosh Hashana)</i>
April 10 <sup>th</sup> & 24 <sup>th</sup>	October 9 <sup>th</sup> <i>(Sukkot)</i> & 23 <sup>rd</sup>
May 8 <sup>th</sup> & 22 <sup>nd</sup>	November 13 <sup>th</sup> <i>(No meeting on 27<sup>th</sup> - Thanksgiving)</i>
June 12 <sup>th</sup> & 26 <sup>th</sup>	December 11 <sup>th</sup> <i>(No meeting on 25<sup>th</sup> - Christmas)</i>

Meetings shall convene at \_\_\_\_\_ P.M.

Item#2- 2217 Winton Avenue- Minor Subdivision  
Rayer Builders\

ADJOURNMENT

Minutes of the Reorganization Meeting of the Planning Commission of Haverford Township held on Thursday, March 13, 2014 at 7:00pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

Angelo Capuzzi  
Paul D'Emilio  
Chris Gaumann  
Chuck Reardon  
Bill Rhodes  
Joe Russo  
Christopher Vitale

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager  
Chuck Faulkner, Pennoni Associates  
Kelly Krause, Haverford Township Codes Dept.  
Jim McGarrity, 7<sup>th</sup> Ward Commissioner  
Terry Coogan

Mrs. Hanlon-Widdop called the meeting to order at 7:03pm.

Item #1 Reorganization Appointments

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

Mr. D'Emilio made a Motion to nominate Joe Russo for the position of Chairman.  
Mr. Reardon seconded the Motion.  
MOTION PASSED UNANIMOUSLY.

The meeting was turned over to Mr. Russo.

Mr. Russo called for nominations for the position of Vice-Chairman.

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

Mr. Russo called for nominations for the position of Secretary.

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

Mr. Capuzzi made a Motion to appoint Terry Coogan for the position of Recording Secretary. Mr. D'Emilio seconded the Motion.  
MOTION PASSED UNANIMOUSLY.

During 2014, the Planning Commission will generally meet on the second and fourth Thursdays of each month at 7:30pm. The approved calendar is attached.

Item #2 Review of Minutes

Mr. Rhodes made a Motion to approve the minutes from the meeting on January 9, 2014. Mr. D'Emilio seconded the Motion.  
Roll call vote was taken.  
Motion passed with a vote of 4-0-3 with Mr. D'Emilio, Mr. Russo, and Mr. Vitale abstaining.

Item #3 2217 Winton Avenue – Minor Subdivision  
Rayer Builders

Jim Buckler, attorney for the applicant, Rayer Builders, spoke before the Board. Also present was Mike Ciocco, engineer from Catania Engineers.

The applicant is proposing to consolidate two existing parcels and subdivide them into two lots. The existing residence on Lot 1 is proposed to be demolished and a new dwelling is proposed on both Lots 1 and 2. The property is within the R-6 Medium Density Residential Zoning District. The existing dwelling is currently serviced by public water and sanitary sewer. The proposed lots are also to be serviced by public water and sanitary sewer. Service laterals will connect to existing utilities in Campbell Avenue.

The applicant is requesting a waiver from the required right of way requirement for Winton Avenue and Campbell Ave and a waiver from the required cartway width requirement on Winton Ave and Campbell Ave.

The applicant stated that they would replace the pipe along the southern property line with a 36" pipe. A discussion followed.

In regards to the Township Engineer's review letter dated March 10, 2014, the applicant will comply with and/or address all items (1-9).

Some items discussed were creating an easement where the proposed 36" pipe will be installed, locating the existing pipe and when installing the 36" pipe, the small retaining wall on the adjacent property might be damaged.

Mr. Russo asked for any question or comments from the audience.

Mr. McGarrity, 7<sup>th</sup> Ward Commissioner, expressed his concern with the flooding in the area and asked if the pipe proposed to be installed will help the problem. Also expressed his pleasure with the way Rayer Builders work with the neighbors.

Mr. and Mrs. William McIntyre, 2207 Winton Ave, expressed their concern with the flooding in the neighborhood. Mr. McIntyre recommended installing a parallel pipe rather than a 36" pipe to help with the problem.

Susan Bloxton, 326 Campbell Ave, expressed her concern with traffic and parking regarding the construction workers and asked the time frame of the work hours and noise regulations.

Mr. D'Emilio made a Motion to recommend to the Board of Commissioners the approval of this minor subdivision subject to the applicant complying with all items (1-9) on the attached Township Engineer's review letter dated March 10, 2014. Also, in regards to #7 on the review letter, the applicant will install a 36" pipe and/or a parallel pipe to the recommendation of the Township Engineer along the southern property line to the Winton Ave inlet. The applicant will show an easement for the stormwater pipe on the plans and if one cannot be located, one will be created. Also, the Planning Commission recommends the granting of the 2 waivers requested from the cartway and right of way width requirements as noted on the Township Engineer's review letter.

Mr. Gaumann seconded the Motion.

Roll call vote was taken.

**MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:05pm.



## AGENDA

REORGANIZATION MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP, THURSDAY, APRIL 10, 2014 AT 7:30 P.M. IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083

### BOARD MEMBERS:

Angelo Capuzzi  
Paul D'Emilio  
Christian Gaumann  
Chuck Reardon  
William Rhodes  
Joseph Russo  
Christopher Vitale

### ALSO PRESENT:

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

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Item #1      2601 Chestnut Avenue- Minor Subdivision  
                  Falcone Signature Homes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, April 10, 2014 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, PA 19083.

COMMISSION MEMBERS PRESENT:

Joe Russo, Chairman  
Paul D'Emilio, Vice-Chairman  
Angelo Capuzzi, Secretary  
Chris Gaumann, Member  
Chris Vitale, Member

COMMISSION MEMBERS NOT PRESENT:

Bill Rhodes, Member  
Chuck Reardon, Member

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager  
Chuck Faulkner, Pennoni Associates  
Kelly Krause, Haverford Township Codes Dept.  
Terry Coogan, Recording Secretary

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

Item #1 2601 Chestnut Avenue – Minor Subdivision  
Falcone Signature Homes

Dennis O'Neil from MacCombie Engineers spoke before the Commission. He gave a brief overview of the project.

The applicant is proposing to subdivide an existing parcel into three lots. The existing lot is currently vacant. The property is within the R-6 Medium Density Residential Zoning District. The proposed lots are to be serviced by public water and sewer. The lots will connect to existing utilities located in Chestnut Avenue and Loraine Street.

The applicant is requesting a waiver from the street lighting requirements on Chestnut Avenue and Loraine Street.

In regards to the Township Engineer's review letter dated April 8, 2014, the applicant will comply with and/or address all items (1-15).

Some items discussed were the location of all utilities, which will be underground, the street lighting requirements and location of the existing lights, and that the Board of Commissioners, rather than the Commission, should decide whether or not to accept the fee in lieu of open space.

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

Oliver Carley, 2602 Chestnut Ave, is in favor of this development. He stated that there is ample lighting near his home with the existing lights. He expressed his concern with parking, traffic and drainage water from the development flowing into his backyard.

Bob Ruane, 736 Loraine St, expressed his concern with the additional strain the new homes will put on the sewage system.

Pat Egan, 657 Loraine St, (parents' home), feels that this is a good thing for the neighborhood.

Mr. D'Emilio made a Motion to recommend the approval of this minor subdivision to the Board of Commissioners subject to the applicant complying with all items (1-15) in the attached Township Engineer's review letter dated April 8, 2014. Also, recommend the granting of the waiver from the street lighting as requested. And that the Board of Commissioners should decide whether or not to accept the fee in lieu of open space.

Mr. Gaumann seconded the Motion.

Roll call vote was taken.

**MOTION PASSED UNANIMOUSLY.**

Item #2 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the meeting on March 13, 2014.

Mr. Capuzzi seconded the Motion.

**MOTION PASSED UNANIMOUSLY.**

Mr. Capuzzi made a Motion to adjourn the meeting at 8:00pm.

Mr. D'Emilio seconded the Motion.

**MOTION PASSED UNANIMOUSLY.**

## AGENDA

REORGANIZATION MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP, THURSDAY, APRIL 24, 2014 AT 7:30 P.M. IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERFORD, PA 19083

### BOARD MEMBERS:

Angelo Capuzzi  
Paul D'Emilio  
Christian Gaumann  
Chuck Reardon  
William Rhodes  
Joseph Russo  
Christopher Vitale

### ALSO PRESENT:

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

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Item #1      2415 Bryn Mawr Avenue- Minor Subdivision  
Rayer Builders

### ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, April 24, 2014 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, PA 19083.

COMMISSION MEMBERS PRESENT:

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

ALSO PRESENT:

Chuck Faulkner, Pennoni Associates  
Kelly Krause, Haverford Township Codes Dept.  
James McGarrity, 7<sup>th</sup> Ward Commissioner  
Terry Coogan, Recording Secretary

Mr. Russo called the meeting to order at 7:30pm.

Item #1 2415 Bryn Mawr Avenue – Minor Subdivision  
Rayer Builders

Jim Buckler, attorney for the applicant, spoke before the Commission. Also present were Mike Ciocco, the engineer and Mark Rayer, the applicant.

The applicant is proposing to subdivide an existing parcel into two lots. The existing residence on Lot 1 is proposed to remain and a new dwelling is proposed on Lot 2. The property is within the R-4 Low to Medium Density Residential Zoning District. The existing dwelling is currently serviced by public water and sanitary sewer. The proposed lots are also to be serviced by public water and sanitary sewer. Service laterals will connect to existing utilities in Bryn Mawr Avenue.

Mike Ciocco, the engineer, reviewed the Township Engineer's review letter dated April 24, 2014. The applicant will comply with and/or address all items (1-13) of the review letter.

Some items discussed were the infiltration testing, tree replacement and installing the new utility lines underground on Lot 2.

Mr. Russo asked for any question or comments from the audience.

Pat and Jack Freidman, 2405 Bryn Mawr Ave, adjacent to the proposed Lot 2, asked to have the hedge on the proposed lot removed and a privacy fence installed between their home and the proposed home. Also, they asked that if any damage occurs to the sidewalk or curbs on their property during construction, that the builder repair it. They asked when construction will begin and where, if any, new curbs will be installed.

Hee Sook Kim, 2419 Bryn Mawr Ave, adjacent to the existing home on Lot 1, asked if the existing home is being renovated and if so, what the plans are for removing the asbestos siding and if the large tree in front of house is to be removed. There are no plans to renovate the existing house at this time and there are no plans to remove the tree.

Peter DiMartino, 2424 Bryn Mawr Ave, expressed his concern with the asbestos siding on the existing home.

Some items discussed by the applicant and members of the Commission were the removing of the hedge and the placement of the privacy fence.

Mr. D'Emilio made a Motion to recommend to the Board of Commissioners the approval of this minor subdivision subject to (1) the applicant complying with all items (1-13) in the attached Township Engineer's review letter dated April 24, 2014, (2) the applicant completing the infiltration testing prior to appearing before the Board of Commissioners to the satisfaction of the Township Engineer; provided that, if the results of the infiltration testing are less than that assumed, and modifications to the proposed seepage bed are required, the applicant will return to the Planning Commission to review those revisions with the Commission, (3) removing the hedge between 2405 Bryn Mawr Ave and the proposed Lot 2 and installing a privacy fence conforming to Township Code, (4) the applicant obtaining the permission from the owner of 2405 Bryn Mawr Ave to remove the hedge and (5) the applicant repairing any sidewalk or curb damaged during construction.

Mr. Reardon seconded the Motion.

Roll call vote was taken.

**MOTION PASSED UNANIMOUSLY.**

Regina Pfeiffer, 11 E. Langhorne Ave, asked to speak before the Commission. Mrs. Pfeiffer owns the property at 2416 – 2418 Darby Road, adjacent to the proposed Walgreens. Mrs. Pfeiffer expressed her concern over the process by how neighbors are informed of a pending subdivision/land development application. She stated that she didn't receive the certified letter delivered to inform her of the Walgreens application to the Township. She asked that the Township also deliver regular mail informing neighbors of plan submissions to the Township. She also stated that she has spoken to architects and engineers regarding the proposed Walgreens and feels the plans do not meet generally acceptable development practices.

The Commission stated to Mrs. Pfeiffer that if a plan appears before the Zoning Hearing Board, that the Planning Commission must comply with the Zoning Board's decision and also that informing residents by regular mail would not insure that the residents receive the mailing in a

timely manner and the Township would have no way of knowing if the mailing was received. The Commission also recommended that Mrs. Pfeiffer appear before any other meeting regarding Walgreens to make her feelings known and that she could be placed on an email list notifying her of upcoming meetings and agendas.

Item #2 Review of Minutes

Mr. D'Emilio made a Motion to approve the minutes from the meeting on April 10, 2014.  
Mr. Russo seconded the Motion.  
Motion passed with a vote of 5-0-2 with Mr. Rhodes and Mr. Reardon abstaining.

Mr. D'Emilio made a Motion to adjourn the meeting at 8:24pm.  
Mr. Capuzzi seconded the Motion.  
MOTION PASSED UNANIMOUSLY.

## AGENDA

MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP, THURSDAY,  
MAY 22, 2014 AT 7:30 P.M. IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY  
ROAD, HAVERTOWN, PA 19083

### BOARD MEMBERS:

Angelo Capuzzi  
Paul D'Emilio  
Christian Gaumann  
Chuck Reardon  
William Rhodes  
Joseph Russo  
Christopher Vitale

### ALSO PRESENT:

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

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- Item #1      625 Haydock Lane & 748 Millbrook Lane- Lot Line Change  
                  Stiller & Reardon
- Item#2      Mill Road & Karakung Drive- Septa Property  
                  Grant Application for Haverford Township  
                  Review for Comprehensive Plan compliance

### ADJOURNMENT



Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, May 22, 2014 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, PA 19083.

Commission Members Present:

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

Commission Members Not Present:

Chris Gaumann, Member

Also Present:

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

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

Item #1 625 Haydock Lane & 748 Millbrook Lane – Lot Line Change  
Stiller & Reardon

Mr. Reardon, being the applicant on the first agenda item, disclosed his conflict and recused himself from voting on this agenda item. He participated in the discussion solely as applicant.

The applicant is proposing to modify the common lot line between 625 Haydock Lane and 748 Millbrook Lane. No development is proposed at this time. The property is within the R-2 and R-4 Residential Zoning Districts.

In regards to the Township Engineer's review letter dated May 20, 2014, the applicant will be requesting a waiver for the two-foot contour intervals and soils data requirement (#1), and will comply with and or address items 2-5.

Mr. D'Emilio made a Motion to recommend to the Board of Commissioners the approval of (1) this lot line change and (2) a waiver of the two-foot contour intervals and soils data requirement (Township Engineer's review letter Item #1), subject to the applicant (a) complying with items 2-5 of the attached Township Engineer's review letter dated May 20, 2014, (b) the applicant complying with the 2<sup>nd</sup> paragraph of the attached Delaware County Planning Commission's review letter dated May 15, 2014, and (c) the recording of a deed of consolidation with the recorded subdivision plan.

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

MOTION PASSED UNANIMOUSLY.

Item #2 Mill Road & Karakung Drive – Septa Property  
Grant Application for Haverford Township  
Review for Comprehensive Plan compliance

Mr. Faulkner addressed the Commission regarding the need for additional parking at the Beechwood trolley stop. SEPTA owns property at the intersection of Mill Road and Karakung Drive and agreed to let the Township use it for parking but doesn't want to incur the cost of improving the site. The Township will be applying for a grant to finance these improvements.

Some items discussed were whether this is in conformance with the Comprehensive plan, tree removal on site, maintenance issues, and meeting ADA requirements.

If awarded this grant money, some proposed improvements, in addition to the new proposed parking spaces, will be additional lighting along Karakung Drive, lighting in the new lot, and installing crosswalks and curbing.

The Commission reviewed the Comprehensive Plan regarding mass transportation.

Mr. D'Emilio made a Motion to proceed with the proposed parking lot on Karakung Drive in general accordance with the exhibits submitted and a finding that the proposed parking lot and improvements are consistent with the Comprehensive Plan.

Mr. Vitale seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #3 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the meeting on April 24, 2014.

Mr. D'Emilio seconded the Motion.

MOTION PASSED UNANIMOUSLY.

Mr. Reardon made a Motion to adjourn the meeting at 8:08pm.

Mr. Vitale seconded the Motion.

MOTION PASSED UNANIMOUSLY.

## **A G E N D A**

MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP, THURSDAY,  
JUNE 26, 2014 AT 7:30 P.M. IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY  
ROAD, HAVERTOWN, PA 19083

### **BOARD MEMBERS:**

Angelo Capuzzi  
Paul D'Emilio  
Christian Gaumann  
Chuck Reardon  
William Rhodes  
Joseph Russo  
Christopher Vitale

### **ALSO PRESENT:**

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

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Item #1      1710 Woodmere Way- Minor Subdivision  
                 Marchesani

### **ADJOURNMENT**

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, June 26, 2014 at 7:30 p.m. in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, PA 19083.

Commission Members Present:

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

Commission Members Not Present:

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

Also Present:

Lori Hanlon-Widdop, Assistant Township Manager  
Chuck Faulkner, Pennoni Associates  
Kelly Krause-Kirk, Recording Secretary

Mr. Russo called the meeting to order at 7:38 p.m.

Item #1 1710 Woodmere Lane– Minor Subdivision  
Marchesani

The applicant is proposing a two lot minor subdivision, with no demolition to the existing structure. A variance was granted by the Zoning Hearing Board to allow the existing front porch which encroaches into the front yard setback by 4.71 feet to remain. The original plan has been revised to enlarge the new lot at the request of the developer. This does not impact the Zoning Hearing Board decision. No construction is proposed at this time. The property is zoned R-4 Residential Zoning Districts.

In regards to the Township Engineer's review letter dated June 26, 2014, the applicant will be requesting a waiver for the minimum right-of-way width of fifty (50) feet as well as the minimum cartway width of twenty-seven (27) feet, and will comply with and or address items 2-4.

The Commission invited resident input.

Lisa Allen, 1712 Ridgeway Road, expressed concerns about tree removal, radon testing and timing of when a final building plan would be presented.

David Sherin, 1716 Ridgeway Road (Mother's home) expressed concerns regarding aesthetics, maximum height of buildings and zoning regulations. He would like to have the fenced area which is encroaching over the property line in the rear conveyed to his mother instead of the easement Marchesani had offered.

Steve Lang, 1726 Academy Lane, inquired about the purpose of the Planning Commission.

Diane Heller, 1604 Ridgeway Road, discussed drainage issues in the neighborhood and feels that the extra impervious surface will negatively impact the surrounding homes.

Tina Littlewood, 1607 Woodmere Way, discussed drainage and grading issues with Mr. Faulkner.

Sam Fulginiti, 1708 Woodmere Way, would like more information about seepage beds and how they alleviate flooding issues.

Marsha Millman, 1721 Academy Lane, would not like the trees cut down on the new lot.

Victoria Mann, previous owners of 1710 Woodmere Way, chose to sell the property because she was downsizing and feels that Mr. Marchesani will do a nice job in keeping with the aesthetic of the neighborhood.

James McGarrity, 7<sup>th</sup> Ward Commissioner, hopes the Planning Commission will address the neighbor concerns to the best of their ability.

Mark Millman, 1721 Academy Lane, would like to know why the original house was built with the empty lot.

Diane Heller, 1604 Ridgeway Road, discussed setbacks, impervious surface ratio, and building coverage.

Mr. Rhodes made a Motion to recommend to the Board of Commissioners the approval of (1) minor subdivision and (2) a waiver of the minimum right-of-way width of fifty (50) feet as well as the minimum cartway width of twenty-seven (27) feet (Township Engineer's review letter Item #1), subject to the applicant (a) complying with items 2-4 of the attached Township Engineer's review letter dated June 26, 2014, (b) revising plans to indicate compliance the median building setback for Lot No. 2 (§182-715 of the General Laws) , and (c) complying with all building construction and other codes.

Mr. Vitale seconded the Motion.

Roll call vote was taken.

**MOTION PASSED UNANIMOUSLY.**

Item #2 Flood Mitigation- Merwood Park  
DCED Grant Application for Haverford Township  
Review for Comprehensive Plan compliance

The township proposed to replace 350 feet of wall which retains Cobbs Creek at Linden Drive and to clean out the creek. The Township will be applying for a grant from the Pennsylvania Department of Community & Economic Development to finance these improvements.

The Commission agreed that this plan is consistent with the current Comprehensive Plan.

Mr. Reardon made a Motion to precede with the proposed project in general accordance with the exhibits submitted and a finding that the proposed Cobbs Creek improvements are consistent with the Comprehensive Plan.

Mr. Vitale seconded the Motion.

Roll call vote was taken.

**MOTION PASSED UNANIMOUSLY.**

Item #3 Review of Minutes

Mr. Reardon made a Motion to approve the minutes from the meeting on May 22, 2014.

Mr. Vitale seconded the Motion.

**MOTION PASSED UNANIMOUSLY.**

Mr. Reardon made a Motion to adjourn the meeting at 9:15 p.m.

Mr. Vitale seconded the Motion.

**MOTION PASSED UNANIMOUSLY.**

## AGENDA

MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP, THURSDAY,  
AUGUST 14, 2014 AT 7:30 P.M. IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY  
ROAD, HAVERTOWN, PA 19083

### BOARD MEMBERS:

Angelo Capuzzi  
Paul D'Emilio  
Christian Gaumann  
Chuck Reardon  
William Rhodes  
Joseph Russo  
Christopher Vitale

ALSO PRESENT: Lori Hanlon-Widdop, Assistant Township Manager

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Item #1      Zoning Map Amendment- Multiple Properties

Item #2      St. Denis, Grimes Center- Zoning Change Request  
Campbell Avenue, D.C. Folio No. 22-03-00264-00

ADJOURNMENT

## **A G E N D A**

MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP,  
THURSDAY, AUGUST 28, 2014 AT 7:30 P.M. IN THE COMMISSIONERS MEETING  
ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083

### **BOARD MEMBERS:**

Angelo Capuzzi  
Paul D'Emilio  
Christian Gaumann  
Chuck Reardon  
William Rhodes  
Joseph Russo  
Christopher Vitale

### **ALSO PRESENT:**

Lori Hanlon-Widdop, Assistant Township Manager

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Item #1          Zoning Map Amendment- Multiple Properties

Item #2          St. Denis, Grimes Center- Zoning Change Request  
Campbell Avenue, D.C. Folio No. 22-03-00264-00

**ADJOURNMENT**



Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, August 28, 2014 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS NOT PRESENT:

Joe Russo, Chairman  
Chris Gaumann, Member  
Chris Vitale, Member

ALSO PRESENT:

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

Mr. D'Emilio called the meeting to order at 7:35pm.

Item #1 Zoning Map Amendment – Multiple Properties

The Commission discussed the current zoning of several different properties shown on the zoning map of Haverford Township and what they believe they should be zoned.

As a result of this discussion, these changes were suggested, subject to final confirmation by the Planning Commission at a future meeting:

- Haydock Lane – changed INS to R-4
- Chestnutwold Elementary – changed lot @northwest corner of Loriane & Belmont from R-4 to INS
- Llandillo Rd @Lansdowne Rd (Carelink) – changed various properties from INS to R-4
- Triangular area bounded by Darby Road, West Chester Pike and Old Railroad R-O-W (east of Kohl's) – change from C-5 to C-1
- Railroad R-O-W acquired by the Township between the YMCA and the Skatium – changed from R-5 to ROS
- YMCA/PECO Parcel – changed from R-4 and INS to LIN
- Darby Road and Moewyn Rd (playground) – changed from INS to ROS
- Haverford Friends School – zoning updated based on previously approved zoning change
- Clover Lane (west side) – changed from INS to R-4

It was decided that the Township Engineer will look at the plot of land which includes the police station, ball fields, Skatium and Wawa to determine the appropriate zoning for the various parcels.

Item #2 St Denis, Grimes Center – Zoning Change Request  
Campbell Avenue, D.C. Folio No. 22-03-00264-00

The plot of land which now includes the Grimes Center is up for sale. It is currently zoned INS. The Commission discussed the best zoning classification for that area. Some items discussed were the open space requirements for an R-4 and an R-6 zoning class, the front yard set-back for each class, and the zoning of the existing home adjacent to the property.

As a result of this discussion, it was decided to change the zoning classification from INS to R-4 including the existing home adjacent to the property.

The Commission discussed amending the ordinance pertaining to the fee in lieu of open space requirement at a later date.

Mr. D'Emilio made a Motion to adjourn the meeting at 8:34.

Mr. Rhodes seconded the Motion.

**MOTION PASSED UNANIMOUSLY.**

**SPECIAL MEETING AGENDA  
TUESDAY, SEPTEMBER 23, 2014**

MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP, TUESDAY, SEPTEMBER 23, 2014 AT 7:30 P.M. IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083

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Item #1        566 Mill Road- Minor Subdivision  
                  Milstone Collaborative, LLC

ADJOURNMENT

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**SPECIAL MEETING AGENDA  
TUESDAY, SEPTEMBER 30, 2014**

MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP, TUESDAY, SEPTEMBER 30, 2014 AT 7:30 P.M. IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083

Item #1        629 Eagle Road- Land Development  
                  Mr. Storage

Item #2        1315 Northrup Road- Zoning Change  
                  CVS Pharmacy

ADJOURNMENT

**BOARD MEMBERS:**

Angelo Capuzzi  
Paul D'Emilio  
Christian Gaumann  
Chuck Reardon  
William Rhodes  
Joseph Russo  
Christopher Vitale

**ALSO PRESENT:**

Lori Hanlon-Widdop, Assistant Township Manager

Minutes of the Special Meeting of the Planning Commission of Haverford Township held on Tuesday, September 30, 2014 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

Commission Members Present:

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

Commission Members Not Present:

Chris Gaumann, Member

Also Present:

Lori Hanlon-Widdop, Assistant Township Manager  
Chuck Faulkner, Pennoni Associates  
Kelly Krause, Codes Dept.  
Bill Wechsler, 9<sup>th</sup> Ward Commissioner  
Terry Coogan, Recording Secretary

Mr. Russo called the meeting to order at 7:30pm.

Item #1 629 Eagle Road – Land Development  
Mr. Storage

Louis Gilmore, the applicant, spoke before the Board. Also present were Louis Gilmore III, and Michael Doyle. The applicant appeared before the Planning Commission approximately two years ago and has been working closely with the EPA and the PADEP before returning. The applicant appeared before the Zoning Hearing Board and stated they will comply with the following stipulations:

1. The applicant will comply with all requirements made by the EPA and PADEP.
2. There will be no large semi-tractor trailers on the property.
3. The building is used solely as a self-storage facility.
4. No cell towers shall be permitted on the property.
5. The front of the building shall be finished in stucco and the sides of the building shall be flat – not corrugated metal.

The applicant requested five variances from the Zoning Hearing Board all related one way or another with the EPA's cap. The applicant requested relief from the parking requirements, maximum height of the building, encroachment into the steep slopes, impervious coverage and building footprint.

Mr. MacCombie, the engineer, spoke before the Commission.

The applicant is proposing to subdivide an existing parcel into two lots. A building and 12 parking spaces are proposed on Lot 1. The parcel is located at the intersection of Lawrence Road

and Eagle Road, within the Light Industrial (LIN) Zoning District. The proposed building will be serviced by public water and sanitary sewer. Service laterals will connect to existing utilities in Eagle Road. The proposed site is part of the Haverford PCP Superfund site and is subject to restrictions and limitations as dictated by the EPA, and is encumbered with a network of infrastructure improvements associated with the current remedial activities.

In regards to the Township Engineer's review letter dated 9/29/14, the applicant will comply with and/or address all items (1-33) while also adhering to the EPA's restrictions. In regards to Items #3 and 6, the applicant will be requesting a waiver.

Some items discussed were the egress lane on the adjacent property, the hours of operation, fencing surrounding the property, the traffic study, and the streetscape complying with the Eagle Road design standards.

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

Peter Pugulesi, 654 Lawson Ave, a member of the Environmental Advisory Committee, expressed his concerns with the EPA's cap and asked if the building would be built over the edge of the existing basin. The applicant responded no.

Michelle, Lilito, 717 Howard Rd, is against this development. She feels there is over-development in Haverford Township, particularly on Eagle Road. In her opinion, this development would make traffic even worse.

The Planning Commission tabled this agenda item until the next meeting and asked the applicant to submit copies of the traffic study to the Commission, speak to the owner of the property where the 12' wide egress lane is located to determine if there are any restrictions relating to the applicant's use of this lane, and also to see if the Eagle Road design standards can be incorporated into the design without conflicting with the EPA's existing infrastructures.

Item #2 1315 Northrup Road – Zoning Change  
CVS Pharmacy

Mark D'Amico, attorney for the applicant, spoke before the Board. Also present were Joel Dellicarpini, civil engineer, Greg Richardson, traffic engineer, and Joel Kepner from Westport Development Co.

The Piazza Honda dealership located at the intersection of Burmont Rd and Township Line Rd is being relocated to Springfield, however, the Piazza family is maintaining ownership of this land. CVS will be leasing a portion of the land. The portion of the land located in Upper Darby is zoned C-3. The portion located in Haverford Township is zoned R-4. The applicant is requesting that part of the land in Haverford Township remain R-4 and the part which will contain the CVS store and related improvements be rezoned C-3. The existing home located in the R-4 zoning is proposed to be demolished. There are no plans at this time for redevelopment of the portion of the site which will remain R-4. CVS has agreed to maintain this portion of the property as green space (lawn) for the entire term of their lease with the Piazza Family. The applicant will be

looking to Upper Darby for Land Development and Zoning approvals but will be using Haverford Township's bulk and area requirements and design standards.

Joel Dellicarpine spoke about the plan. Some items he discussed were the proposed retaining wall located in the rear of CVS, the evergreen buffer and fence, parking, the building footprint, right turn in only off Burmont Rd, full access to CVS off Township Line Road, landscaping along Township Line Rd, the maintenance of the retaining wall, and stormwater management.

It was stated that Haverford Township is working closely with Upper Darby Township on the Land Development for this project. There will be no roof signs and the applicant will be using Haverford Township standards for stormwater management and light fixture limitations.

Some items discussed were the height of the retaining wall in the rear, signage and pavement markings to prohibit right-turn movements from the site onto Treaty Rd and the applicant performing a post development traffic study on Treaty Rd and Warrior Rd.

Mr. Wechsler, 9<sup>th</sup> Ward Commissioner, said that after meeting with the neighbors that some of the neighbors would prefer the land which will remain R-4 zoning to be developed into two homes and some would prefer it to remain open space. He will discuss this further with the neighbors. He also discussed Haverford Township and Upper Darby Township working closely together, wanting a pre and post development traffic study, prohibiting employee parking on Northrup Rd, Treaty Rd and Warrior Rd, and restrictions on delivery times at CVS. He is in favor of CVS occupying the site and some of the neighbors' concerns are noise, traffic and lighting.

Mr. Russo asked the audience for any question or comments.

Marion Vogel, Northrup Rd, stated that she would prefer the area which will remain R-4 zoning to remain as open space and has never encountered any problems with it being open.

Liam Macuso, 1309 Northrup Rd, expressed her concern with any development on the open space area. She prefers the open space.

It was stressed that CVS would be responsible for maintaining the open space land. And as long as CVS holds the long-term lease, there would be no development.

Mr. D'Emilio made a Motion to recommend to the Board of Commissioners the approval of this zoning change subject to (1) the applicant removing all structures on the entire development in accordance with a vermin and pest abatement program acceptable to the Township, (2) the applicant conducting a post development traffic study on Treaty and Warrior Rds and the effect of traffic exiting on Treaty Rd on all Haverford Township roadways, (3) the applicant and CVS maintaining the R-4 portion of the property as open space as shown on the proposal by CVS as long as CVS holds the lease, (4) the applicant installing the evergreen buffer and fencing as described at the meeting, (5) the Township ceding responsibility for land development review to Upper Darby Township, (6) and the applicant complying with all applicable bulk and area requirements and design standards of Haverford Township.

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

Item #3 Review of Minutes

Mr. Rhodes made a Motion to approve the minutes from the meeting on September 23, 2014.  
Mr. D'Emilio seconded the Motion.  
Motion passed with a vote of 4-0-2 with Mr. Capuzzi and Mr. Vitale abstaining.

Mr. Reardon made a Motion to approve the minutes from the meeting on June 25, 2014.  
Mr. Vitale seconded the Motion.  
Motion passed with a vote of 5-0-1 with Mr. Capuzzi abstaining.

Mr. Russo made a Motion to adjourn the meeting at 9:55pm.  
Mr. Capuzzi seconded the Motion.  
MOTION PASSED UNANIMOUSLY.

## AGENDA

MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP,  
THURSDAY, OCTOBER 9, 2014 AT 7:30 P.M. IN THE COMMISSIONERS MEETING  
ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083

### BOARD MEMBERS:

Angelo Capuzzi  
Paul D'Emilio  
Christian Gaumann  
Chuck Reardon  
William Rhodes  
Joseph Russo  
Christopher Vitale

### ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager

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Item #1            629 Eagle Road- Land Development  
                         Mr. Storage

Item #2            St. Denis, Grimes Center- Zoning Change Request  
                         Campbell Avenue, D.C. Folio No. 22-03-00264-00

Item #3            Zoning Map Amendment- Multiple Properties

- Haydock Lane - INS to R-4
- Chestnutwold Elementary - changed lot @northwest comer of Loraine & Belmont from R-4 to INS
- Llandillo Rd and Lansdowne Rd - changed various properties from INS to R-4
- Triangular area bounded by Darby Road, West Chester Pike and Old Railroad R-O-W (east of Kohl's) - change from C-5 to C-1
- Railroad R-O-W acquired by the Township between the YMCA and the Skatium – changed from R-5 to ROS
- YMCA/PECO Parcel- changed from R-4 and INS to LIN
- Darby Rd and Moewyn Rd (playground) - changed from INS to ROS
- Haverford Friends School- zoning updated based on previously approved zoning change
- Clover Lane (west side) - changed from INS to R-4
- Police station, ball fields, Skatium and Wawa to determine the appropriate zoning for the various parcels.

ADJOURNMENT



Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, October 9, 2014 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

Commission Members Present:

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

Commission Members Not Present:

Paul D'Emilio, Vice-Chairman

Also Present:

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

Mr. Russo called the meeting to order at 7:35pm.

Item #1 629 Eagle Road – Land Development  
Mr. Storage

Louis Gilmore, the applicant, spoke before the Commission. Also present were Dennis O'Neill from MacCombie Engineers, Louis Gilmore, III and Michael Doyle, also the applicants.

The applicant is proposing to subdivide an existing parcel into two lots. A 3-story, 63,000 sf self- building and 12 parking spaces are proposed. The parcel is located at the intersection of Lawrence Road and Eagle Road within the LIN Light industrial Zoning District. The proposed building will be serviced by public water and sanitary sewer. Service laterals will connect to existing utilities in Eagle Road. The proposed development is located on the Haverford PCP Superfund site. The property is subject to restrictions and limitations as dictated by the EPA, and is encumbered with a network of infrastructure improvements associated with the current remedial activities.

Dennis O'Neill, the engineer, addressed the Commission. He reviewed the revised plans with the Commission. Some of the items discussed were the applicant complying with the Eagle Road design standards across the frontage of the Mr. Storage property, increasing the turning radius into the property to accommodate fire trucks and small moving vans, increasing the radius on the one-way out driveway to Lawrence Road, installing a 5' sidewalk in front of the building; however, the applicant is requesting no curbs in front of the building. They will install parking bumpers. The applicant provided to the Commission the landscaping plan, the lighting plan and the traffic study. The applicant stated that they will add a note to the plans stating the need for the EPA's approval.

The applicant is requesting three waivers:

1. For Preliminary/Final approval of plans
2. From indicating zoning information for properties adjacent to the site
3. From requiring all storm drainage, sanitary sewer and public water supply lines or facilities within 400 ft. of the site in order to allow information as shown

Other items discussed were the design standards (height of the fence, and planting shrubs behind the fence), the lighting plan (the dark spot at main entrance of the facility), Swiss Farms closing their entrance to combine with Mr. Storage's entrance, left-turns out of the facility onto Eagle Rd (depends on Penn-Dot's review), the egress onto Lawrence Road in rear, if an easement is needed for the walkway on Eagle Rd; if so, add a note on the plans, and the condition of the sidewalk located on Hillcrest Ave., along the frontage of the property owned by the Army Corps of Engineers.

Mr. Rhodes made a Motion to recommend the approval of this Land Development plan to the Board of Commissioners subject to the applicant (1) complying with all items in the attached Township Engineer's review letter dated September 29, 2014, (2) expanding the right-of-way along Eagle Road to incorporate the proposed sidewalk; in lieu of this, there will be an easement, (3) incorporating the Eagle Road design standards to match the YMCA (grass strip, sidewalk and pier fence), (4) widen the radius of the entrance driveway from Eagle Road to accommodate Swiss Farms traffic, (5) update the lighting plans regarding the dead spot in front of the building, (6) adhere to PennDot's restrictions including the left-turn onto Eagle Road and onto Lawrence Rd. The Commission also recommends granting the three waivers requested as listed on sheet one of the plans dated October 3, 2014 as well as no curb installation in front of the building.

Mr. Russo seconded the Motion.

Roll call vote was taken.

Motion passed with a vote of 5-1-0 with Mr. Vitale voting no.

Item #2 St. Denis, Grimes Center – Zoning Change Request  
Campbell Avenue, D.C. Folio No. 22-03-00364-00

The Township received a letter from the applicant, St Denis Church, stating that the plot of land which now includes the Grimes Center is up for sale. They would like the Planning Commission to discuss the best zoning classification for this property. It is now zoned INS. The parking lot of the Grimes Center will remain undeveloped.

The Commission discussed the R-4 zoning versus the R-6 zoning set-back requirements.

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

Fr. Kevin Gallagher, Pastor of St. Denis Church, stated that selling this property will beautify the neighborhood and benefit the Parish.

Robert Fox, (with Fr. Gallagher), questioned their existing zoning. He was under the impression they were already zoned R-6.

Mr. Capuzzi spoke about the different lot sizes, set-back requirements, and open space requirements for each lot in the R-4, R-5, and R-6 zoning classifications.

The existing home on the adjacent lot will be rezoned to R-4.  
Homes within 300' must conform to the existing set-back requirements.  
The existing set-back will not be known until the property is surveyed by the developer.

The applicant was told that there would be a public hearing once this is voted on by the Planning Commission where the Board of Commissioners will vote on this zoning change. St. Denis Parish will be notified of the hearing date.

### Item #3 Zoning Map Amendments – Multiple Properties

Mr. Boyle of Boyle Brothers Fuel appeared before the Board. His property is located behind the Skatium and is currently zoned R-5 and is requesting the Township consider rezoning his property to C-4. He feels that C-4 allows uses best fit for their situation. There was a discussion regarding the differences between the C-3 and C-4 zoning classifications.

Mr. Boyle feels that according to the new zoning map, some of his property (1/2 of the driveway) is being changed to INS.

Mrs. Widdop stated that it is not the Township's intent to rezone any area outside the area that is owned by the Township.

The Commission discussed the current zoning of the properties listed on the agenda under Item 3 and what they believe they should be zoned.

Mr. Capuzzi made a Motion to recommend to the Board of Commissioners (1) the rezoning of these 10 properties as discussed:

1. Haydock Lane – INS to R-4
2. Chestnutwold Elementary – changed lot @northeast corner of Loraine and Belmont from R-4 to INS
3. Llandillo Rd and Lansdowne Rd – changed various properties from INS to R-4
4. Triangular area bounded by Darby Road, West Chester Pike and Old Railroad R-O-W (east of Kohl's) – changed from C-5 to C-1
5. Railroad R-O-W acquired by the Township between the YMCA and the Skatium – changed from R-5 to ROS
6. YMCA/PECO Parcel – changed from R-4 and INS to LIN
7. Darby Rd and Moewyn Rd (playground) – changed from INS to ROS
8. Haverford Friends School – zoning updated based on previously approved zoning change
9. Clover Lane (west side) – changed from INS to R-4
10. Wawa (Darby Rd & Manoa Rd) - C-3; parking lot next to Police Station below ball field – INS

Also, (2) recommend the rezoning of the Grimes Center parcel from INS to R-4 and (3) a device being created to identify the historical properties on the zoning map.

Mr. Gaumann seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #4 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the meeting on September 30, 2014.

Mr. Capuzzi seconded the Motion.

Roll call vote was taken.

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

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

Mr. Russo seconded the Motion.

MOTION PASSED UNANIMOUSLY.

## AGENDA

MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP,  
THURSDAY, NOVEMBER 13, 2014 AT 7:30 P.M. IN THE COMMISSIONERS MEETING  
ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083

### BOARD MEMBERS:

Angelo Capuzzi  
Paul D'Emilio  
Christian Gaumann  
Chuck Reardon  
William Rhodes  
Joseph Russo  
Christopher Vitale

### ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager

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Item #1      Design Standards Review

Item #2      Discuss Multiple Zoning Code Amendments

ADJOURNMENT

Minutes of the Informal Meeting of the Planning Commission of Haverford Township held on Thursday, November 13, 2014 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

Commission Members Present:

Joe Russo, Chairman  
Chuck Reardon, Member  
Chris Vitale, Member

Commission Members Not Present:

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

There was no quorum for the meeting so there was an informal discussion regarding the Design Standards for New Subdivision or Land Developments.

Some of the things discussed were using pavers for the new sidewalks and possibly in parking lots and cul-de-sacs, giving the option of using pavers on driveways, replacing high pressure sodium light bulbs with LED light bulbs, and some minor rewording in some sections of the Standards.