

AGENDA

Haverford Township Planning Commission Meeting

December 12, 2019 | 7:30 p.m.

Haverford Township Municipal Services Building

1014 Darby Road, Havertown, PA 19083

Planning Commission Members:

Angelo Capuzzi, Chairman | Chuck Reardon, Vice Chairman | Christian Gaumann, Secretary | E. David Chanin | Robert Fiordimondo | Jesse Pointon | Joseph Russo

Others in Attendance:

Kelly Kirk, Zoning Officer & Community Planner

Agenda Items
1. Opening of Meeting <ul style="list-style-type: none">a. Roll Callb. Pledge of Allegiance
2. Chapter 160, Subdivision and Land Development Ordinance Amendment <i>Discussion of proposed revisions to Chapter 160 relating to subdivision and land development projects.</i>
3. Review of Minutes
Adjournment

ORDINANCE NO. P2-2020

AN ORDINANCE OF THE TOWNSHIP OF HAVERFORD, DELAWARE COUNTY, PENNSYLVANIA, AMENDING AND SUPPLEMENTING ORDINANCE NO. 1960, ADOPTED JUNE 30, 1986, AND KNOWN AS THE “GENERAL LAWS OF THE TOWNSHIP OF HAVERFORD”, ADOPTED JUNE 30, 1986, FURTHER AMENDING, CHAPTER 160 “SUBDIVISION AND LAND DEVELOPMENT.”

BE IT ENACTED AND ORDAINED by the Board of Commissioners of the Township of Haverford, County of Delaware, Commonwealth of Pennsylvania, and it is hereby enacted and ordained by the authority of the same that the General Laws of the Township of Haverford (the “General Laws”), is hereby amended as follows:

SECTION 1. TEXT AMENDMENTS

Article II. Procedures and Requirements

Chapter 160, Section 160-4, ***Plan procedures and requirements***, subsection E, Preliminary plans, is hereby amended as follows:

(5) Preliminary plan submission requirements for major subdivision and land development plans. Each preliminary plan shall show the following or be accompanied by such supplementary information:

(e) Existing physical or other features, including but not limited to:

[4] All storm drainage, sanitary sewer and public water supply lines ~~or facilities~~ **and other public utilities** within ~~400~~ **100** feet of the site ~~and~~ **including** ownership ~~or~~ **and/or** maintenance responsibilities for the same.

(g) The proposed layout of the major subdivision or land development area, including, where appropriate for either:

[9] Building setback lines established ~~by zoning~~ **the Zoning Chapter** or other ordinances.

[14] The open space requirements for all subdivision and land developments as contained in ~~the Zoning Chapter~~ **§160-5C** shall be reflected on any preliminary plan submitted to the Township.

Chapter 160, Section 160-4, ***Plan procedures and requirements***, subsection F, Final plan procedures and requirements for major subdivision and land development plans, is hereby amended as follows:

(1) Procedures. The procedures, reviews and fees of final plans shall be identical to those outlined in Subsection E, except as follows:

(b) In addition to the copies of prints therein required, the applicant/developer shall supply, ~~upon request, two linen/Mylar originals~~ **an electronic copy** of the final plan.

Article III: Required Improvement and Design Standards

Chapter 160, Section 160-5, ***General Purpose and applicability; design standards***, subsection B, General design standards, is hereby amended as follows:

(2) Preservation of environment.

(i) A minimum of 80% of the buildable area provided on each lot created by subdivision shall be unencumbered by steep slope, floodplain, and/or wetland areas.

(4) Design criteria and requirements for curbs, sidewalks and streetlighting.

(c) Sidewalks shall be required ~~where, in the opinion of the Board of Township Commissioners, heavy pedestrian traffic will result or where pedestrian safety requires such sidewalks.~~ **for all subdivision and land development proposals.** Sidewalks are required for any multifamily development.

(f) Streetlighting shall be required for all nonresidential land developments, for all multifamily residential areas and, ~~at the discretion of the Board of Commissioners, for all or portions of certain single-family residential~~ **major** subdivisions. ~~As a minimum in single-family subdivisions, appropriate conduit with pull wires shall be installed underground even though standards and lighting fixtures may not be constructed immediately.~~ Proposed intersections with any major collector street or major arterial shall have streetlights.

(9) Sanitary sewers.

(b) **In accordance with Chapter 149, Sewage and Drainage Facilities**, sanitary sewers shall be installed and connected to the Township sanitary sewer system. If outfall sewers are not available but are planned and have been scheduled in the Township's capital improvement program for the area in question, a system of sewers, together with all necessary laterals extending from the main sewer to the street right-of-way line, shall be installed and capped. The Board of Commissioners may waive the above requirements for lots of one acre or larger if sewage disposal is accomplished through land treatment technologies capable of recharging groundwater aquifers.

(h) On-site sewage disposal facilities. ~~Whenever it is impracticable to connect with Township sewers, on-~~ **On-site** sewage disposal facilities

may be permitted upon application and approval by the Sewage Enforcement Officer of the Township of Haverford and the Pennsylvania Department of Environmental Resources. Such facilities shall be so located as to permit easy and economical connection to the sewer system of the Township when sewers are installed, except where this requirement is waived under Subsection B(9)(b) above. The type of private sewage disposal system to be installed shall be determined by the results of percolation tests, soil classification and depth of water table, which shall be determined according to the size of the lot. Proof of the adequacy of such facilities shall be furnished by a registered professional engineer or other qualified person. The reports of such tests shall be required at each disposal area, except for large tracts involving more than one disposal system, in which case the prescribed tests shall be made in the amount of one per acre or as designated by the Sewage Enforcement Officer and the Pennsylvania Department of Environmental Resources.

SECTION 2. SEVERABILITY

Should any section, sentence, word or provision of this ordinance be declared by a Court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole.

SECTION 3. REPEALER

Any ordinance or part of ordinance to the extent that it is inconsistent herewith is hereby repealed.

ADOPTED this _____ of _____, A.D., 2020.

TOWNSHIP OF HAVERFORD

BY:

President
Board of Commissioners

ATTEST:

David R. Burman
Township Manager/Secretary