

A G E N D A

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY FEBRUARY 10, 2011, AT 7:30 P.M., IN THE AUDITORIUM OF MANOA ELEMENTARY SCHOOL, 201 SOUTH MANOA ROAD, HAVERTOWN, PA.

BOARD MEMBERS:

Joseph Russo, Chairman
Paul D. Emilio, Vice Chairman
Angelo Capuzzi, Secretary
Chuck Reardon, Member
Christian Gaumann, Member
Matthew Heckendorn, Member *NO*
William Rhodes, Member

ALSO PRESENT:

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

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- | | |
|---------|---|
| Item #1 | 1217 Bon Air Road- Minor Subdivision
Abbonizio |
| Item #2 | 716 Merion Avenue- Minor Subdivision
Rayer |
| Item #3 | 116 Township Line Road- Land Development
Quarry Center, L.P. |
| Item #4 | 70 East Clearfield Road- Minor Subdivision
Cimorelli |
| Item #5 | Review of Minutes |

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on February 10, 2011 at 7:30pm in the Gym of the Manoa Elementary School, 201 South Manoa Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS NOT PRESENT:

Matt Heckendorn, Member

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager
Chuck Faulkner, Pennoni Associates
Steve D'Emilio, 1st Ward Commissioner
Chris Connell, 8th Ward Commissioner
Bill Wexler, 9th Ward Commissioner
Terry Coogan, Recording Secretary

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

Item #1 70 East Clearfield Road – Minor Subdivision
Cimorelli

Nino Cutrufello of Callahan Ward Builders spoke before the Board. Also present was Bill Cujdik from Catania Engineers.

The applicants are proposing to consolidate two existing lots into one lot and then subdivide the parcel into two lots. An existing dwelling is to remain on Lot 1 and a new dwelling is proposed on Lot 2. The property is within the R-4 Residential Zoning District. The existing dwelling is currently serviced by public water and sewer and proposed Lot 2 is also to be serviced by public water and sewer. Sewer lateral will connect to the existing main in Hirst Terrace.

Mr. Cutrufello gave a brief over-view of the project. He stated that this application complies with all zoning requirements.

In regards to the attached Township Engineer's review letter dated January 18, 2011, the applicant will comply with and/or has addressed all items listed, 1 through 18. He will forward all calculations regarding storm water management to the Township Engineer.

Mr. Capuzzi questioned the depiction of the rear building setback line for Lot 2. In his opinion, the proposed dwelling on Lot 2, as currently shown on the plan, is within 25 feet of the rear lot line in the vicinity of the angle point on that line.

Some item discussed were the zoning requirements regarding the rear property line, the types of homes proposed for Lot 2, and if an egress is proposed from the basement of the new home.

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

1. Maryann Garber, an attorney representing the Brooman family, 71 Shawnee Rd, handed out a copy of the section of the zoning ordinance relating to detached garages to the Board. She questioned the location of the proposed detached garage on Lot 2 and if it complied with the Township zoning requirements. She is also concerned with the stormwater management on Lots 1 and 2 (the location of the seepage beds and the water run-off). She asked that the Board not act on this application until the Township Engineer receives all information from the applicant regarding the stormwater management.
2. Steven Rozanski, 2614 Hirst Terrace, gave a brief history of the developments in the neighborhood and is in favor of this application.

Mr. Reardon made a Motion to table the decision regarding this subdivision so that the Board and the Township Engineer have time to review the information received at the meeting regarding the garage and the stormwater management.

Mr. Russo seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #2 1217 Bon Air Road – Minor Subdivision
Abbonizio

Dennis O'Neill from MacCombie Engineers spoke before the Board.

The applicant is proposing to modify the common lot line between 1217 Bon Air Road (Premises "A") and the Bon Air Civic Association and Fire Company at 541 Royal Avenue (Premises "B"). Existing Premises A is proposed to be subdivided to create Parcel A, with Parcel A deeded to Premises B. No development is proposed at this time. Premises A and Parcel A are located within the R-4 Residential Zoning District and Premises B is located within the INS Institutional Zoning District.

The applicant is requesting a waiver from the requirement for the two-foot contour intervals.

In regards to the attached Township Engineer's review letter dated January 6, 2011, the applicant will comply with and/or revise all items listed (1 through 5). As stated above, the applicant will be requesting a waiver in regards to #1b.

At this time, the engineer does not know what the applicant is planning for the remainder of premises "A".

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

1. Joe Aloparska, representative of Bon Air Fire Company, stated that they will not be using the ground for building. It will remain a lot with a fence surrounding it.
2. Anastasia, 545 Royal Ave, is concerned about the fence and if the ground was going to be used as a parking lot and if there were any future plans to build on the property.
3. Charlie O'Neil, 1211 Bon Air Road, commented that instead of a fence, he would prefer landscaping to preserve the openness.

Mr. Rhodes made a Motion to recommend approval of this minor subdivision to the Board of Commissioners subject to the applicant complying with all items on the Township Engineer's review letter dated January 6, 2011 and that the applicant is sensitive to the neighbors when considering a fence and/or landscaping.

Mr. D'Emilio seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #3 716 Merion Ave – Minor Subdivision
 Rayer

Bill Cujdik from Catania Engineers spoke before the Board.

The applicant is proposing to consolidate three existing parcels into one lot and then subdivide it into three lots. The existing dwelling is proposed to be demolished and a new dwelling is proposed on each lot. The property is within the R-4 Residential Zoning District. The existing dwelling is currently serviced by public water and sewer. The proposed lots are also to be serviced by public water and sanitary sewer. Service laterals will connect to existing utilities in Penfield Avenue.

In regards to the attached Township Engineer's review letter dated February 1, 2011, the applicant will comply with and/or revise all items listed (1 through 26).

Some items discussed were the maintenance of the storm sewer lines, the calculations for the storm sewer (they haven't been performed at this time), how many lots this ground has as listed on the Township plans, the existing walls on the property (#16 on review letter), and the utility cuts (#20 on review letter).

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

1. Chris Connell, 8th Ward Commissioner, 519 Kenmore Rd, expressed his concern with the stormwater management, questioned if there was enough land for three homes to be built and the types of homes proposed.
2. Mark Rayer from Rayer Builders stated that the homes will range from the high \$400,000.00 to the low \$500,000.00. He stated that he will send the stormwater management calculations to the Township Engineer in the next few weeks.

Mr. D'Emilio made a Motion to recommend conditional approval to the Board of Commissioners subject to the applicant complying with all items on the Township Engineer's review letter dated February 1, 2011, that the applicant define the ownership of the retaining wall at the rear of the property and who is responsible for its maintenance and that the ownership and maintenance responsibility for the proposed storm line between Lots 2 and 3 be noted on the plan.

Mr. Rhodes seconded the Motion.

Roll call vote was taken.

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

Item #4 116 Township Line Road – Land Development
The Quarry Center, L.P.

George Broseman, attorney for the applicant spoke before the Board. He presented the plans to the Board. He addressed the Board and the audience with what is being proposed for this site and gave a brief history of the Quarry. He discussed the work that has been completed and what work still has to be done and when the Quarry will be officially closed.

The applicant received the Township Engineer's review letter dated February 7, 2011, but has not had time to review it, therefore, the letter will not be discussed at this meeting.

Also present were David Crockett and Eric Mallory, the developers, Adam Benosky and John Horneck from Bohler Engineers, Jen Walsh from McMahon Engineers, Todd Robinson from Giant and a Lowes representative.

The applicant is proposing to construct a planned community shopping center. As part of the development, the applicant is proposing a home improvement store with garden center, a supermarket with a vehicle fueling facility, a retail store or a restaurant with outside eating, a bank with a drive-thru, and a drive-through restaurant. Additionally, the applicant is proposing parking, landscaping, lighting, utilities, and stormwater management necessary to support the development. The property is located on Township Line Road within the Shopping Center Commercial (C-5) and Low-Medium Density (R-4) District. The majority of the site and all of the proposed building development is within the C-5 District. The project will be serviced by public water and sewer.

The applicant is requesting a waiver from the requirement for the 4 ft wide grass plot between the sidewalk and the back of the curb and a waiver from the maximum height for light fixtures.

Some of the items the Board discussed were the access points on Township Line, the berms on the West side of the site, concerns with traffic (Highway Occupancy Permit, Traffic Signal Permit), the PennDot traffic study (will be submitted to the Township soon), the connection between this site and Kohls (no permission yet), installing the sidewalk along Township Line and landscaping along Township Line.

Eric Mallory, the developer, discussed the Preliminary plans. He stated that there will be a uniform architectural theme.

Also discussed were parking spaces and reducing the size of the spaces to decrease the impervious coverage, the outside eating area, coordination of the traffic signals on Township Line, the green strips between the curb and sidewalk (Mr. Horneck addressed), the retaining wall between the parking lot and the berm, screening in the equipment on the roof of Giant, if there will be buffering around the fueling station, lighting, rental truck parking, and the garden center fencing.

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

1. Steve D'Emilio, 1st Ward Commissioner, is concerned with how this shopping center will affect the other stores in the area as well as in Upper Darby, the traffic and the lighting.
2. Tom Wagner, Third District Councilman, Upper Darby, first thanked Haverford Township for inviting them to this meeting. He acknowledged the others present from Upper Darby. They are Tom Micozzie, Mayor of Upper Darby, Don Bonnett, Jack Shingle, Jean Karoly, and Ed Monaghan who are members of the Town Counsel, Tom Judge, Jr., Jeff Gentile, Lou Fiarito, and Scott Gatelle. He expressed his concern with the traffic study submitted and feels Upper Darby needs time to review it and also hired their own traffic engineer to perform a study. Also, stressed the importance of the connection road between the shopping center and Kohls. He talked about the impact this will have on the side streets in Haverford Township as well as in Upper Darby, and he is concerned with moving the traffic signal and Septa bus stops. He expressed his concern with the height of the proposed light fixtures. He also expressed concerns for a potential increase in crime, stormwater management and sewage flow, signage and the development's impact on other businesses.
3. Tom Judge, Jr., Chief Administration Officer in Upper Darby, discussed the relocation of the traffic signal from Harding Rd to Wilson Dr, and the relocation of the Septa bus stop.
4. Anne Toth, 1250 Wilson Dr, Upper Darby, expressed her concern with traffic. Many residents from Llanerch Hills stood to show their disapproval with this development – mainly because of the traffic. She also questioned the entrances

- and exits, the lighting, stormwater run-off, hours of operation, loading and unloading of trucks and the fueling station.
5. Janice Rufo, Wilson Dr, discussed the parking on Wilson Dr, questioned if this development will affect Upper Darby taxes, and how will this affect the value of their homes.
 6. Chris Lavario, Greenview Ln, expressed his concern with the increase of traffic and his safety for the children in the area.
 7. Kathleen Thomas, Harwood Rd asked if there would be pedestrian access to the shopping center. The applicant indicated there will be a crosswalk at Wilson Dr.
 8. Joe Gash, Upper Darby, questioned the stormwater management. Mr. Horneck addressed this matter.
 9. Ed Harrison, Wilson Dr, is glad to hear there will be sidewalks installed along Township Line, but is still concerned with the back-up of traffic.
 10. Mr. Barrison, Dorchester Rd, Havertown, talked about this development creating jobs.
 11. Rich Dougherty, Myrtle Ave, spoke about his concern with traffic.
 12. Todd Robinson, Representative from Giant, talked about the delivery times for Giant. Normal hours for delivery are between 7am and 3pm.
 13. Kevin Poyle, 1141 Roosevelt Dr, expressed his concern with how the increased traffic could endanger the safety of the children attending Hillcrest Elementary School.
 14. Tom Macozzi, Mayor of Upper Darby, asked the developers if they considered moving the main entrance away from Wilson Dr. He believes this may help with the traffic.
 15. John Albino, Wilson Dr, expressed his concerned with the traffic and the traffic signals.
 16. Bill Wexler, 9th Ward Commissioner, Haverford Township, is also concerned with the traffic but reinforced that the Planning Commission will be moving very slowly and carefully with this development so that everyone can be satisfied. He stressed the importance of being "good neighbors" with Upper Darby as they have been with us in the past.
 17. Bernie Toth, Wilson Dr, discussed the entrance at Wilson Dr, and the increase of traffic.

Mrs. Hanlon-Widdop, Assistant Township Manager, stated that the applicant needs to submit to the Township a waiver of the time constraints in writing before the next scheduled Planning Commission meeting on February 24, 2011.

Mr. Russo thanked everyone for coming and stated that this will be continued at a later date.

Item #5 Review of Minutes

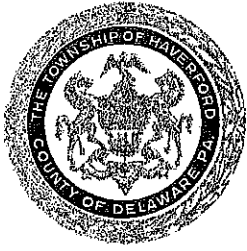
Mr. Russo made a Motion to approve the minutes from the meeting on January 13, 2011.

Mr. Rhodes seconded the Motion.

Motion passed with a vote of 5-0-1 with Mr. D'Emilio abstaining.

Mr. D'Emilio made a Motion to adjourn the meeting at 10:50pm.
Mr. Capuzzi seconded the Motion.
MOTION PASSED UNANIMOUSLY.

Joseph Russo
2/24/11



TOWNSHIP OF
HAVERFORD
DELAWARE COUNTY

2325 DARBY ROAD HAVERTOWN, PA 19083-2251

MANAGER 610-446-1000 ext. 208
HUMAN RESOURCES 610-446-1000 ext. 231

FAX 610-446-3930

HAVT 30162

January 18, 2011

Lori Hanlon-Widdop, Assistant Township Manager
Haverford Township
2325 Darby Road
Havertown, PA 19083-2251

**RE: Minor Subdivision Plan
Cimorelli- 70 E. Clearfield Road
5th Review**

Dear Ms. Hanlon-Widdop:

As requested, we have reviewed the following plan prepared by Catania Engineering Associates, Inc.:

- *"Reverse Subdivision/Subdivision Plan"* (two sheets) dated May 18, 2010, last revised January 5, 2011
- Exhibit Reverse Subdivision/Subdivision Plan

The applicants, Alan and Joanne Cimorelli, propose to consolidate two (2) existing lots into one (1) lot and then subdivide the 14,587 s.f. parcel into two (2) lots. Lot No. 1 is proposed to be 7,848.2 s.f. and Lot No. 2 is proposed to be 6,739.5 s.f. An existing dwelling is to remain on Lot No. 1 and a new dwelling is proposed on Lot No. 2. The property is within the R-4 Residential Zoning District.

The existing dwelling is currently serviced by public water and sewer. Proposed Lot No. 2 is also to be serviced by public water and sanitary sewer. Sewer lateral will connect to the existing main in Hirst Terrace. It appears that a water main extension is proposed.

This submission indicates the same configuration as the 4th submission

This application was reviewed in accordance with the simplified procedures and requirements of a Minor Subdivision (§160-4G). We offer the following comments regarding the status of our December 7, 2010 letter:

1. **Not Applicable.**

2. An approved Pennsylvania Department of Environmental Protection Sewage Facilities Planning module or exemption is required. (§160-4.E(5)(d))
3. **Addressed.**
4. The boundary survey does not indicate any existing (found) property corners. Given the previous plan indicating three (3) existing lots, the fact that both the existing and proposed buildings will be located on the setback lines, and the existing deed descriptions, it would be logical to indicate the control used to establish the property corners for the existing lots. (§160-4.G(2)(b)) **Partially addressed. A separate plan survey plan has been provided. This plan should indicate the correct street name to the north of the site (Shawnee Road), and should bear a signed surveyors certification similar to that on sheet 1 of 2.**
5. The Planning Commission should note that the impervious coverage for Lot No. 1 is at the maximum. (§182-206)
6. Stormwater management calculations are required for the proposed Lot No. 2. (§78-25.C)
7. Provide field tests (i.e. double ring infiltrometer) to determine the appropriate hydraulic conductivity rate. (§78-34.B(2)) Infiltration test results should be submitted.
8. It may be prudent to relocate or reconfigure the seepage bed to avoid installation under the proposed driveway.
9. A contribution to the Stormwater Control and BMP Operation and Maintenance Fund in the amount of \$2,200 will be required for the stormwater management facility on Lot No. 2.
10. **Addressed.**
11. It may be prudent to realign the sanitary lateral configuration to lot 2 to avoid a cleanout in the driveway. Should a cleanout be necessary, it must be rated for traffic loading. **Although the proposed location is out of the driveway, it may still be a location susceptible to traffic. It may be prudent to locate the cleanout closer to the right-of-way lane.**
12. The lateral connection and details should be reviewed by the Township Plumbing Inspector.
13. **Addressed.**
14. The Applicant should confirm that the proposed water main extension and service is in accordance with Aqua, Pa standards. Confirmation of an Agreement for the main extension should be provided. Typically, a service of this extent and at the location proposed is not permitted.
15. Due to the site constraints, the plan should indicate the following:
 - a. The extent and direction of the rock construction entrance. **The proposed rock construction entrance is less than 25-feet in length. Due to the removal of spoils from the site, additional erosion and sediment measures will be required.**

b. **Addressed.**

16. **Addressed.**

17. The Shade Tree Commission should review the proposed landscaping.

18. If approved, a Township Erosion and Sediment Control Permit will be required for Lot No. 2.

Should you have any further questions or comments, please contact the undersigned.

Sincerely,

PENNONI ASSOCIATES INC.



David Pennoni, P.E.
Township Engineer

CF/dk

cc: William Cujdik, P.E., Catania Engineering Associates, Inc.,
Alan & Joanne Cimorelli- 70 E. Clearfield Road Havertown, PA 19083



TOWNSHIP OF
HAVERFORD
DELAWARE COUNTY

2325 DARBY ROAD HAVERTOWN, PA 19083-2251

MANAGER 610-446-1000 ext. 208
HUMAN RESOURCES 610-446-1000 ext. 231

FAX 610-446-3930

HAVT 30167

January 6, 2011

Lori Hanlon-Widdop, Assistant Township Manager
Haverford Township
2325 Darby Road
Havertown, PA 19083-2251

**RE: Minor Subdivision Plan
Abbonizio- 1217 Bon Air Road**

Dear Ms. Hanlon-Widdop:

As requested, we have reviewed the following plan prepared by Herbert E. MacCombie, Jr., P.E.
Consulting Engineers & Surveyors, Inc.:

- *"Preliminary/Final Plan"* (one sheet) dated November 29, 2010.

The applicant, Nicholas Abbonizio, proposes to modify the common lot line between 1217 Bon Air Road (Premises "A") and the Bon Air Civic Association and Fire Company at 541 Royal Avenue (Premises "B"). Existing Premises "A" (folio no. 22-09-00079-00) is proposed to be subdivided to create Parcel A, with Parcel A deeded to Premises "B" (folio no. 22-09-02139-00). No development is proposed at this time. Premises A and Parcel A are within the R-4 Residential Zoning District, and Premises B is within the INS Institutional Zoning District.

This application was reviewed in accordance with the simplified procedures and requirements of a Minor Subdivision (§160-4G). We offer the following comments:

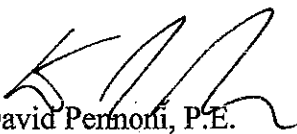
1. Per the Minor Subdivision Plan requirements of §160-4.G, the applicant must include the following on the plan:
 - a. Proposed building setback lines for Parcel A.
 - b. Two-foot contour intervals (or a waiver requested).
2. Premises A must have a minimum aggregate side yard of 20 feet. The plan indicates 16 feet.

3. Concrete monuments shall be installed at all property corners and angle points along the proposed lot line. All monuments, both found and to be set, should be indicated on the plan. (§160-5.B(8)) The northeast corner of Parcel A should indicate a concrete monument.
4. Notes referencing proposed construction (nos. 11 and 12) should be removed from the plan prior to recording.
5. The zoning line separating existing premises A and B (R-4 and INS) should be indicated.

Should you have any further questions or comments, please contact the undersigned.

Sincerely,

PENNONI ASSOCIATES INC.


David Pennoni, P.E.
Township Engineer

DP/brg

cc: James W. MacCombie, P.E., MacCombie Consulting Engineers and Surveyors, Inc.
Nicholas Abbonizio, 2 Dartmouth Road Havertown, PA 19083



TOWNSHIP OF
HAVERFORD
DELAWARE COUNTY

2325 DARBY ROAD HAVERTOWN, PA 19083-2251

MANAGER 610-446-1000 ext. 208
HUMAN RESOURCES 610-446-1000 ext. 231

FAX 610-446-3930

HAVT 30168

February 1, 2011

Lori Hanlon-Widdop, Assistant Township Manager
Haverford Township
2325 Darby Road
Havertown, PA 19083-2251

RE: Minor Subdivision Plan
Rayer – 716 Merion Avenue

Dear Ms. Hanlon-Widdop:

As requested, we have reviewed the following plan prepared by Catania Engineering Associates, Inc.:

- *"Subdivision/Grading Plan"* (three sheets) dated January 4, 2011.

The applicant, John Rayer, proposes to consolidate three (3) existing parcels into one (1) lot; then subdivide the 20,984 s.f. lot into three (3) separate lots. Lot 1 is proposed to be 8,484 s.f. and Lots 2 and 3 are proposed to be 6,250 s.f. The existing dwelling is proposed to be demolished and a new dwelling is proposed on each lot. The property is within the R-4 Residential Zoning District.

The existing dwelling is currently serviced by public water and sewer. The proposed lots are also to be serviced by public water and sanitary sewer. Service laterals will connect to existing utilities in Penfield Avenue.

This application was reviewed in accordance with the simplified procedures and requirements of a Minor Subdivision (§160-4G). We offer the following comments:

1. The plan should indicate conformity with the median setback line of the existing structures on the same side of the street within 300-feet of the proposed construction. (§182-715)
2. A 30-foot front yard setback should be indicated on Lot 2 (§182-206).
3. If approved, a Grading, Drainage, Soil Erosion and Sedimentation Control Permit will be required for each lot which must include:
 - a. Stormwater management calculations per 78-25.C(1)(b).
 - b. A Drainage Plan Application and Checklist. (§78-25.A(6,7))

- c. Field tests (i.e. double ring infiltrometer) to determine the appropriate hydraulic conductivity rate. (§78-34.B(2))
- d. A limit of disturbance. (§78-25.B(7))
- 4. A BMP Maintenance Agreement shall be executed and a contribution of \$2,200.00 per lot to the Township Stormwater Control and BMP Operation and Maintenance Fund shall be made. (§78-49, §78-51)
- 5. The depressed curb, apron and sidewalk detail should indicate six (6) inches of stone sub-base and 3,750 psi concrete. (Township Design Standards)
- 6. The minimum longitudinal length of depressed curb for private driveway openings is 14 feet. The depressed curb, apron and sidewalk detail indicate this requirement. (Township Design Standards)
- 7. Six (6) trees are identified to be removed. Tree replacement is required for removal of trees 6-inches in caliper or greater. (§160-5.B(2)(d))
- 8. Grading is proposed at or near two (2) large trees on the south side of Lot 1. These trees are indicated to remain.
- 9. Shade Trees are required at thirty foot (30-ft) centers along each road. (§160-5.B(6))
- 10. Within any land development or subdivision consisting of more than one (1) lot, street trees shall be planted at least six (6) feet behind the right-of-way lines. (Township Design Standards)
- 11. The Shade Tree Commission should review all proposed landscaping and potential tree replacement.
- 12. An approved Pennsylvania Department of Environmental Protection Sewage Facilities Planning module or exemption is required. (§160-4.E(5)(d))
- 13. The plans should indicate the location of all existing and proposed utilities. In particular, the location of the sanitary sewer lateral to the existing house and the proposed electric and gas services should be identified.
- 14. Permanent survey monuments shall be located on the right-of-way lines at corner and at angle points. All proposed monuments shall be concrete. (§160-5.B(8))
- 15. Site distance should be provided for each proposed driveway at the intersection with Penfield Avenue. (§160-4.E(5)(g)(12))
- 16. Ownership and maintenance responsibilities for the existing walls should be clarified. Also, it would be prudent to investigate and repair any portions of the wall that may be substandard.

17. The proposed driveway for Lot 3 is over top of an existing City inlet. Should the drive remain at this location, the inlet must be relocated. Due to debris issues, Type C inlets will be required at this location.
18. The plans should indicate where the existing inlets and 12-inch pipe from Parcel C discharge to.
19. A note should be added to the plan indicating that the proposed 12-inch storm sewer on Lot 3 is a private storm sewer.
20. Due to the number and proximity of proposed utility cuts, a half lane mill and overlay of Penfield Avenue will be required. (§157-30)
21. Elevations should be provided for all proposed inlets.
22. The proposed grading in the rear of Lot 3 does not appear to provide for positive overland relief towards the street.
23. The first floor elevations for all three (3) lots are some 4 to 6-feet higher than the adjacent street elevation. The applicant should clarify the reasoning for these proposed elevations.
24. The lateral connection details should be reviewed by the Township Plumbing Inspector.
25. Due to the proximity to the setback line, foundation as-builts will be required.
26. Note 5 on the plan should be revised to indicate any "*sub-standard*" or damaged curb and sidewalk shall be replaced.

Should you have any further questions or comments, please contact the undersigned.

Sincerely,

PENNONI ASSOCIATES INC.



David Pennoni, P.E.
Township Engineer

DP/brg

cc: Charles J. Catania, P.E., Catania Engineering Associates, Inc.
John Rayer

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, February 24, 2011 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

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

BOARD 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 Haverford College Dormitories – Final Land Development Plan

Amee Farrell, Attorney from Kaplin/Stewart, representing the applicant, spoke before the Board. Also present were Chris Cobaugh from Hunt Engineers and Kathy DiJoseph from Haverford College.

Ms. Farrell updated the Board on the project. The applicant appeared before the Zoning Hearing Board and received a special exemption from the parking requirements. The applicant is requesting a waiver from the two-step review process for land development.

The Board received a letter from Hunt Engineers dated February 24, 2011 in response to the Township Engineer's review letter. Mr. Cobaugh reviewed this letter with the Board.

Some of the items discussed were the number of parking spaces, the handicapped parking spaces in the "Peco" lot, and the student parking.

Mr. Cobaugh gave a detailed explanation of the revised stormwater management system for this site, the details and design for which had not yet been submitted to the Township Engineer for review. Also discussed were the infiltration tests, and the basin berm.

Ms. Farrell discussed the sewer capacity study. She stated that they were waiting on feedback from the Township Engineer and will continue to work with the Township regarding this issue.

Mr. Faulkner stated that there are definite capacity issues with the Township's sanitary sewer system downstream of the College property and they will continue to work through this issue and land development at the same time.

The Board will not be able to grant final approval for land development at this time because of all the outstanding issues regarding stormwater management and sewer capacity. The Township Engineer needs time to review the revised information received on the stormwater management and the sewer capacity study.

The applicant needs to submit a waiver from the time constraints in writing to the Township no later than March 7, 2011.

The applicant will submit revised plans to the Township Engineer and appear before the Planning Commission on March 24, 2011.

Item #2 Ordinance Review P-8-2011
 Amending 183-706 – Supplementing restrictions on vehicles regularly
 Parked or maintained on the premises.

The Board discussed the ordinance, but tabled any action on the amendment at this time. The Planning Commission requested some additional information regarding state law and the sale of motor vehicles and Mrs. Widdop indicated that she would consult with Sgt. Hagan to see if he would be able to provide this information to the Planning Commission.

Item #3 Ordinance Review P-5-2011
 Moving Open Space regulations to
 Subdivision and Land Development Ordinance

The Board discussed the ordinance. They discussed open space requirements vs the fee-in-lieu-of open space requirements and several other revisions to the text of the ordinance. One of the changes to the ordinance that the Planning Commission has requested is that if an applicant is proposing to pay a fee-in-lieu-of the requisite recreational use/open space area, the applicant shall submit two sketch plans to the Township, one showing the proposed development with the required open space and the second showing the proposed development without the open space.

Mr. Capuzzi made a Motion to recommend Ordinance P-5-2011 to the Board of Commissioners subject to the changes made at the meeting.

Mr. Russo 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 February 10, 2011.

Mr. Reardon seconded the Motion.

Roll call vote was taken.

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

The meeting was adjourned at 10:13pm.

James Russo
3/10/11

A G E N D A

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY MARCH 10, 2011, AT 7:30 P.M., IN THE AUDITORIUM OF HAVERFORD MIDDLE SCHOOL, 1801 DARBY ROAD, HAVERTOWN, PA.

BOARD MEMBERS:

Joseph Russo, Chairman
Paul D. Emilio, Vice Chairman
Angelo Capuzzi, Secretary
Chuck Reardon, Member
Christian Gaumann, Member
Matthew Heckendorn, Member
William Rhodes, Member

ALSO PRESENT:

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

- | | |
|---------|---|
| Item #1 | 70 East Clearfield Road- Minor Subdivision
Cimorelli |
| Item #2 | 1315 Lawrence Road- Minor Subdivision
Willard |
| Item #3 | 1313 Center Road- Minor Subdivision
Golden |
| Item #4 | Prohibited Uses Ordinance |
| Item #5 | 116 Township Line Road- Land Development
Quarry Center, L.P. |
| Item #6 | 716 Merion Avenue- Minor Subdivision
Rayer |
| Item #7 | Review of Minutes |

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, March 10, 2011 at 7:30pm in the Auditorium of Haverford Middle School, 1801 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager
Chuck Faulkner, Pennoni Associates
Jeff Heilmann, 5th Ward Commissioner
Chris Connell, 8th Ward Commissioner
Terry Coogan, Recording Secretary

Mr. Russo called the meeting to order at 7:36pm.

Mr. Russo informed the audience that the agenda item regarding the Quarry had been removed. Mrs. Widdop addressed the audience about the Quarry and informed them that this will be seen at the next Planning Commission meeting on March 24, 2011.

Item #1 70 East Clearfield Road – Minor Subdivision
Cimorelli

Nino Cutrufello from Callahan Ward Builders spoke before the Board. Also present were Mike Ciocco from Catania Engineers and Al Cimorelli, the applicant.

The applicant is proposing to consolidate two existing lots into one lot and then subdivide the parcel into two lots. An existing dwelling is to remain on Lot 1 and a new dwelling is proposed on Lot 2. The property is within the R-4 Residential Zoning District. The existing dwelling is currently serviced by public water and sewer. Proposed Lot 2 is also to be serviced by public water and sanitary sewer. Sewer lateral will connect to the existing main in Hirst Terrace.

In regards to the attached Township Engineer's Review letter dated March 8, 2011,

6. The applicant updated these calculations.
9. The applicant will comply.
12. The applicant is waiting to hear from the inspector.

15. a. The entrance was increased in length to 25 ft.
b. Item was addressed.
17. The Shade Tree Commission has reviewed the plan.
18. The applicant will comply.
19. The applicant adjusted this on the plans.

All other items on the letter have been addressed.

The applicant stated that the accessory detached garage structure has been removed from the plans.

There was discussion regarding the manner of measuring for the rear yard set-back line.

Mrs. Widdop stated that, in her opinion, the plan appears to comply with the way that the zoning code has been interpreted by zoning officials.

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

Steve, 2500 Hirst Terrace, asked the engineer what the set-back measurements were on the plan and questioned the types of homes to be built. Mr. Ciocco addressed these questions.

Matt Geary, 2500 Wynnefield Dr, lives downstream from this project and is concerned with the drainage issue. He feels that the additional homes contributing to the additional impervious surface coverage will have a negative impact on the homes downstream.

Tom Rogers, 44 E. Clearfield Rd, stated that every home in this neighborhood has wet basement problems, feels the seepage bed won't work because of the area they live in and questioned who would be responsible when the flooding does appear.

Jane Hall, 161 Golfview Rd, expressed her concern with the water in the neighborhood and requested that the Planning Commission members go see the size of the lot to see that it is not big enough for these two proposed homes. She is also concerned with the additional off-street parking.

Maureen Rogers, 44 East Clearfield, read a letter to the Board on behalf of Mr. and Mrs. Howard, 2601 Hirst Terrace, who could not be at the meeting. The letter stated that they are against this subdivision because of the stormwater run-off problems, the problems with sewer system and because the style of roof on the proposed house does not fit with the existing character of the neighborhood.

Alice, Orchard Rd, stated that she loves this neighborhood and community and feels that part of the Board's job is to protect other residents as well as the applicant.

Dave Brooman, 71 Shawnee Rd asked the Board to remove this item from the agenda to give the residents more time to review the revised plans. He also feels that this is not a double lot and it has many stormwater problems.

Mary Ann Garber, Attorney for the Brooman family, questioned the engineer about the water service to both lots and asked which plan was submitted for Aqua's approval. She also had questions regarding the impervious coverage calculations, the rear yard set-back at the jog, the trees and landscaping, the variety of trees to be planted, the stormwater on both lots and the direction it will be flowing, the volume of water going onto Clearfield

Rd and asked for the Township Engineer to review these calculations, the location of the roof drains and the depth of the seepage bed. She asked that the Board reject this plan. Al Cimorelli, the applicant, stated that he has been in this neighborhood for 21 years and he is neighbors with all the people present. He has no plans to build this home and then move. His intention is to move into this new smaller home in order to stay in the neighborhood.

Mr. D'Emilio made a Motion to recommend to the Board of Commissioners that this subdivision plan be rejected because of the drainage issues, the stormwater run-off issues, the inadequate sewer system, and that the rear set-back line on the subdivision plan has been improperly depicted and does not fully comply with the definition contained in the Zoning Ordinance.

Mr. Gaumann seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #2 1315 Lawrence Road – Minor Subdivision
Willard

Dennis O'Neill from MacCombie Engineers spoke before the Board.

The applicant is proposing to modify the common lot line between 1315 Lawrence Rd (Premises A) and 629 Eagle Road (Premises B). Existing Premises A is proposed to be subdivided to create Parcel A, with Parcel A deeded to Premises B. No development is proposed at this time. Both Premises A and Premises B are within the LIN Zoning District.

The applicant will be requesting a waiver from the two-foot contours on Premises B as noted on the plans.

In regards to the attached Township Engineer review letter dated March 8, 2011:

1. The applicant will add this to the plans.
2. The applicant will comply.
3. The applicant will comply.
4. The applicant will comply.
5. The applicant will comply.
6. The applicant will comply.

The applicant will need zoning relief for the potential development on Premises A, as has been previously discussed with the Planning Commission at a prior sketch plan presentation.

The exit drive from Swiss Farms will remain in operation.

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 on the

Township Engineer's review letter dated March 8, 2011. And the Board recommends granting the waiver from the two-foot contours as requested.

Mr. Russo seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #3 1313 Center Road – Minor Subdivision
Golden

This item was removed from the agenda and rescheduled for a special Planning Commission meeting on March 31, 2011.

Item #4 Prohibited Uses Ordinance

This item was removed from the agenda.

Item #5 116 Township Line Road – Land Development
Quarry Center, Inc.

This item was removed from the agenda and will be reviewed again at the March 24, 2011 Planning Commission meeting.

Item #6 716 Merion Avenue – Minor Subdivision
Rayer

James Butler, attorney for the applicant spoke before the Board.

Mr. D'Emilio stated that he is distantly related to a neighbor of the applicant and will recuse himself if the applicant wishes him to do so. The applicant replied that there was no need for Mr. D'Emilio to recuse himself.

Also present was Mike Ciocco from Catania Engineers.

The applicant is proposing to consolidate three existing parcels into one lot; then subdivide the lot into three separate lots. The existing dwelling is proposed to be demolished and a new dwelling is proposed on each lot. The property is within the R-4 Residential Zoning District. The existing dwelling is currently serviced by public water and sewer. The proposed lots are also to be serviced by public water and sanitary sewer. Service laterals will connect to existing utilities in Penfield Avenue.

New plans were submitted to the Township on March 7, 2011 as a result of a meeting with the neighbors and the Township Engineers review letter but the Township Engineer had not reviewed them yet. The applicant completed the perk tests and the rate was better than anticipated. The applicant feels they are fully compliant with the Zoning Ordinance for Subdivision and Land Development.

Some items discussed were if the applicant analyzed the amount of water coming into the back of the lots, the amount of inlets, who is responsible for maintaining the storm drain and the easement, whether the existing drainage line downstream of this property is a public line or a private line, and whether there is an easement for this drainage system. Maintenance responsibilities for both the proposed on-site drainage system and the existing off-site drainage system shall be noted on the plans.

The Board requested that the applicant correct the zoning information table on the plan for Lots 2 and 3.

The Board discussed the modification of the existing the inlet structure on Lot 3.

This application was already voted on at the last Planning Commission meeting, but since the neighbors did not receive their courtesy notices regarding this subdivision, and the Planning Commission was unaware of this, the Planning Commission will hear the residents' questions and concerns.

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

Chris Connell, 519 Kenmore Rd, 8th Ward Commissioner, expressed his concern with the stormwater run-off, the underground pipe, parking, and the proposed lot lines. He feels that the neighbors should always be notified if a development is proposed in their neighborhood.

Roger Sambandam, 7067 Merion Ave, thanked the Board for listening to their concerns. Asked the Board to take the time to review the revised plans and vote again and expressed his concern with the stormwater.

Jeff Heilmann, 5th Ward Commissioner, stated that even though this plan is legal, he feels it is not the right thing to do. He hopes the Planning Commission will still make changes. Bill Keon, 705 Penfield Ave, stated that he feels that this is one lot, not three. The tax map shows three different parcels into one deed. Also questioned whether the addition of decks and patios on the revised plans changes the impervious coverage. He asked the applicant to check whose property the retaining stone wall on Lot three was on.

The Planning Commission asked the applicant to confirm whether or not the existing retaining wall along the northwest side of Lot 3 is entirely on the adjacent property. If it is, then the design of the driveway for Lot 3 must be revised to eliminate any encroachments onto the adjoining property or the applicant will have to obtain permission from the adjacent property owner to construct the driveway for Lot 3 as it is currently shown on the plan.

T. Tate, 716 Penfield Ave, showed the Board a letter from the County, addressed to Lori Widdop, stating that this is one parcel on the tax map.

There was a discussion regarding whether this is one lot or three lots. Also discussed at this time was the Township's policy on courtesy notices and the advertising of meetings.

Nick Cushner, 701 Merion Ave, expressed his concern with the water problem, the condition of the underground pipe and the removal of trees.

Kimberly Stewart, 805 Hirst Ave, has a seepage bed which she stated does not work because of the amount of water in this area; she also said she spoke with someone from the County who feels that this lot was once consolidated and would like the Board to investigate this.

Bernice Murphy, 719 Penfield Ave, expressed her concern about her retaining wall and the run-off from the proposed driveway. She is also concerned with the flooding and the types of homes to be built. She asked the Board to reconsider.

Lori Spadero, 614 Lawson Ave, hopes the Planning Commission will reconsider their vote and stated that the Township should expect residents to be upset about the development.

Glen Macnow, 724 Hirst Ave, talked about the character of the neighborhood with many different styles of homes. He asked the Board to reconsider.

Al Valeroni, Penfield Ave, asked the applicant if he would consider building two homes instead of three. He feels this would be a better proposal.

Mrs. Widdop asked the Planning Commission if they would consider holding a special meeting on March 31, 2011 to allow more residents the time to talk and the Township Engineer time to review the revised plans.

Mr. Connell stated that he will have this item removed from the March 14, 2011 Commissioners' meeting agenda.

The Planning Commission requested that Township Solicitor be notified of this matter and provide guidance to the Planning Commission in regards to the legality of reconsidering and/or amending their prior vote to recommend the approval of this subdivision to the Board of Commissioners.

The Planning Commission requested that the applicant research and provide evidence to the Planning Commission and Township that the property being subdivided is currently three existing lots and was never consolidated into one lot, whether the storm sewer line downstream of the site is a public line or a private line and whether an easement exists for the storm sewer line downstream of the site.

Mr. D'Emilio made a Motion to recess this meeting and to continue it on March 31, 2011.

Mr. Russo seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #7 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the meeting on February 24, 2011.

Mr. Capuzzi seconded the Motion.

Motion passed with a vote of 6-0-1 with Mr. Gaumann abstaining.

Joseph Russo
3/24/11



TOWNSHIP OF
HAVERFORD
DELAWARE COUNTY

2325 DARBY ROAD HAVERTOWN, PA 19083-2251

MANAGER 610-446-1000 ext. 208
HUMAN RESOURCES 610-446-1000 ext. 231
FAX 610-446-3930

WILLIAM F. WECHSLER, *President*
STEPHEN D'EMILIO, *Vice President*
LARRY GENTILE, BS, NREMT, *Manager/Secretary*
TIM DENNY, *Assistant Manager*
LORI HANLON-WIDDOP, *Asst. Manager*
JONATHAN M. CALPAS, CPA, ESQ., *Auditor*
JAMES J. BYRNE, JR., ESQ., *Solicitor*
PENNONI ASSOCIATES, INC., *Engineer*

WARD COMMISSIONERS
1st Ward STEPHEN D'EMILIO
2nd Ward MARIO A. OLIVA
3rd Ward ROBERT E. TRUMBULL
4th Ward DANIEL J. SIEGEL, ESQ.
5th Ward JEFFREY C. HEILMANN
6th Ward LARRY HOLMES, ESQ.
7th Ward JAMES E. MCGARRITY
8th Ward CHRIS CONNELL, SR.
9th Ward WILLIAM F. WECHSLER

HAVT 30162

March 8, 2011

Lori Hanlon-Widdop, Assistant Township Manager
Haverford Township
2325 Darby Road
Havertown, PA 19083-2251

**RE: Minor Subdivision Plan
Cimorelli- 70 E. Clearfield Road
6th Review**

Dear Ms. Hanlon-Widdop:

As requested, we have reviewed the following plan prepared by Catania Engineering Associates, Inc.:

- "Reverse Subdivision/Subdivision Plan" (two sheets) dated May 18, 2010, last revised March 3, 2011
- "Stormwater Calculations" dated March 1, 2010.
- Exhibit Reverse Subdivision/Subdivision Plan

The applicants, Alan and Joanne Cimorelli, propose to consolidate two (2) existing lots into one (1) lot and then subdivide the 14,587 s.f. parcel into two (2) lots. Lot No. 1 is proposed to be 7,848.2 s.f. and Lot No. 2 is proposed to be 6,739.5 s.f. An existing dwelling is to remain on Lot No. 1 and a new dwelling is proposed on Lot No. 2. The property is within the R-4 Residential Zoning District.

The existing dwelling is currently serviced by public water and sewer. Proposed Lot No. 2 is also to be serviced by public water and sanitary sewer. Sewer lateral will connect to the existing main in Hirst Terrace.

This application was reviewed in accordance with the simplified procedures and requirements of a Minor Subdivision (§160-4G). We offer the following comments regarding the status of our January 18, 2011 letter:

1. Not Applicable.

2. An approved Pennsylvania Department of Environmental Protection Sewage Facilities Planning module or exemption is required. (§160-4.E(5)(d))
3. Addressed.
4. **Addressed.**
5. The Planning Commission should note that the impervious coverage for Lot No. 1 is at the maximum. (§182-206)
6. Stormwater management calculations are required for the proposed Lot No. 2. (§78-25.C)
Calculations have been submitted, however the following items should be clarified:
 - a. **The rainfall intensity for the 100-year storm should be revised to indicate 8.4 inches per hour, in accordance with §78, Table F-1.**
 - b. **The impervious area for the proposed driveway indicated in the stormwater management calculations is inconsistent with the area depicted on the plan.**
 - c. **The drainage area map should indicate that the proposed dwelling is included in the drainage area to the seepage bed.**
7. Addressed.
8. **Addressed.**
9. A contribution to the Stormwater Control and BMP Operation and Maintenance Fund in the amount of \$2,200 will be required for the stormwater management facility on Lot No. 2.
10. Addressed.
11. **Addressed.**
12. The lateral connection and details should be reviewed by the Township Plumbing Inspector.
13. Addressed.
14. **Addressed.**
15. Due to the site constraints, the plan should indicate the following:
 - a. The extent and direction of the rock construction entrance. The proposed rock construction entrance is less than 25-feet in length. Due to the removal of spoils from the site, additional erosion and sediment measures will be required. **Partially addressed. Additional erosion and sediment control measures may be necessary.**
 - b. **Addressed.**

16. Addressed.

17. The Shade Tree Commission should review the proposed landscaping.

18. If approved, a Township Erosion and Sediment Control Permit will be required for Lot No. 2.

The following comment is based on the March 3, 2011 revision:

19. The grate elevation for the yard drain in the driveway is inconsistent with the elevation indicated on the detail. Also, the applicant should confirm that the minimum cover recommended by the pipe manufacturer is obtained over the proposed 12-inch drain line.

Should you have any further questions or comments, please contact the undersigned.

Sincerely,

PENNONI ASSOCIATES INC.



David Pennoni, P.E.
Township Engineer

CF/dk

cc: William Cujdik, P.E., Catania Engineering Associates, Inc.,
Alan & Joanne Cimorelli- 70 E. Clearfield Road Havertown, PA 19083



MANAGER 610-446-1000 ext. 208
HUMAN RESOURCES 610-446-1000 ext. 231
FAX 610-446-3930

TOWNSHIP OF
HAVERFORD
DELAWARE COUNTY

2325 DARBY ROAD HAVERTOWN, PA 19083-2251

WILLIAM F. WECHSLER, *President*
STEPHEN D'EMILIO, *Vice President*
LARRY GENTILE, BS. NREMT, *Manager/Secretary*
TIM DENNY, *Assistant Manager*
LORI HANLON-WIDDOP, *Asst. Manager*
JONATHAN M. CALPAS, CPA, ESQ., *Auditor*
JAMES J. BYRNE, JR., ESQ., *Solicitor*
PENNONI ASSOCIATES, INC., *Engineer*

WARD COMMISSIONERS

1st Ward	STEPHEN D'EMILIO
2nd Ward	MARIO A. OLIVA
3rd Ward	ROBERT E. TRUMBULL
4th Ward	DANIEL J. SIEGEL, ESQ.
5th Ward	JEFFREY C. HEILMANN
6th Ward	LARRY HOLMES, ESQ.
7th Ward	JAMES E. MCGARRITY
8th Ward	CHRIS CONNELL, SR.
9th Ward	WILLIAM F. WECHSLER

HAVT 30169

March 8, 2011

Lori Hanlon-Widdop, Assistant Township Manager
Haverford Township
2325 Darby Road
Havertown, PA 19083-2251

**RE: Minor Subdivision Plan
John A. Willard- Lawrence Road
Lot Line Change**

Dear Ms. Hanlon-Widdop:

As requested, we have reviewed the following plan prepared by Herbert E. MacCombie, Jr., P.E. Consulting Engineers & Surveyors, Inc.:

- "Preliminary/Final Plan" (one sheet) dated December 29, 2010.

The applicant, John Willard, proposes to modify the common lot line between 1315 Lawrence Road (Premises "A") and 629 Eagle Road (Premises "B"). Existing Premises "A" (folio no. 22-01-00727-00) is proposed to be subdivided to create Parcel A, with Parcel A deeded to Premises "B" (folio no. 22-01-00366-00). No development is proposed at this time. Both Premises A and B are within the LIN Zoning District.

This application was reviewed in accordance with the simplified procedures and requirements of a Minor Subdivision (§160-4G). We offer the following comments:

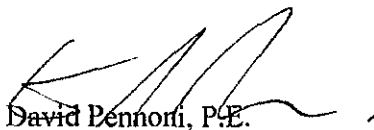
1. Per the Minor Subdivision Plan requirements of §160-4.G, the applicant must include the following on the plan:
 - a. Proposed building setback lines for Premises "B".
2. Concrete monuments shall be installed at all property corners and angle points along the proposed lot line. All monuments, both found and to be set, should be indicated on the plan. (§160-5.B(8))

3. Notes referencing proposed construction (nos. 7,10 and 11) should be removed from the plan prior to recording.
4. The location of the existing front, side and rear yard setbacks, called out in the Zoning Table, should be indicated on the plan.
5. The "GAS" notation in the Parcel 'A' conveyance area should be clarified. Any needed utility easements, including storm sewer, should be provided.
6. An access easement in the conveyance area for Premises 'A' would be logical, possibly reducing future ingress/egress concerns from Lawrence Road.

Should you have any further questions or comments, please contact the undersigned.

Sincerely,

PENNONI ASSOCIATES INC.


David Pennoni, P.E.
Township Engineer

DP/brg

cc: James W. MacCombie, P.E., MacCombie Consulting Engineers and Surveyors, Inc.
John A. Willard, 1315 Lawrence Road Havertown, PA 19083

AGENDA

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY MARCH 24, 2011, AT 7:30 P.M., IN THE LYNNEWOOD ELEMENTARY SCHOOL AUDITORIUM, 1400 LAWRENCE ROAD, HAVERTOWN, PA.

BOARD MEMBERS:

Joseph Russo, Chairman
Paul D. Emilio, Vice Chairman NO
Angelo Capuzzi, Secretary
Chuck Reardon, Member
Christian Gaumann, Member
Matthew Heckendorn, Member
William Rhodes, Member

ALSO PRESENT:

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

Item #1 370 Lancaster Avenue- Final Land Development Plan
 Haverford College Dormitories

Item #2 116 Township Line Road- Land Development
 Quarry Center, L.P.

Item #3 Prohibited Uses Ordinance

Item #4 SALDO Amendment

Item #5 Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, March 24, 2011 at 7pm in the Lynnewood Elementary School Auditorium, 1400 Lawrence Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS NOT PRESENT:

Paul D'Emilio, Vice-Chairman

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township manager
Chuck Faulkner, Pennoni Associates
Mike Snyder, Traffic Engineer from Pennoni Associates
Bill Wechsler, 9th Ward Commissioner
Terry Coogan, Recording Secretary

Mr. Russo called the meeting to order at 7:10pm.

Item #1 370 Lancaster Avenue – Final Land Development Plan
 Haverford College Dormitories

Amee Farrell, attorney for the applicant, spoke before the Board. Also present was Chris Cobaugh, the engineer for the project.

The applicant is proposing to construct two dormitory buildings along the southeast side of campus, east of Coursey Road. The site currently contains a parking lot. The area is located in the INS Zoning District. The new buildings will be serviced by public water and sewer.

The two main outstanding issues with the project are the stormwater management system and the sanitary sewer capacity.

Regarding the sewer capacity issue, the problem is whether or not there is sufficient capacity in the Township's sanitary sewer main downstream of the site. The Township feels the increase in enrollment at the college over the years has contributed to the capacity problem. The applicant has been having productive discussions with the Township and will continue to work with the Township on this issue as the planning process continues. The College agreed to contributing to the cost of the repairs to the sewer line but no price has been determined as of yet.

There was a discussion regarding the stormwater management system.

Mr. Capuzzi stated that the applicant cannot move forward with construction until they receive Planning Module approval.

The applicant will comply with and/or address all items on the attached Township Engineers review letter dated March 22, 2011.

Some items discussed were accessibility to the large section of the stormwater management system to the northeast of Manhole #11 for maintenance and inspection (#21), and the Nyoplast Inlets (#45).

The Fire Marshall has reviewed and approved this application.

Mr. Capuzzi feels the "PECO" lot meets all ADA criteria but feels the applicant should install sidewalks from the handicapped spaces to the existing pathways.

Mr. Capuzzi made a Motion to recommend the approval of this final land development plan to the Board of Commissioners subject to the applicant complying with and addressing all remaining outstanding items on the Township Engineer's review letter dated March 22, 2011 to the Township Engineer's satisfaction, that the applicant continue to work with the Township to research and correct the sewer issue downstream of this project, and that sidewalk be installed in the "PECO" lot from the handicapped parking spaces to the existing pathways.

Mr. Gaumann seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #2 116 Township Line Road – Land Development
Quarry Center, L.P.

George Broseman, attorney for the applicant, spoke before the Board. Also present were David Crockett and Eric Mallory, the developers, John Horneck, the engineer, Jen Walsh, the traffic engineer, and Todd Robinson representing Giant.

The applicant is proposing to construct a planned community shopping center. As part of the development, the applicant is proposing a home improvement store with a garden center, a supermarket with a vehicle fueling facility, a retail store, or a restaurant with outside eating, a bank with a drive-thru, and a drive-thru restaurant. Additionally, the applicant is proposing parking, landscaping, lighting, utilities, and stormwater management necessary to support the development. The property is located on Township Line Road within the Shopping Center Commercial (C-5) and Low-to-Medium Density (R-4) District. The majority of the site and all of the proposed building development is within the C-5 District. The project will be serviced by public water and sewer.

The applicant had requested two waivers from the Subdivision and Land Development Ordinance. The recent revisions have addressed these issues and the waivers are no longer being requested.

Mr. Broseman gave some background information on the land.

The applicant has submitted revised plans to the Township and reviewed these with the Board. The applicant stated that they reduced the height of the light fixtures to Township Standards and revised the grading in regards to the 4 ft' grass strip between the curb and sidewalk along Township Line Road. The stream work and the sewer line work have been completed.

The applicant must obtain a Highway Occupancy Permit since Township Line Road is a State Highway. PennDot will involve Haverford Township and Upper Darby regarding the traffic issues but, ultimately, it will be PennDot's decision with what changes are made.

Jen Walsh, the traffic engineer from McMahon Associates, gave a summary of the traffic study and the study area. She also reviewed the on-site improvements and discussed the off-site intersections the traffic study mainly focused upon. She discussed the proposed signalized intersection across from Wilson Drive and the amount of traffic coming from the East and the West on Township Line Road.

The Board questioned whether the left-turn restrictions proposed at the intersection of Township Line Road and West Chester Pike and at the intersection of Lansdowne Avenue and Township Line Road will adversely impact movements for Emergency vehicles.

The applicant received the Township Engineer's review letter dated March 21, 2011. In regards to traffic, the applicant has complied with or acknowledged all comments. The applicant stated that they are doing everything they can to pursue the connector road between the site and the Kimco property (#38).

The applicant stated that they had received a traffic study from Upper Darby and sent them a response letter. Ms. Walsh briefly discussed McMahon's response letter.

The applicant stated they will be using signage as a way of reducing the amount of cut-thru traffic.

Mr. Faulkner stated that the connector road would pull traffic away from the triangular intersection and the connector road as well as the timing improvements would help in reducing the amount of cut-thru traffic.

There was a discussion regarding the maintenance of the timing regulations.

Traffic generated by trucks was discussed. There will be approximately 12 trucks a day for Giant and a similar amount for Lowes compared to the 200 trucks daily during landfill.

Mr. Russo asked the audience for any questions or comments regarding the traffic issues.

Brad Toal, 126 Strathmore Road, expressed his concern with the traffic increase and how it will impact school traffic, and also he is concerned with the amount of people from different areas this shopping enter will attract.

Tom Wagner, 3rd District Councilman from Upper Darby, stated that again many officials and numerous residents from Upper Darby are present at the meeting. Some officials present are Tom Micozzie, Mayor of Upper Darby, Jack Shingle, Ed Monaghan, Scott Gatelle, Tom Judge and Nick Nolan. Mr. Wagner does not feel the traffic concerns have been addressed. He asked that the Planning Commission give Upper Darby some more time to review the traffic study prepared by McMahon Associates. He also feels the more intersections will be impacted than just the triangle intersection, and strongly stated that the connector road is a very important part of this development. He stated that Upper Darby is still opposed to the development.

Tom Liptko, 413 Earlington Road, expressed his concern with how the traffic will impact the intersections at Earlington Road and North Lynne Blvd. He feels they should be included in the traffic study.

Anne and Bernie Toth, 1250 Wilson Drive, questioned what was meant by protected left –turns into the site, she feels signage will not be effective in preventing the cut-thru traffic and the traffic engineer guaranteed her that the widening of Township Line Road will only be on the development's side.

Scott Gatelle, from Upper Darby, stated that he received the response letter from McMahon Associates to their traffic study and asked for more time to review it. He also asked how many more meetings will be devoted to this project.

Mr. Capuzzi suggested that since there are a number of outstanding traffic issues, the traffic engineers from McMahon Associates, Pennoni Associates and Orth-Rodgers and Associates meet to discussed and resolve these issues.

Tom Judge, Jr., Chief Administration Officer in Upper Darby, stated that there is no problem with the meeting of the traffic engineers, and also stated that there has been a joint effort in developments between Haverford Township and Upper Darby in the past and hopes to have some in the future.

Tom Micozzie, Mayor of Upper Darby, stated that he will have his own meeting with PennDot to discuss the traffic issues and also expressed concern with the water issues and hopes both Townships can continue to work together.

John Horneck, the project engineer from Bohler Engineers addressed the Board. He stated that the infiltration testing has not been finalized. Some results did not turn out as well as expected.

He discussed the Township Engineer's review letter. In regards to Zoning and Land Development, the applicant will comply with and/or address all items.

Mr. Horneck discussed the items on the review letter dealing with stormwater management. The applicant will comply with and/or review all items in this section. In regards to #35a, the Township Engineer needs this information refined. In regards to the items under Site Circulation and General, the applicant will comply with all items.

There was a discussion regarding the curb standards for the Township (#60f).

There was a discussion regarding the negotiations with Kimco for the connector road.

Mr. Capuzzi feels there should be a pedestrian access in the parking lot from the shops to the parking spaces.

The Planning Commission recommended to the applicant that before returning that the three traffic engineers meet to discuss and resolve the many traffic issues, to review the stormwater issues, and to submit revised plans with all compliances included.

Item #3 Prohibited Uses Ordinance

This agenda item was tabled so the Planning Commission could obtain more information regarding Title 19 of the Pennsylvania Motor Vehicle Code.

Item #4 SALDO Amendment

There was a discussion regarding the amendment.

Mr. Capuzzi made a Motion to recommend the approval of Saldo Ordinance P12-2011, Section 160-4, as amended, requiring notification of all property owners within 200 ft of a proposed subdivision or land development.

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

Item #5 Review of Minutes

Mr. Capuzzi made a Motion to approve the minutes from the meeting on March 10, 2011.
Mr. Rhodes seconded the Motion.
Roll call vote was taken.
MOTION PASSED UNANIMOUSLY.

The Board discussed revising the Design Standards to include the requirements of landscaping between parking spaces and pedestrian accesses in parking lots.

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

Joseph Russo
3/31/11



TOWNSHIP OF
HAVERFORD
DELAWARE COUNTY

2325 DARBY ROAD HAVERTOWN, PA 19083-2251

MANAGER 610-446-1000 ext. 208
HUMAN RESOURCES 610-446-1000 ext. 231
FAX 610-446-3930

HAVT 30165

March 22, 2011

WILLIAM F. WECHSLER, *President*
STEPHEN D'EMILIO, *Vice President*
LARRY GENTILE, BS, NREMT, *Manager/Secretary*
TIM DENNY, *Assistant Manager*
LORI HANLON-WIDDOP, *Asst. Manager*
JONATHAN M. CALPAS, CPA, ESQ., *Auditor*
JAMES J. BYRNE, JR., ESQ., *Solicitor*
PENNONI ASSOCIATES, INC., *Engineer*

WARD COMMISSIONERS
1st Ward STEPHEN D'EMILIO
2nd Ward MARIO A. OLIVA
3rd Ward ROBERT E. TRUMBULL
4th Ward DANIEL J. SIEGEL, ESQ.
5th Ward JEFFREY C. HEILMANN
6th Ward LARRY HOLMES, ESQ.
7th Ward JAMES E. McGARRITY
8th Ward CHRIS CONNELL, SR.
9th Ward WILLIAM F. WECHSLER

Lori Hanlon-Widdop, Assistant Township Manager
Township of Haverford
2325 Darby Road
Havertown, PA 19083-2251

**RE: Haverford College
Proposed Orchard Student Residences
3rd Submission**

Dear Ms. Hanlon-Widdop:

As requested, we have reviewed the following information submitted in connection with the above referenced project.

- *"Haverford College, Preliminary/Final Land Development Orchard Student Residences"*, (22 sheets) prepared by Todd Williams, Billie Tsien Architects, LLP of New York, NY dated September 24, 2010, **last revised March 1, 2011.**
- *Post Construction Stormwater Management Report* dated March 2011, prepared by Hunt Engineering Company.
- **Response letter from Hunt Engineering Company dated March 2, 2011.**

The applicant is proposing to construct a total of two (2), 11,321 s.f. dormitory buildings along the southeast side of the campus, east of Coursey Road. The site currently contains a parking lot. The area consists of approximately 3.5 to 4-acres. The overall campus consists of 204-acres, and is located in the INS District. The new buildings will be serviced by public water and sewer.

We have the following comments, including an itemized response to our October 13, 2010 letter:

ZONING:

1. **Addressed**
2. **Addressed.**

STORMWATER:

15. Regarding the drainage plan contents (§78-25), the following should be provided:

- a. An erosion and sediment control plan. (§78-25.A(4), B(20))
- b. A Drainage Plan Application and Checklist should be provided. (§78-25.A(6,7))
Partially addressed. Application incomplete and checklist was not provided.
- c. **Addressed.**
- d. **Addressed.**
- e. An operations and maintenance plan in accordance with §78-44. (§78-25.C(f))
Partially addressed. The plan should address inspection and maintenance of the basin.

16. **Addressed.**

17. **Addressed.**

18. **Addressed.**

19. The applicant appears to have designed the stormwater management facilities for potential future buildings. Should the applicant wish to address potential future development at this time, a note should be added to the plan to clarify the system capacity being utilized and the future capacity available. **Partially addressed. A note has been added. The note should indicate the approximate capacity (in cubic feet) of the system and the capacity available for future use. Also, the note should reference the date of the associated stormwater management report.**

20. **Addressed.**

21. With regard to the proposed underground detention/infiltration facility, we have the following comments:

- a. **Addressed.**
- b. **Addressed.**
- c. It appears that additional distribution piping is needed to evenly distribute the flow in the basin. **Partially addressed. The Applicant has substantially revised the basin configuration and storm water collection system. Additional chambers have been added to the basin. However, we have the following concerns with this redesign:**
 - **Currently there is no accessibility to the large section of the system to the northeast of M.H. 11 for maintenance and inspection.**
 - **The current design now collects runoff from and around Building B and introduces it into the system at or just upstream of the control structure, some 40-feet away from the chambers. The design then relies on the system**

A G E N D A

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY APRIL 14, 2011, AT 7:30 P.M., IN THE COMMISSIONERS MEETING ROOM AT 2325 DARBY ROAD, HAVERTOWN, PA.

BOARD MEMBERS:

Joseph Russo, Chairman

Paul D. Emilio, Vice Chairman

Angelo Capuzzi, Secretary *NO*

Chuck Reardon, Member *NO*

Christian Gaumann, Member

Matthew Heckendorn, Member *NO*

William Rhodes, Member

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager

Chuck Faulkner, Pennoni Assoc.

Terry Coogan, Scribe

Item #1 Energy Efficiency Ordinance- Solar Wind and Energy
 Zoning Amendment

Item #2 Breuninger- Minor Subdivision
 327-329 Ellis Road

Item #3 Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, April 14, 2011 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

Joe Russo, Chairman
Paul D'Emilio, Vice-Chairman
Chris Gaumann, Member
Bill Rhodes, Member

BOARD MEMBERS NOT PRESENT:

Angelo Capuzzi, Secretary
Matt Heckendorn, Member
Chuck Reardon, 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 7:35pm.

Item #2 Breuninger –Minor Subdivision
327-329 Ellis Road

Dennis O'Neill from MacCombie Engineers spoke before the Board. Mr. O'Neill submitted additional information to the Board.

Mr. O'Neill gave some background information on the project. The applicant indicates that the purpose of this subdivision is to affirm the existing lot line between Lots 1 and 2 so that Lot 1 can be sold for a single family residence. No development or improvements are proposed at this time. Lot 1 is located in the R-1 Residential Zoning District and Lot 2 is located in the R-2 Residential Zoning District. The site is serviced by public water and sewer.

The applicant is scheduled to appear before the Zoning Hearing Board on May 5, 2011.

Some items discussed were the possibility of a variance needed to create a new lot which would contain the existing house, the conversion of the existing barn to a single-family residence, the sight angles and the grading needed for the proposed driveway on Lot 2, moving the utility poles on Ellis Road, and the requirement of a State Highway Occupancy Permit.

The Planning Commission requested that the Zoning Hearing Board to give particular care to the sight distances from the proposed driveway on Lot 2.

Item #1 Energy Efficiency Ordinance-Solar Wind and Energy
Zoning Amendment

The board reviewed and discussed the Ordinances from Manheim Township, Whitmarsh Township and East Coventry Township regarding solar and wind energy.

Some items discussed were the installing of solar canopies over larger Township parking lots, the height of the wind turbines causing problems, using mini-wind turbines residentially, the location and placement of solar panels on the roofs of houses, and the height of the roof mounted systems on the residential roofs.

Lori Hanlon-Widdop will outline an ordinance dealing with solar energy using the three ordinances discussed and the model ordinance from the Governor's office and the State model wind ordinance.

The Board will meet to discuss the proposed ordinance in a joint meeting with the Environmental Advisory Committee.

Item #3 Review of minutes

Mr. Russo made a Motion to approve the minutes from the meeting on March 31, 2011.

Mr. D'Emilio seconded the Motion.

Roll call vote was taken.

Motion passed with a vote of 3-0-1 with Mr. Rhodes abstaining.

Mr. Rhodes made a Motion to adjourn the meeting at 8:55pm.

Mr. Russo seconded the Motion.

MOTION PASSED UNANIMOUSLY.

Paul J. D'Emilio
4-28-11

A G E N D A

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY MAY 12, 2011, AT 7:30 P.M., IN THE COMMISSIONERS MEETING ROOM AT 2325 DARBY ROAD, HAVERTOWN, PA.

BOARD MEMBERS:

Joseph Russo, Chairman

Paul D. Emilio, Vice Chairman *NO*

Angelo Capuzzi, Secretary

Chuck Reardon, Member

Christian Gaumann, Member *NO*

Matthew Heckendorn, Member *NO*

William Rhodes, Member

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager

Chuck Faulkner, Pennoni Assoc.

Terry Coogan, Scribe

Item #1 Alternative Energy Ordinance

Item #2 Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, May 12, 2011 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS NOT PRESENT:

Paul D'Emilio, Vice-Chairman
Matt Heckendorn, Member
Chris Gaumann, Member

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager
Chuck Faulkner, Pennoni Associates
Jan Marie Rushforth, Environmental Advisory Committee
Tom Morgan, Environmental Advisory Committee
Al Baginski, Environmental Advisory Committee
Terry Coogan, Recording Secretary

Mr. Russo called the Planning Commission meeting to order at 7:39pm.
Mrs. Rushforth called the EAC meeting to order at 7:39pm.

Item #1 Alternative Energy Ordinance

The Planning Commission is meeting with the Environmental Advisory Committee (EAC) to discuss the proposed Solar Energy Ordinance.

The Boards received two drafts of the proposed ordinance which they reviewed and discussed.

Some of the definitions discussed from the proposed ordinance were solar hot air, solar hot water and solar panels.

The Boards reviewed the language in the remaining sections of the proposed ordinance.

Some items discussed were the size of satellite TV reception devices, what equipment is permitted in the front of houses, the screening of the ground mounted equipment, the glare from the solar panels being a nuisance, impervious surface coverage, and where ground mounted solar equipment can be located.

Mrs. Hanlon-Widdop will amend the ordinance to be discussed at a later meeting.

Item #2 Review of Minutes

Mr. Reardon made a Motion to approve the minutes from the meeting on April 28, 2011.

Mr. Capuzzi seconded the Motion.

Motion passed with a vote of 3-0-1 with Mr. Russo abstaining.

Mr. Russo made a Motion to adjourn the meeting at 9:42pm.

Mr. Rhodes seconded the Motion.

MOTION PASSED UNANIMOUSLY.

Joseph Russo
5/26/11

A G E N D A

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY MAY 26, 2011, AT 7:30 P.M., IN THE COMMISSIONERS MEETING ROOM, ERNEST J. QUATRANI BUILDING, 2325 DARBY ROAD, HAVERTOWN, PA.

BOARD MEMBERS:

Joseph Russo, Chairman

Paul D. Emilio, Vice Chairman

Angelo Capuzzi, Secretary

Chuck Reardon, Member

Christian Gaumann, Member *N/O*

Matthew Heckendorn, Member

William Rhodes, Member

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager

Chuck Faulkner, Pennoni Assoc.

Terry Coogan, Scribe

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

Item #5 Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, May 26, 2011 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS NOT PRESENT:

Chris Gaumann, Member

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager
Chuck Faulkner, Pennoni Associates
Mike Schneider, Traffic Engineer – Pennoni Associates
Terry Coogan, Recording Secretary

Mr. Russo called the meeting to order at 7:32pm.

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

George Broseman, attorney for the applicant, spoke before the Board. Also present were Eric Mallory and David Crockett, the developers, John Horneck, the engineer, and Jen Walsh, the traffic engineer.

Mr. Broseman gave an overview of the project and reviewed what has been done since the applicant was last here. He stated that the applicant will cooperate with Upper Darby Township with either the funding or installation of traffic calming devices as deemed appropriate by Upper Darby Township along those streets within the Township impacted by the proposed development.

Mr. Horneck reviewed the Township Engineer's review letter dated May 24, 2011. The applicant will comply and/or address all items in the review letter.

The Planning Commission received a copy of the traffic impact review letter from PennDot dated May 17, 2011. Jen Walsh, traffic engineer, reviewed and discussed the letter.

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

Tom Wagner, 3rd District Councilman from Upper Darby, addressed the Board. He stated that there were many elected officials and residents present from Upper Darby

Township. He thanked Haverford Township for working with them on this project. He expressed his concern with the traffic impact on the residential streets of Upper Darby, the importance of the connector road and his objection to the installation of a fueling station by Giant.

Mrs. Hanlon-Widdop addressed the audience. She stated that although everyone feels the connector road is an essential part of this development, Haverford Township cannot impose the requirement of constructing the connector road as a condition of approval because the Applicants do not have the necessary property rights. She also stated that Haverford Township streets will be impacted by cut-thru traffic as much as Upper Darby Township streets.

Mr. D'Emilio made a Motion to recommend preliminary approval of this application to the Board of Commissioners subject to:

1. All comments contained in the Township Engineer's review letter dated May 24, 2011 shall be addressed to the satisfaction of the Township Engineer.
2. The Final Plan submission to the Township shall include fully engineered and detailed plans for the following items (Section 160-4.F.2(a)):
 - a. All proposed PennDOT highway improvements and modifications, including highway occupancy permit plans and traffic signal plans.
 - b. Stormwater management facilities, including complete supporting design calculations and reports.
 - c. Erosion and sedimentation control facilities, including complete supporting design calculations and reports.
 - d. Site lighting and landscaping plans.
3. The final landscaping plans shall be submitted to the Township Shade Tree Commission for review. The recommendations of the Shade Tree Commission shall be submitted to the Township Planning Commission for its consideration no later than seven (7) calendar days prior to the first Planning Commission meeting when the final plans will be considered/discussed (Section 182-718.B.1(c)).
4. It is recommended that appropriate traffic control signage, lane markings and other physical barriers be installed at the main exit drive from the site onto Township Line Road, the purpose of which would be to prevent traffic which is leaving the site from traveling straight through onto Wilson Drive, subject to PennDOT approval.
5. An after-development traffic study shall be conducted by the Haverford Township Engineer, funded by the Applicants, to confirm the effectiveness of the as-constructed highway improvements and modifications. The Applicants agree to construct and/or install any additional improvements identified in the after-development traffic study at their expense, subject to the receipt of PennDOT approval. Work on any required post-development highway improvements shall begin within 6-months of the completion of the aforementioned traffic study (Section 160-4.E(5)(i)[5]).
6. As the Applicants have acknowledged the negative impacts which will be created by cut-through traffic, appropriate traffic calming devices, as determined by both

Haverford and Upper Darby Townships and funded by the Applicants, shall be installed along those Haverford Township streets and Upper Darby streets which will be impacted by the additional traffic associated with the proposed development.

7. A buffer planting strip, to include a mix of deciduous and evergreen trees and shrubs (as defined in section 182-106.B), shall be installed at the top of the bank between Township Line Road and the proposed vehicle fueling station. The planted buffer shall comply with the requirements of Section 182-718.B. The total length of the planted visual barrier shall be at least 140-feet long and shall consist of a mix of plant material that transitions into the landscaping proposed for the remainder of the site frontage.
8. It is recommended that at least one parking space from each row of parking within the proposed development be converted to a landscaped island. In addition, the striped areas adjacent to the HC spaces at the ends of four (4) parking bays should be converted to curbed islands.
9. The Applicants shall continue to use their best efforts to obtain the required easements from the owner of the adjacent Kohl's property in order to construct the proposed Connector Road.
10. It is recommended that truck deliveries to stores within the development only be permitted between the hours of 7:00 A.M. and 11:00 P.M., Monday through Saturday. Delivery trucks arriving at the site during non-delivery hours should be turned away. Delivery trucks should not be permitted to idle their motors for more than 5 minutes whiling waiting to unload, and should not be permitted to idle during the unloading process. Signage regarding delivery and idling of vehicles should be posted at each loading area in a conspicuous manner.

Mr. Capuzzi seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #2 Review of Minutes

Mr. Capuzzi made a Motion to approve the minutes from the meeting on May 12, 2011.

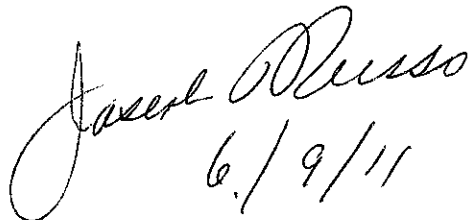
Mr. Rhodes seconded the Motion.

Motion passed with a vote of 4-0-2 with Mr. D'Emilio and Mr. Heckendorn abstaining.

Mr. Russo made a Motion to adjourn the meeting at 8:25pm.

Mr. D'Emilio seconded the Motion.

MOTION PASSED UNANIMOUSLY.


6/9/11

AGENDA

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY, SEPTEMBER 22, 2011, AT 7:30 P.M., IN THE COMMISSIONERS MEETING ROOM AT 2325 DARBY ROAD, HAVERTOWN, PA.

BOARD MEMBERS:

Joseph Russo, Chairman NO
Paul D. Emilio, Vice Chairman
Angelo Capuzzi, Secretary
Chuck Reardon, Member
Christian Gaumann, Member
Matthew Heckendorn, Member NO
William Rhodes, Member NO 7:45

ALSO PRESENT:

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

- | | |
|---------|---|
| Item #1 | 1313 Center Road- - Planning Module
Golden |
| Item#2 | 1217 Bon Air Road- Minor Subdivision
Abbonizio |
| Item#3 | Solar Energy Ordinance |
| Item #4 | Review of Minutes |

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, September 22, 2011 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT: BOARD MEMBERS NOT PRESENT:

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

ALSO PRESENT:

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

Mr. D'Emilio called the meeting to order at 7:33pm.

Item #1 1313 Center Road – Planning Module
 Golden

Mr. Capuzzi made a Motion for Final Approval of the Sewage Facilities Planning Module Component 4-A for 1313 Center Road.
Mr. Gaumann seconded the Motion.
Roll call vote was taken.
MOTION PASSED UNANIMOUSLY.

Item #2 1217 Bon Air Road – Minor Subdivision
 Abbonizio

David Biloon from MacCombie Engineers spoke before the Board.

The applicant is proposing to subdivide a parcel into four lots; the existing residence on the parcel is proposed to be removed and a new residence is proposed on each new lot. A seepage bed is proposed on each lot for stormwater management. The property is within the R-4 Low to Medium Density Residential Zoning District. The proposed lots are to be serviced by public water and sanitary sewer. Service laterals will connect to existing utilities in Bon Air Road.

Mr. Biloon reviewed the plan with the Board.

The Township Engineer's review letter dated September 21, 2011 was discussed. Some of the items discussed were the median setback, steep slopes, the open space

requirements vs the fee in lieu of the open space requirements, the impervious coverage, and the waivers being requested.

As a result of the discussion, the Planning Commission advised the applicant to make revisions to the plan, address all comments in the Township Engineer's review letter and address the open space issue before reappearing before the Planning Commission. The Board advised the applicant that at this point, they would be in favor of recommending to the Board of Commissioners to accept the fee in lieu of the open space requirements.

Item #3 Solar Energy Ordinance

Members of the Environmental Advisory Committee (EAC) joined the meeting at this time. The EAC expressed their concerns with some of the provisions of the ordinance. Some things discussed were the screening requirements for the ancillary equipment associated with solar energy, where the ancillary equipment will be located, what equipment is permitted on the front of a house, the height of roof mounted solar equipment, the glare created by the solar panels, and whether ground mounted solar panels should be considered an impervious surface.

The ordinance will be amended to include the revisions discussed.

Mr. D'Emilio made a Motion to approve the minutes from the September 8, 2011 meeting.

Mr. Capuzzi seconded the Motion.

MOTION PASSED UNANIMOUSLY.

Mr. D'Emilio made a motion to adjourn the meeting at 9:48pm.

Mr. Rhodes seconded the motion.

MOTION PASSED UNANIMOUSLY.

Angelo M. Capuzzi
11-10-11

AGENDA

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY, OCTOBER 27, 2011, AT 7:30 P.M., IN THE COMMISSIONERS MEETING ROOM AT 2325 DARBY ROAD, HAVERTOWN, PA.

BOARD MEMBERS:

Joseph Russo, Chairman
Paul D. Emilio, Vice Chairman NO
Angelo Capuzzi, Secretary
Chuck Reardon, Member NO
Christian Gaumann, Member
Matthew Heckendorn, Member NO
William Rhodes, Member NO

ALSO PRESENT:

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

Item #1 - 891 Eagle Road- Land Development
YMCA

Item#2 1217 Bon Air Road- Minor Subdivision
Abbonizio

Item #4 Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on October 27, 2011 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

Joe Russo, Chairman
Angelo Capuzzi, Secretary
Chris Gaumann, Member

BOARD MEMBERS NOT PRESENT:

Paul D'Emilio, Vice-Chairman
Matt Heckendorn, Member
Bill Rhodes, Member
Chuck Reardon, Member

ALSO PRESENT:

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

The Planning Commission meeting scheduled for tonight, October 27, 2011, was cancelled due to the lack of a quorum.

A G E N D A

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY, NOVEMBER 10, 2011, AT 7:30 P.M., IN THE COMMISSIONERS MEETING ROOM AT 2325 DARBY ROAD, HAVERTOWN, PA.

BOARD MEMBERS:

Joseph Russo, Chairman
Paul D. Emilio, Vice Chairman NO
Angelo Capuzzi, Secretary
Chuck Reardon, Member NO
Christian Gaumann, Member
Matthew Heckendorn, Member NO
William Rhodes, Member

ALSO PRESENT:

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

- Item #1 - 891 Eagle Road- Land Development
YMCA
- Item #2 1217 Bon Air Road- Minor Subdivision
Abbonizio
- Item #3 327-329 Ellis Road- Minor Subdivision
Brueninger
- Item #4 Historical Ordinance Amendment
- Item #5 Prohibited Parking Ordinance
- Item #4 Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, November 10, 2011 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS NOT PRESENT:

Paul D'Emilio, Vice-Chairman
Chuck Reardon, Member
Matt Heckendorn, Member

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager
Chuck Faulkner, Pennoni Associates
Bill Weschler, 9th Ward Commissioner
Dan Seigel, 4th Ward Commissioner
Terry Coogan, Recording Secretary

Mr. Russo called the meeting to order at 7:49pm.

Item #1 891 Eagle Road – Land Development
 YMCA

Jen Walsh, the Traffic Engineer, spoke before the Board.

Ms. Walsh gave a presentation regarding the potential off-site improvements. The three concept plans discussed were the intersections at Eagle Road and Lawrence Road, Eagle Road and Hillcrest Avenue, and Eagle Road and Darby Road.

There was a discussion regarding the Township Engineer's review letter dated October 11, 2011. Some of the items discussed were the stream enclosure structure (#13), two of the waivers being requested (the width of the sidewalks and the water quality volume), the electric service and the review of the development by the DEP and the Army Corp of Engineers.

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

Richard Kerr, a Township resident, requested that there be a bike access to the site from Ralston Ave, sufficient bike parking in the lot, and a pedestrian crossing signal on Eagle Road. He also expressed his opinion regarding the right turning lane into the YMCA off Eagle Road. Ms. Walsh responded that the right turn lane into the site is warranted by PennDot.

Dan Siegel, 4th Ward Commissioner, expressed his concern with the cut-thru traffic leaving the site and heading into the Paddock Farms area. He stated that he would also like to hear more about the alternative plans regarding the off-site traffic improvements. He is concerned with the

waiver requested from the 6' sidewalks and would like to see the trail in the rear of the site which leads to the Skatium properly maintained.

Ms. Hanlon-Widdop responded that the Township is still pursuing the rights to the trail and she stated that the widths of the sidewalks proposed are wider than what is presently there plus there will be a grass strip between the curb and sidewalk.

There was discussion regarding the cut-thru traffic into Paddock Farms. As a result of this discussion, Ms. Widdop asked Michael Troupe from the YMCA if they would consider performing a post-development traffic analysis for that area. Mr. Troupe stated that he would check the budget to see if this would be feasible.

Mr. Rhodes made a Motion to recommend to the Board of Commissioners the approval of this land development plan subject to the applicant complying with all items on the attached Township Engineer's review letter dated October 10, 2011, and subject to the additional conditions including (1) PennDot approvals regarding site work and off-site mitigation, (2) the applicant performing a post construction traffic analysis in the neighborhood across Eagle Road (bounded generally by Hillcrest and Ellis Avenues and Darby and Eagle Roads) within six (6) months of the opening of the YMCA and performing recommended traffic calming devices in such adjacent neighborhood subject to off-site mitigation, (3) pursuant to the lease agreement, the applicant will fund the off-site and on-site highway improvements up to the amount allocated in the lease (\$500,000.00), (4) the applicant will install bike curb cuts at the end of the sidewalk connecting the parking area with the Ralston Avenue cul-de-sac, (5) install the greater of 15 bike parking spots or 5% of anticipated peak hourly traffic volume, and (6) the sidewalks along Eagle Road will be 5' in width per the design specifications for the Eagle Road Corridor. The Board further recommends a partial waiver from the water volume quality and recommends the approval of the remaining waivers requested.

Mr. Russo seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #2 1217 Bon Air Road – Minor Subdivision
 Abbonizio

Dennis O'Neill, from MacCombie Engineers, spoke before the Board.

The applicant is proposing to subdivide a parcel into four lots. The existing residence on the parcel is proposed to be removed and a new residence is proposed on each new lot. A seepage bed is proposed on each lot for stormwater management. The property is located within the R-4 Low-to-Medium Density Residential Zoning District. The proposed lots are to be serviced by public water and sanitary sewer. Service laterals will connect to existing utilities in Bon Air Road.

The applicant is requesting four waivers listed on the Township Engineer's review letter dated November 8, 2011.

Mr. O'Neill reviewed the plan with the Board.

In regards to the Township Engineer's review letter dated November 8, 2011, the applicant will comply with and/or address all items (1-23).

There was a discussion regarding the open space requirements (#5).

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

Mr. Weschler, 9th Ward Commissioner, expressed his concern with the stormwater problems and its impact on the residents on Fairview Ave. He asked the Township to monitor the stormwater facilities.

Mr. Rhodes made a Motion to recommend to the Board of Commissioners the approval of this Minor Subdivision subject to the applicant complying with all items on the attached Township Engineer's review letter dated November 8, 2011, provided that the applicant will pay the fee in lieu of the open space requirements, as discussed, and subject further to a requirement that the Township Engineer will inspect the stormwater facilities during construction in addition to code enforcement. The Board further recommends the approval of the waivers requested.

Mr. Russo seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #3 327-329 Ellis Road – Minor Subdivision
 Brueninger

Dennis O'Neill, from MacCombie Engineers, spoke before the Board.

The applicant is proposing to affirm the existing lot line between two parcels. The existing dwelling on Lot 2 is proposed to remain. The existing barn on Lot 1 is proposed to be converted to a single family dwelling. Lot 1 is located within the R-1 Residential Zoning District and Lot 2 is located within the R-2 Residential Zoning District. The existing dwelling on Lot 2 is currently serviced by public water and an on-lot sewage disposal system.

Mr. O'Neill reviewed the plan with the Board.

In regards to the Township Engineer's review letter dated November 10, 2011, the applicant will comply with and/or revise all items (1-10).

Mr. Rhodes made a Motion to recommend to the Board of Commissioners the approval of this Minor Subdivision subject to the applicant complying with all items on the attached Township Engineer's review letter dated November 10, 2011; and subject to the further conditions that (1) the applicant will make a note on the plan stating that Lot 2 cannot be conveyed until the driveway has been constructed and (2) the plan must contain notes setting forth the obligation for

an operation and maintenance (O&M) between the owners of Lots 1 and 2 will run with the land. The Board further recommends approval for the waiver requested (item #6 on review letter), but subject to the approval from the Shade Tree Commission.

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

Item #4 Historical Ordinance Amendment

The Board reviewed and discussed the Historical Ordinance Amendment.

Ms. Hanlon-Widdop addressed the audience members who were in attendance to have their homes removed from the historical list or had questions about renovations they could perform on their homes. She stated that the Planning Commission did not have the authority to remove a person's name from the list and told them about the public hearing that they could attend to appeal the Historical Commission's decision.

Mr. Rhodes made a Motion to recommend to the Board of Commissioners the approval of Ordinance P-29-2011.

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

Item #5 Prohibited Parking Ordinance

The Board received a copy of the Ordinance.
The board will review and discuss at a later date.

Item #6 Review of Minutes

Mr. Capuzzi made a Motion to approve the minutes from the meeting on September 22, 2011.
Mr. Rhodes seconded the Motion.
Motion passed with a vote of 3-0-1 with Mr. Russo abstaining.

Mr. Russo made a Motion for final approval of the Sewage Facilities Planning Module Component 4-A for Golf View Road and Hermosa Lane.

Mr. Capuzzi seconded the Motion.
MOTION PASSED UNANIMOUSLY.

Mr. Russo made a motion to adjourn the meeting at 10:32pm.
Mr. Rhodes seconded the Motion.
MOTION PASSED UNANIMOUSLY.

Joseph Russo
12/8/11



TOWNSHIP OF
HAVERFORD
DELAWARE COUNTY

2325 DARBY ROAD HAVERTOWN, PA 19083-2251

MANAGER 610-446-1000 ext. 208
HUMAN RESOURCES 610-446-1000 ext. 231
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WARD COMMISSIONERS
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7th Ward JAMES E. MCGARRITY
8th Ward CHRIS CONNELL, SR.
9th Ward WILLIAM F. WECHSLER

HAVT 21601

October 11, 2011

Lori Hanlon-Widdop, Assistant Township Manager
Haverford Township
2325 Darby Road
Havertown, PA 19083-2251

**RE: Preliminary/Final Subdivision Plan – 4th Submission
YMCA Facility – 891 West Eagle Road**

Dear Ms. Hanlon-Widdop:

As requested, we have reviewed the following submission prepared by Eustace Engineering of Willow Grove, Pennsylvania, unless otherwise noted, for the above referenced project:

- *"Land Development Plans"* (21 sheets), dated August 10, 2010, **last revised September 8, 2011.**
- *"Stormwater Management Report"*, dated August 10, 2010, last revised June 29, 2011.
- *"Stormwater Management Report Addendum #1"* dated September 8, 2011.
- *"Report of Geotechnical Investigation"* dated August 14, 2010, *"Soil Analysis Results"* dated January 26, 2011 and *"Additional Test Borings for Proposed Retaining Walls, Stream Enclosures & Bio-Swales"* dated April 11, 2011; all prepared by David Blackmore & Associates, Inc.

YMCA of Philadelphia is proposing to demolish an existing 72,780 square foot building (former Swell Bubble Gum Factory) and construct a new 80,076 square foot (previously 93,385 s.f.) YMCA facility with an indoor pool. The property consists of five separate parcels (two of which are owned by PECO totaling 2.462 acres and three owned by Haverford Township totaling 6.292 acres) and is located on the east side of Eagle Road (S.R. 1005) just north of Lawrence Road. The majority of the Township property is within the LIN-Light Industrial District. The PECO parcels are within both the INS-Institutional District and the R-4-Low-Medium density districts. The project will be serviced by public water and sewer.

As noted on Sheet 1, the applicant was granted a variance at the Zoning Hearing Board's September 1, 2011 meeting from §154A-5 requiring the maximum permissible disturbed area of very steep slopes (greater than 25%) to be 5%.

The applicant is requesting three (3) additional variances, as noted on Sheet 1:

- From §182-701.B(12)(c) requiring no freestanding sign (bottom) to be erected less than four feet from the finished grade.
- From §182-701.D(1)(c)[1][a] requiring that wall signs not exceed 30% of the signable area or 10% of the first-floor facade area, whichever is less.
- From §182-701.D(1)(c)[2] requiring that the maximum size of the total of all permanent signs per street frontage not exceed one square foot for every five linear feet of associated building frontage or 15 square feet, whichever is less.

The applicant has requested nine (9) waivers, as noted on Sheet 1:

- From Resolution No. 1682-2008, Exhibit A requiring a 35-foot radius at State roadways;
- From §157-1 requiring public sidewalks to be of a width of not less than six feet unless otherwise prescribed by ordinance;
- From §157-11.A requiring an 8-inch curb reveal;
- From §160-4.E(5)(e)[4] requiring existing physical features to indicate all storm drainage, sanitary sewer and public water supply lines or facilities within 400 feet of the site and ownership or maintenance responsibilities for the same;
- From §160-4.A regarding separate stages of approval to include the submission of a preliminary plan and a final plan;
- From §78-34.A(2)(b) regarding the the retention volume (Rev) requirements (one inch of rainfall over all proposed impervious surfaces);
- ✱ • From §78-35.D regarding the water quality volume (WQv) requirements;
- From §170-2.F requiring the minimum clearance of trees from public walks to be 14 feet where they overhang any public street; and
- From §170-8.A(1) requiring the developer to plant one inch of new tree diameter for every four inches of existing tree diameter removed in the tree protection zone during construction.

The following is the status of our previous comments:

ZONING:

1. Addressed.
2. Addressed.

SUBDIVISION AND LAND DEVELOPMENT:

3. **Addressed.**
4. **Addressed.**
5. The applicant is reminded that Erosion and Sediment Control Permit and an NPDES Permit from the Delaware County Soil Conservation District are required.
6. Every effort should be made to avoid removal of trees having a caliper of six inches or greater from the property in the process of subdividing, land developing, grading or installing improvements. Where, in the judgment of the Board of Commissioners, such removal is unavoidable, the applicant shall install trees in such locations and of such size, variety and quantity as the Board of Commissioners shall direct. (§160-5.B.2(d)). **It is our understanding the Applicant is willing to provide additional compensatory planting in other areas at the direction of the Township.**
7. Identified natural watercourses (streams and creeks) which have continuous flow shall remain open and shall not be piped or covered unless required by the Board of Commissioners as approved by the Township Engineer. (§160-5.B.5(d)) The applicant is proposing to enclose approximately 215-feet of Naylor's Run Stream which traverses the property. **This issue will remain outstanding pending a Waiver of Permit Acknowledgement from PaDEP and/or USACOE.**

STORMWATER:

- 8.,9. The Retention Volume (Rev) required for infiltration will be equal to capturing one (1) inch of rainfall over all proposed impervious surfaces. (§78-34.A(2)(b)) The project narrative indicates *"the existing soils and ground water levels on site prohibit the installation of an infiltration system"*.

The required water quality volume (WQv) is the storage capacity needed to capture and treat a portion of stormwater runoff from the developed areas of the site. (§78-35.D) The applicant has indicated infiltration/retention is not feasible.

The above issues will remain outstanding pending NPDES Permit approval.

We concur that the applicant has provided adequate testing and imperial data to support that infiltration is not feasible. However, we are of the opinion that "practical alternatives" (i.e. offsite BMP's, on-site modifications) should be further identified and explored prior to final consideration of waivers from these requirements.

10. **Addressed.**

11. The applicant is reminded that a Stormwater Control and BMP Operations and Maintenance Agreement should be signed, notarized and submitted to the Township. (§78-49)
12. The applicant is reminded that a contribution to the Municipal Stormwater Control and BMP Operation and Maintenance Fund is required. (§78-51)

STREAM ENCLOSURE/COLLECTION SYSTEM:

13. Based upon pre-application meetings, we understand that the stream enclosure design may be modified. However, the design (or redesign) should consider the following:
 - a. The applicant should verify that criteria for a waiver from the DEP permit requirements are met. Also, a detailed hydraulic analysis should be provided to demonstrate both the existing and proposed pipes are adequate to convey a minimum 100-year storm. This analysis should consider upstream drainage areas and existing facilities immediately upstream of the site. **Partially addressed. This issue will remain outstanding pending a Waiver of Permit Acknowledgement from PaDEP and/or USACOE. Additionally, we still have concerns as to whether the post-development conditions replicate the existing condition. Specifically, the following should be addressed:**
 - The post-development water surface elevations that occur across the site when the stream overflows are higher than those experienced for the existing condition for all design storms.
 - The post-development routings include inlet I-24, which has a top of grate of 298.75, as an overflow; however, the grading plan indicates a ridgeline downstream of this inlet at 299.55. Thus, it appears any surcharge from this inlet will not flow across the site to the stream as it does today.
 - The post-development analysis does not appear to include the 48-inch outlet pipe, at elevation 287.37.

TRAFFIC:

14. to 20 The applicant is currently working with the Township to pursue the necessary right-of-way needed to implement the recommended traffic improvements. We will comment further on traffic issues, if necessary, once final right-of-way's (and improvements) are identified. Until such time, the previous traffic comments from our April 26, 2011 letter will remain outstanding pending a revised submission.

LIGHTING:

21. **Addressed.**
22. Several of the proposed lights are in close proximity to existing underground utilities. The applicant should consider moving such fixtures or modifying the foundations to accommodate the utility. It appears that potential conflicts exist with the underground stream enclosure and various utilities in proximity to Darby Road. It may be prudent to further investigate these locations prior to construction.
Acknowledged.

GENERAL:

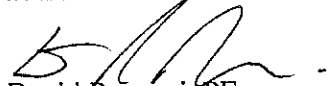
23. The plans indicate various underground utilities with less than ideal cover (i.e. electric ducts west of the signalized entrance, gas main on Eagle Road in the proposed deceleration lane). The applicant should confirm with the various utility owners procedures for protection and/or modifications to those facilities.
Acknowledged.
24. **Addressed.**
25. The plans should be reviewed by the Environmental Protection Agency (EPA) and PECO Energy. Evidence of approval shall be provided to the Township. **Based on previous correspondence, it appears most issues have been resolved with both the EPA and PECO. Final written approval from these agencies should be submitted to the Township.**
26. **Addressed.**
27. **Addressed.**
28. Regarding the underground stormwater basins and water quality bed, the following should be provided and/or clarified:
 - a. Given the site conditions, it is unclear as to why Basin No. 2 is a "water-tight system" and Basin No. 1 is not. **Partially addressed. The basin No. 2 layout detail on Dwg 12 of 21 should not indicate the system is a watertight system.**
29. Regarding the stream enclosure design/plan, the following should be clarified:
 - a. The applicant should address the alignment and extent of the culvert. It appears the alignment could be revised to more closely follow the existing stream while still accommodating the storage modules. This would reduce the severe angle of the downstream pipe at the exit. Also, it is unclear as to why the culvert does not extend the full length of the existing stream channel.
 - b. **Addressed.**

30. **Addressed.**
31. As Basin Nos. 1 and 2 both discharge to existing inlet EI-13, (which conveys the stream), a tailwater analysis has been provided in conjunction with the basin routings. Regarding this analysis, a backwater analysis should be considered from the downstream headwall (60-inch CMP) to verify the post-development tailwater elevations. Additionally, the tailwater condition should be calculated/applied for all design storms to develop the stage-discharge, and the Summary of (Rate) Results (page 7 of the report) should indicate the combined routings with the tailwater effect. **Partially addressed, regarding the backwater analysis, the flow analyzed to the study point appears to only include overland flow. All other applicable upstream discharges (i.e., 30-inch RCP, 60-inch CMP from stream enclosure) to the study point should be analyzed to verify the 2-foot tailwater condition.**
32. **Addressed.**
33. **Addressed.**
34. The Planning Commission should note that this revision retains the existing utility pole and overhead electric wires in the front of the lot just west of the entrance road. The previous submission indicated this pole was to be removed and the electric facilities relocated underground. **Acknowledged.**
35. The following comments pertain to the proposed stream enclosure:
- a. **Addressed.**
 - b. Consideration should be given to converting Inlet I-24 to a standard 2-foot by 4-foot inlet.
 - c. **Addressed.**
 - d. **Addressed.**
 - e. **Addressed.**

Should you have any further questions or comments, please feel free to contact the undersigned.

Sincerely,

PENNONI ASSOCIATES INC.



David Pennoni, PE
Township Engineer

CF/

cc: Martin J. Eustace, III, P.E., Eustace Engineering
Michael Troupe, YMCA of Philadelphia



TOWNSHIP OF
HAVERFORD
DELAWARE COUNTY

2325 DARBY ROAD HAVERTOWN, PA 19083-2251

MANAGER 610-446-1000 ext. 208
HUMAN RESOURCES 610-446-1000 ext. 231
FAX 610-446-3930

WILLIAM F. WECHSLER, *President*
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WARD COMMISSIONERS
1st Ward STEPHEN D'EMILIO
2nd Ward MARIO A. OLIVA
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4th Ward DANIEL J. SIEGEL, ESQ.
5th Ward JEFFREY C. HEILMANN
6th Ward LARRY HOLMES, ESQ.
7th Ward JAMES E. MCGARRITY
8th Ward CHRIS CONNELL, SR.
9th Ward WILLIAM F. WECHSLER

HAVT 30167

November 8, 2011

Lori Hanlon-Widdop, Assistant Township Manager
Haverford Township
2325 Darby Road
Havertown, PA 19083-2251

RE: Minor Subdivision Plan
Abbonizio – 1217 Bon Air Road- 2nd Review

Dear Ms. Hanlon-Widdop:

As requested, we have reviewed the following plan prepared by Herbert E. MacCombie, Jr., P.E.
Consulting Engineers & Surveyors, Inc.:

- *"Plan of Subdivision for Nicholas Abbonizio, Jr. – 1217 Bon Air Road"*,
Sheets 1 through 5 dated June 18, 2011, last revised October 27, 2011; Sheet
6 of 6 dated October 27, 2011.
- *"Appendix A- Lot 4 Pipe Discharge and Swale Design Calculations"*

The applicant, Nicholas Abbonizio, Jr., proposes to subdivide Tax Map Parcel 22-37-238 (33,867 s.f.) into four (4) lots, each with net lot areas between 6,710 s.f. and 6,723 s.f.; the existing residence on the parcel is proposed to be removed, and a new residence is proposed on each new lot. A seepage bed is proposed on each lot for stormwater management. The property is located on the south side of Bon Air Road, east of its intersection with Royal Avenue, within the R-4 Low- to Medium-Density Residential Zoning District.

The proposed lots are to be serviced by public water and sanitary sewer. Service laterals will connect to existing utilities in Bon Air Road.

The applicant has requested four (4) waivers, as noted on Sheet 1:

- From §160-5.B(3)(j) requiring a minimum cartway width of twenty-seven (27) feet;
- From §160-5.B(4)(a) requiring curbs for all existing and proposed streets;
- From §160-5.B(4)(c) requiring sidewalk at the discretion of the Board; and
- From §160-5.B(4)(f) requiring street lighting for single-family residential subdivisions at the discretion of the Board.



TOWNSHIP OF
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DELAWARE COUNTY

2325 DARBY ROAD HAVERTOWN, PA 19083-2251

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FAX 610-446-3930

HAVT 30171

November 10, 2011

Lori Hanlon-Widdop, Assistant Township Manager
Haverford Township
2325 Darby Road
Havertown, PA 19083-2251

**RE: Minor Subdivision Plan
Breuninger- Ellis Road and Paddock Road**

Dear Ms. Hanlon-Widdop:

As requested, we have reviewed the following plan prepared by Herbert E. MacCombie, Jr., PE Consulting Engineers and Surveyors, Inc.:

- "Plan of Subdivision" (two sheets) dated October 5, 2011.

The applicant, William and Katherine Breuninger, propose to "affirm" the existing lot line between two (2) parcels. Lot 1 is proposed to be 45,350 s.f. and Lot 2 is proposed to be 55,415 s.f. The existing dwelling on Lot 2 is proposed to remain. The existing barn on Lot 1 is proposed to be converted to a single family dwelling. Lot 1 is located within the R-1 Residential Zoning District and Lot 2 is located within the R-2 Residential Zoning District.

The existing dwelling on Lot 2 is currently serviced by public water and an on-lot sewage disposal system.

The applicant was granted the following variances from the Zoning Hearing Board per Case No. Z-11-09:

- (§182-204.C(5)(a) to allow the existing 36.1-foot front yard setback on Lot 2.
- (§182-204.C(6) to allow the creation of an 8.74-foot side yard setback on Lot 2.

This application was reviewed in accordance with the simplified procedures and requirements of a Minor Subdivision (§160-4G). We offer the following comments:

1. The plan should indicate the proper side yard setback of 8.74-feet for Lot 2 per the Zoning Order.

WILLIAM F. WECHSLER, *President*
STEPHEN D'EMILIO, *Vice President*
LARRY GENTILE, BS, NREMT, *Manager/Secretary*
TIM DENNY, *Assistant Manager*
LORI HANLON-WIDDOP, *Asst. Manager*
JONATHAN M. CALPAS, CPA, ESQ., *Auditor*
JAMES J. BYRNE, JR., ESQ., *Solicitor*
PENNONI ASSOCIATES, INC., *Engineer*

WARD COMMISSIONERS

1st Ward	STEPHEN D'EMILIO
2nd Ward	MARIO A. OLIVA
3rd Ward	ROBERT E. TRUMBULL
4th Ward	DANIEL J. SIEGEL, ESQ.
5th Ward	JEFFREY C. HEILMANN
6th Ward	LARRY HOLMES, ESQ.
7th Ward	JAMES E. MCGARRITY
8th Ward	CHRIS CONNELL, SR.
9th Ward	WILLIAM F. WECHSLER

2. The Zoning Table for Lot 1 should be revised to indicate the proper side yard setback of 25-feet. (§182-202.C(6))
3. Permanent survey monuments shall be installed at the right-of-way lines and at all corner and angle points. All proposed monuments shall be concrete or stone. (§160-5.B(8))
4. A detail of the proposed driveway should be provided.
5. Site distance should be provided for the existing driveway at the intersection with Ellis Road. (§160-4.E(5)(g)(12))
6. Shade Trees are required at thirty foot (30-ft) centers along each road. (§160-5.B(6))
7. The application indicates the site is serviced by public sewer. However, the plan identifies a cesspool for the existing house. Should the residence be serviced by an on-lot system (i.e. cesspool), per §149-2A the property must be connected to the public sewer given the house is within 200-feet of the sewer. The plans should be revised to identify such a connection.
8. An approved Pennsylvania Department of Environmental Protection Sewage Facilities Planning module or exemption is required. (§160-4.E(5)(d))
9. Bearings, distances and a legal description of the proposed driveway easement should be provided for review.
10. If approved, a Grading, Drainage, Soil Erosion and Sedimentation Control Permit will be required for the proposed driveway which shall include:
 - a. A Drainage Plan Application and Checklist. (§78-25.A(6,7))
 - b. Field tests (i.e. double ring infiltrometer) to determine the appropriate hydraulic conductivity rate. (§78-34.B(2))
 - c. A limit of disturbance (§78-25.B(7)), and construction sequence.
 - d. Erosion and sedimentation controls. (§78-25.B(20))
 - e. Groundwater recharge (§78-34) and water quality volume (§78-35) calculations.
 - f. The design engineer's certification in accordance with §78-25.B(23).

Should you have any further questions or comments, please contact the undersigned.

Sincerely,

PENNONI ASSOCIATES INC.


David Pennoni, PE
Township Engineer

DP/brg

cc: James W. MacCombie, P.E., MacCombie Consulting Engineers & Surveyors, Inc.
William & Katherine Breuninger, 329 Ellis Road, Havertown

A G E N D A

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY, December 8, 2011, 2011, AT 7:30 P.M., IN THE COMMISSIONERS MEETING ROOM AT 2325 DARBY ROAD, HAVERTOWN, PA.

BOARD MEMBERS:

Joseph Russo, Chairman
Paul D. Emilio, Vice Chairman
Angelo Capuzzi, Secretary
Chuck Reardon, Member
Christian Gaumann, Member
Matthew Heckendorn, Member
William Rhodes, Member

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager
Chuck Faulkner, Pennoni Assoc. NO
Terry Coogan, Scribe

Item #1 Prohibited Parking Ordinance

Item# 1901 Pennview Road- Sketch Plan

Item #2 Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, December 8, 2011 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

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

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

Item #2 1901 Pennview Road – Sketch plan

Jamie Jun, from the law firm of Fromhold, Jaffe, and Adams, spoke before the Board. Also present were Steven Deeming, R. A., Brian Madsen the engineer from Momenee Associates, and Mr. Park, the owner.

The applicant is proposing the construction of a three-story building to be used for a catering business and an apartment. The property is zoned C-3 General Commercial.

The applicant filed a zoning application for a special exception for an apartment with a business use. The applicant will provide parking for the apartment and the commercial use.

The applicant received the Township Engineer's review e-mail dated December 8, 2011. The applicant will comply with all items (1-5) on this e-mail.

Mr. Park, the applicant, notified the surrounding neighbors and they signed a petition in favor of this plan

Brian Madsen, the engineer, spoke regarding extending the sanitary sewer line and the proposed stormwater management system and doesn't foresee any problems.

Some items discussed were increasing the parking if the basement will be used for the catering business, the location of the parking area, the exact size of the property, handicapped parking, the location of the retaining wall, loading requirements, the front-yard set-back, stormwater requirements, tree removal and replacement, subject to the recommendations of the Shade Tree Commission. Also discussed were the size of required parking spaces and driveway and allowable building overhangs into required rear and side yard setbacks.

Mr. D'Emilio made a Motion to recommend to the Zoning Hearing Board the approval of this Special Exception plan subject to the applicant complying with all items on the Township Engineer's review e-mail dated December 8, 2011, and the applicant incorporating elements of the Comprehensive Plan for the Eagle Road corridor.

Mr. Reardon seconded the Motion.
MOTION PASSED UNANIMOUSLY.

Item #1 Prohibited Parking Ordinance

The board discussed the prohibited car sales ordinance.
Some of the conditions discussed were having to be licensed to sell cars by the State, the size of the For Sale signs placed on vehicles to be sold, and the wording of the ordinance.

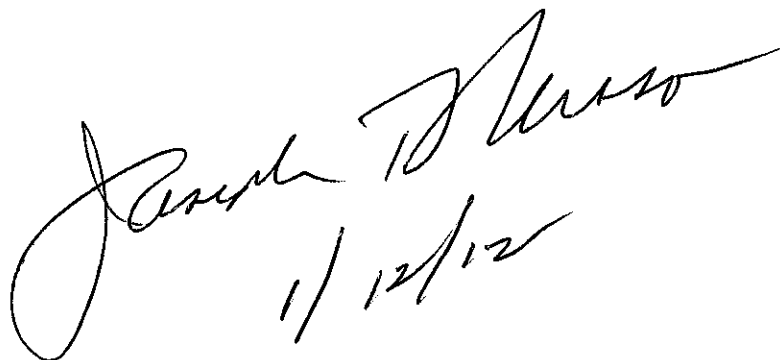
Mr. Rhodes made a Motion to recommend to the Board of Commissioners the approval of Ordinance P-8 2011 as amended to include the removal of car washes, the addition of "licensed to sell", the size of the "For Sale sign to be 18"x18", and to state "the primary use of the property shall be automotive repair, services and fueling only, no retail sales associated with automotive parts and supplies.

Mr. D'Emilio seconded the Motion.
Motion passed with a vote of 4-3-0 with Mr. Heckendorn, Mr. Reardon, and Mr. D'Emilio voting no.

Item #3 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the meeting on November 10, 2011.
Mr. Capuzzi seconded the Motion.
Motion passed with a vote of 4-0-3 with Mr. D'Emilio, Mr. Reardon, and Mr. Heckendorn abstaining.

The meeting was adjourned at 9:00pm.



Handwritten signature of Joseph Russo, dated 11/12/12.