

A G E N D A

REORGANIZATION MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP, THURSDAY JANUARY 12, 2012 AT 7:00 P.M. IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERFORD, PA 19083

BOARD MEMBERS:

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

ALSO PRESENT:

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

Item #1 REORGANIZATION/APPOINTMENTS

A. Motion to nominate candidates for the following seats:

- (1) Chairman Joe Russo
(2) Vice-Chairman Paul D'Emilio
(3) Secretary Angelo Capuzzi

B. Motion to appoint Terry Coogan as scribe for the year 2012.

C. Motion to set the following 2012 calendar of meetings for the Planning Commission:

January 12 th & 26 th	July 26 th
February 9 th & 23 rd	August 23 rd
March 8 th & 22 nd	September 13 th & 27 th
April 12 th & 26 th	October 11 th & 25 th
May 10 th & 24 th	November 8 th
June 14 th & 28 th	December- Schedule as needed

Meetings shall convene at 7:30 P.M.

Item#2 201 Highland Lane- Minor Subdivision
Leigh Wood

Item#3 Ordinance P-2-2012- Zoning
Accessory Uses in the INS Institutional District

Item#4 116 Township Line Road- Light Pole Heights
The Quarry Center, LP

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, January 12, 2012 at 7:00pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

Board Members Present:

:

Joe Russo
Matt Heckendorn
Chuck Reardon
Bill Rhodes
Angelo Capuzzi (9:25pm)

Board Members Not Present:

Paul D'Emilio
Chris Gaumann

Also Present:

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

Mrs. Hanlon-Widdop called the meeting to order at 7:20pm.

Item #1 Reorganization/Appointments

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

Mr. Rhodes made a Motion to nominate Joe Russo for the position of Chairman.

Mr. Reardon seconded the Motion.

MOTION PASSED UNANIMOUSLY.

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

Mr. Rhodes made a Motion to nominate Paul D'Emilio for the position of Vice-Chairman.

Mr. Reardon seconded the Motion.

MOTION PASSED UNANIMOUSLY.

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

Mr. Reardon made a Motion to nominate Angelo Capuzzi for the position of Secretary.

Mr. Rhodes seconded the Motion.

MOTION PASSED UNANIMOUSLY.

Mr. Russo made a Motion to appoint Terry Coogan for the position of Recording Secretary.

Mr. Heckendorn seconded the Motion.

MOTION PASSED UNANIMOUSLY.

During 2012, the Planning Commission will generally meet on the second and fourth Thursdays of each month at 7:30pm. The approved calendar is attached.

Item #3 Ordinance P2-2012 - Zoning
 Accessory Uses in the INS Institutional District

The Board discussed the addition of “fitness facilities” and “food services” to the ordinance.

Mr. Reardon made a Motion to recommend to the Board of Commissioners the adoption of the text amendments, as written, to Ordinance P2-2012.

Mr. Rhodes seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item # 2 201 Highland Lane – Minor Subdivision
 Leigh Wood

Fred Fromhold, Attorney for the applicant, Leigh Wood, spoke before the Board.

The applicant is proposing to subdivide a parcel containing an existing residence into three lots. The parcel was previously approved for subdivision into five lots, but that plan was never pursued. The applicant now requests a minor subdivision of the parcel into three lots. The existing residence would be maintained on Lot 1, while new residences are proposed on Lots 2 and 3. The property is located adjacent to Highland Farms Park in the R-1 Low Density Residential Zoning District. The existing dwelling is currently serviced by public water and sanitary sewer. The proposed lots are also to be serviced by public water and sanitary sewer. There is one existing building and several accessories structures, including walls on the proposed Lot 1 which are certified historical resources within the Township.

Kevin Momenee, Engineer from Momenee Associates, reviewed the plan with the Board. Some things discussed were the proposed driveways and the man-made steep slopes. Mr. Momenee and Mr. Fromhold discussed the significant number of trees which the applicant has planted on the parcel since the date of the original subdivision approval, which number may approach or exceed 100 new trees.

In regards to the Township Engineer’s review letter dated December 13, 2011:

Zoning:

1. The applicant will comply.
2. The applicant will revise the grading and install a retaining wall on both sides of the driveway on Lot 3 where it crosses some of the steeply sloped man-made berm
3. The applicant will comply.

Subdivision and Land Development:

1. The Applicant will be requesting a waiver.

2. The Applicant will be requesting a waiver.
3. The Applicant will be requesting a recommendation.
4. The Applicant will be requesting a recommendation.

It was noted that the Haverford Township Historical Commission would like to see this area remain as is in regards to sidewalks, curbs, street width and street lighting and that the Pergola and adjacent stone walls, and the wall along Highland Avenue and the small stone structure adjacent to Highland Ave be preserved throughout the proposed installation of sanitary sewer lines.

5. The Applicant will comply.
6. The Applicant will comply.
7. The Applicant will comply.
8. The Applicant will be requesting a waiver.
9. The Applicant will comply.
10. The Applicant will comply.
11. The Applicant will comply.
12. This will be discussed with the Plumbing Inspector.
13. – 21. – The Applicant will comply with these items.

Jeff Heilmann, 5th Ward Commissioner, stated that he is in favor of this project. No other members of the public spoke with respect to this proposed minor subdivision.

There was a discussion regarding the proposed driveways for Lot 3.

The Township requested that the applicant submit a letter articulating all waivers being requested, address all concerns of the Historical Commission, submit the existing grades from the original subdivision plans, submit their plans to their plans to the Shade Tree Commission, and submit photometrics for the area where Highland Avenue bends away from the Radnor Township boundary line.

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 December 13, 2011. In addition, the recommendation for approval is conditioned upon the applicant submitting to the Township a list articulating all waivers being requested from zoning requirements. Further, the Planning Commission recommended waivers from the cartway width requirement, the curb and sidewalk installation requirements, and upon review by the Shade Tree Commission, the compensatory planting and shade tree planting requirements. Subject to a photometric analysis acceptable to the Township Engineer, the Planning Commission recommends the waiver from any additional street lighting. The recommendation for approval is further conditioned upon the applicant preserving the historic resources on the property, including the wall and small square building adjacent to Highland Lane as well as the pergola and the small stone walls adjacent to the pergola from any damage due to excavation and/or installation of the sanitary sewer line. The Planning Commission requested that the applicant submit the grading plan from the original subdivision plans with the Application submitted to the Commissioners' review.

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

Item #4 116 Township Line Road – Light Pole Heights
The Quarry Center, LP

George Broseman, Attorney for the applicant, spoke before the Board.
Also present were Eric Mallory and David Crocket, the developers, John Horneck, the engineer, and Ron Smith, the lighting consultant.

Mr. Broseman asked the Board not to vote on this tonight so that the applicant and the officials from Upper Darby can meet and discuss these plans.

The applicant is requesting a modification of the Township lighting standards. The applicant is proposing to install 30' light poles in place of 20' light poles. The plan for the Quarry Center was approved with 20' poles.
John Horneck, the engineer, spoke before the Board.

Mr. Horneck presented two photometric plans to the Board. One with the 20' poles and one with the 30' poles. He discussed the differences between the two plans.

With the 20' poles, the plans call for 99 light poles with 224 fixtures, using over 100,000 watts.
With the 30' poles, the plans call for 73 light poles with 137 fixtures, using 52,000 watts.

In the front of the property, between the building and the street:

With the 20' poles, 71 poles are needed.
With the 30' poles, 46 poles are needed.

Along Township Line Road:

With the 20' poles, 17 poles with 21 fixtures are needed.
With the 30' poles, 9 poles with 9 fixtures are needed.

In the rear of the property, between the buildings and the berm:

With the 20' poles, 20 poles with 39 fixtures are needed.
With the 30' poles, 15 poles with 17 fixtures are needed.

Ron Smith, the lighting consultant, gave his background information to the Board.
Mr. Smith feels that the lighting uniformity produced and energy conserved by the use of 30' poles is improved and the applicant would be using fewer poles which means there would be fewer problems with traffic and snow removal in the parking area and the poles could be placed

further away from the property line. The amount of 20' poles needed uses 2x the power of the needed 30' poles.

There was a discussion regarding the blending of the different sizes of poles. The applicant stated they would look into this.

Tom Wagner, Upper Darby Town Councilman, expressed his concern with the visibility of the 30' lights compared to that of the 20' lights to the people across Township Line Road.

Scott Gottel, Upper Darby Solicitor, requested that any decision regarding this request be tabled so that Upper Darby can do further analysis on this and then the two parties can meet and discuss.

The applicant stated they will set up a meeting with Upper Darby to discuss and return before the Planning Commission at their next meeting.

This agenda item was tabled until the next meeting.

Item #5 Sewer Module
1217 Bon Air Road

Mr. Reardon made a Motion for final approval of the Sewage Facilities Planning Module Component 4-A for 1217 Bon Air Road.

Mr. Russo seconded the Motion.
MOTION PASSED UNANIMOUSLY.

Item #6 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the meeting on December 8, 2011.
Mr. Reardon seconded the Motion.
MOTION PASSED UNANIMOUSLY.

Mr. Reardon made a Motion to adjourn the meeting at 9:37pm.
Mr. Rhodes seconded the Motion.
MOTION PASSED UNANIMOUSLY.



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 30172

December 13, 2011

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

**RE: Minor Subdivision Plan
Leigh Wood- 201 Highland Avenue**

Dear Ms. Hanlon-Widdop:

As requested, we have reviewed the following prepared by Momenee and Associates, Inc. in connection with the referenced project:

- *"Preliminary/Final Subdivision Plans- 201 Highland Lane- 3 Lot Subdivision"* (eight sheets), dated November 7, 2011.
- *"Post Construction Stormwater Management Calculations for 201 Highland Lane 3 Lot Subdivision"* dated November 7, 2011.
- Supporting documentation.

The applicant, Leigh Wood, proposes to subdivide a 8.60-acre parcel containing an existing residence (folio no. 22-05-00428-00) into three (3) lots. The existing residence would be maintained on Lot 1, while new residences are proposed on Lots 2 and 3. Lot 2 is proposed to be 57,410 s.f. and Lot 3 is proposed to be 134,990 s.f. The property is located adjacent to Highland Farms Park in the R-1 Low Density Residential Zoning District.

The existing dwelling is currently serviced by public water and sanitary sewer. The proposed lots are also to be serviced by public water and sanitary sewer.

We offer the following comments:

ZONING

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 portion of the driveways for Lots 2 and 3 encroach into steep (15 to 25 percent) and very steep (greater than 25 percent) slopes. Such use is permitted as a Special Exception, only when authorized by the Zoning Hearing Board. (§182-720C.(5)(c)) Steep and very steep slope disturbance is proposed adjacent to the proposed dwelling on Lot 2. Such disturbance is a prohibited use in both steep and very steep slopes. (§182-720C.(5)(c))
3. The percentage of steep slopes proposed to be disturbed should be provided on the plan. (§154A-5).

SUBDIVISION AND LAND DEVELOPMENT

1. A 50-foot minimum right-of-way width and 27-foot cartway are required. (§160-5.B(2)(j)(1))
2. Curbs shall be provided for all existing streets. (§160-5.B(4)(a))
3. Sidewalks are required at the discretion of the Board of Commissioners. (§160-5.B(4)(c))
4. Streetlights are required for single family residential subdivisions at the discretion of the Board of Commissioners. (§160-5.B(4)(f))
5. All existing and proposed utilities for the existing residence and proposed lots should be indicated. (§160-4.E(5)(e)[4], §160-4.E(5)(d))
6. Site distance should be provided for each proposed driveway at the intersection with Highland Lane. (§160-4.E(5)(g)(12))
7. Twenty-seven (27) 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. Shade Trees are required at thirty foot (30-ft) centers along each road. (§160-5.B(6))
9. The Shade Tree Commission should review all proposed landscaping and potential tree replacement.
10. Permanent survey monuments are required on the right-of-way lines at corners and at angle points. Monuments should be indicated on the plan. (§160-5.B(8))

11. An approved Pennsylvania Department of Environmental Protection Sewage Facilities Planning module or exemption is required. (§160-4.E(5)(d))
12. The proposed sewer laterals are proposed to be installed 12 inches apart. We have concerns that performing maintenance on one lateral could impact the adjacent lateral. We recommend a horizontal separation distance of at least five (5) feet. The Township Plumbing Inspector should review this issue.
13. The proposed sewer laterals appear to be in close proximity to existing features on site, particularly the existing stone building on Lot 1.
14. Easements will be required for the proposed sewer laterals across Lot 1.
15. The lateral connection details should be reviewed by the Township Plumbing Inspector.
16. The deed should be provided for review.
17. The plans should be reviewed by the Township Fire Marshal.
18. Due to the proximity to the setback line, foundation as-builts will be required.
19. A Township Road Opening Permit will be required for construction of the proposed driveways and utilities.

STORMWATER MANAGEMENT

20. If approved, a Grading, Drainage, Soil Erosion and Sedimentation Control Permit will be required for each lot and should address the following:
 - a. In the Darby-Cobbs Watershed District B-2, the proposed condition 50-year storm peak rate of runoff shall not exceed the existing condition 10-year storm peak rate of runoff. (§78-37)
 - b. The "Pre- Offsite Area" drainage area should be indicated on the drainage area map.
 - c. The rainfall intensities for each storm should be adjusted to be consistent with §78, Table F-1.
 - d. Areas proposed for infiltration should be protected from compaction during construction. (§78-32.E(1))
 - e. All downspouts should be equipped with leaf straining devices.
 - f. It is unclear which numbered lengths of silt fence correspond to the silt fence details. All perimeter silt fence should be super silt fence.

- g. The inlets shown on the plan should be consistent with those indicated on the detail (i.e. 2'x2' inlet, sump box, small park grate).
- h. Infiltration BMPs shall not be constructed nor receive runoff until the entire drainage area contributory to the infiltration BMP has achieved final stabilization. (§78-32.E(2)). It is unclear if this has been addressed. Inlet protection has not been provided for the proposed 2'x2' inlets/sump boxes.
- i. The stormwater management riser detail indicates 48-inch fully perforated CMP. The stormwater management system details identify 72-inch fully perforated CMP. Please clarify.
- j. It is unclear how the transition from CMP to HDPE pipe in the proposed stormwater management systems will occur. A detail should be provided.
- k. 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).

21. Proof of application or documentation for an NPDES permit and Delaware County Conservation District approval shall be provided. (§78-26.A(1))

Should you have any questions or comments, please feel free to contact us.

Sincerely,

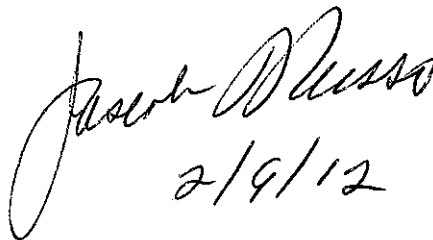
PENNONI ASSOCIATES INC.



David Pennoni, PE
Township Engineer

CF/dk

cc: Leigh Wood
Momenec and Associates Inc.



2/9/12

A G E N D A

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY, JANUARY 26, 2012, 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.
Terry Coogan, Scribe

- Item#1- Eagle Road- Subdivision Sketch Plan
Argus Properties, Inc.
- Item#2- 12 West Golf View Road- Sewer Module
VPS Builders
- Item #3- 116 Township Line Road- Light Pole Heights
The Quarry Center, LP
- Item#4- Alternative Energy Ordinance
- Item #5- Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, January 26, 2012 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
Jane Hall, 3rd Ward Commissioner
Terry Coogan, Recording Secretary

The Planning Commission meeting scheduled for January 26, 2102 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, FEBRUARY 9, 2012, 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 *NO*
William Rhodes, Member *NO*

ALSO PRESENT:

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

- Item#1- Eagle Road- Subdivision Sketch Plan
Argus Properties, Inc.
- Item #2- 116 Township Line Road- Light Pole Heights
The Quarry Center, LP
- Item#3- Alternative Energy Ordinance
- Item#4- 1254 Fairview Road- Minor Subdivision
Charles Proctor, Esq.
- Item #5- Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, February 9, 2012 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
Chris Gaumann, Member
Chuck Reardon, Member

BOARD MEMBERS NOT PRESENT:

Matt Heckendorn, Member
Bill Rhodes, 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 7:39pm.

Item #2 116 Township Line Road – Light Pole Heights
 The Quarry Center, LP

The Planning Commission announced to the applicant that they had no objections to the plans submitted regarding the height of the light poles as long as the height of the poles was at 30', the maximum wattage of the bulbs was 400 watts, and that there were full cut-off type fixtures being used.

Mr. Capuzzi made a Motion to recommend to the Board of Commissioners the approval of the pole height of 30' at the Quarry Center subject to the pole height not exceeding 30', the applicant will use full cut-off light fixtures, and that the maximum wattage of the bulbs is 400 watts.

Mr. Russo seconded the Motion.

Roll call vote was taken.

Motion passed with a vote of 4-0-1 with Mr. D'Emilio abstaining.

Item #1 Eagle Road – Subdivision Sketch plan
 Argus Properties, Inc.

Dennis O'Neill from MacCombie Engineers spoke before the Board. Also present was Lou Gilmore, a partner with the Mr. Storage chain.

The applicant is proposing to subdivide an existing parcel into two lots. Lot 1 contains an existing business and Lot 2 contains a conceptual 2-story building housing a self-storage facility and 12 parking spaces are proposed. The parcel is located within the Light Industrial (LIN) Zoning District.

Mr. O'Neill gave a brief overview of the project.

New sketch plans were handed out to the Board. Some revisions to the plan include moving the proposed building closer to Lawrence Road so that the building is out of the steep slope area. The applicant added a parking space which measures 12x30; however, the location of this space has not been determined yet. The plan shows an entrance into the Swiss Farms facility from the proposed driveway to the proposed storage building from Eagle Road; however, the applicant must review the Swiss Farms lease to check the legality of constructing this entrance. The applicant looked into aligning the new entrance with the right turn in/right turn out driveway to the YMCA, but needs more accurate information on the YMCA project to fully evaluate the feasibility of this option.

Lou Gilmore gave a brief description of the operation of the storage facility. The building will have one main entrance with an elevator. It will have a small area in which storage boxes and other supplies are sold. The exit from the storage facility will be the same exit to Lawrence Road used by patrons of Swiss Farms. The height of the 2-story building is proposed to be 30 feet.

There is very little traffic generated by a storage facility.

The variances being requested from the Zoning Hearing Board are:

1. From the maximum impervious coverage requirement.
2. From the number of required parking spaces.
3. From the number of required off-street loading and unloading parking spaces.
4. From the disturbance of the steep slopes and very steep slopes.
5. From the size of the signage.
6. From the maximum building height – seeking an interpretation and/or variance.

There was a discussion regarding the materials to be used in building the facility.

Bill Fox, Mr. Gilmore's partner, and Steve Mitnick, the owner of the property, are both in favor of this project. The EPA sent a letter stating they have no objections to the project provided the established design guidelines for construction over the "cap" are followed.

The Planning Commission would like the plan to show a one-way in entrance off Eagle Road and a one-way out exit onto Lawrence Road. The applicant stated that they would look into this.

Mr. Capuzzi made a Motion to recommend to the Zoning Hearing Board the consideration of the following variance requests:

from the maximum impervious coverage requirement,
from the steep slope and very steep slope disturbance,
from the building height requirement provided the height doesn't exceed 30',
and from the number of parking spaces required and the required number of parking spaces for loading and unloading provided testimony from a traffic engineer indicates that granting these

variances will not have an adverse effect on the health, safety and welfare of the Township residents.

The Planning Commission cannot comment on the variance request for the signage because the applicant presented no information on the size of the signage.

Mr. Reardon seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #4 1254 Fairview Road – Minor Subdivision

Mr. Proctor spoke before the Board. He gave some background information regarding the property.

The applicant is proposing to extinguish an internal lot line between two parcels and consolidate two parcels into one. The existing single family dwelling is proposed to remain. The properties are within the R-4 (Low to medium Residential) Zoning District.

The applicant is seeking approval to correct a previous recorded subdivision plan which inaccurately depicted the location of the parcel's rear property line.

In regards to the Township Engineer's review letter dated February 7, 2012 the applicant will comply with Comments 1,2,3,4 and 7. The applicant is requesting a waiver from the requirements noted in Comments 5 and 6.

The applicant was asked to add the following information to the plan:

1. A note indicating that the purpose of this plan was to consolidate two parcels into one.
2. A note cross-referencing the two Easement Agreements with neighboring properties regarding encroachment of existing sheds on the existing parcel.
3. The metes and bounds of each of the two easements areas.

The Planning Commission has no problem with the two waivers being requested.

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

Charles Hoffmann, 28 Nancy Dr, questioned if any taxes had been paid on the parcel. The applicant did not know. He also expressed his concern with what could happen in the future on this property. Mr. Capuzzi stated that this property cannot be subdivided again.

There was a discussion regarding whether the existing parcel was a flag lot. It was stated that this was not a flag lot since the subject parcel had the required minimum street frontage required for lots in the R-4 zoning district (38 feet).

Both easements agreements with the adjoining neighbors have been executed and there is with no expiration date as long as the sheds remain in place.

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 Comments 1,2,3,4 and 7 of the attached Township Engineer's review letter dated February 7, 2012. The Planning Commission recommends the granting of the waivers requested as listed on the review letter (Comments 5 and 6). Also, the applicant will show the metes and bounds of both easements on the plan, add a note to the plan cross referencing the easement agreements, and add a note to the plan indicating the consolidation of the two parcels into one parcel.

Mr. Russo seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #3 Alternative Energy Ordinance

The Board discussed the ordinance.

Section 8 of the ordinance shall now state – No solar energy equipment that is affixed to the front roof or façade of a structure shall be visible from the street except for the solar panels and associated covered conduits.

Mr. Capuzzi made a Motion to approve the wording for Section 8 of the ordinance as written by the Environmental Advisory Committee.

Mr. D'Emilio seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #5 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the meeting on January 12, 2012.

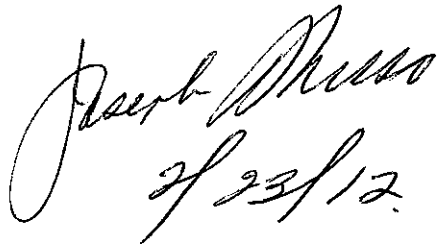
Mr. Gaumann seconded the Motion

Motion passed with a vote of 3-0-2 with Mr. D'Emilio and Mr. Capuzzi abstaining.

Mr. D'Emilio made a Motion to adjourn the meeting at 9:08pm.

Mr. Russo seconded the Motion.

MOTION PASSED UNANIMOUSLY.

A handwritten signature in cursive script, reading "Joseph Russo", with the date "2/23/12" written below it.



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 30149

February 7, 2012

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

**RE: Lot Line Change
1254 Fairview Avenue - MacNeill**

Dear Ms. Hanlon-Widdop:

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

- "Survey Plan for 1254 Fairview Avenue" (one sheet), dated July 19, 2011,
last revised December 1, 2011

The applicant, Ethel MacNeill is proposing to extinguish a common lot line between Tax Map Parcel no. 22-37-039:000 and Tax Map Parcel no. 22-37-029:000 at the referenced property. The existing single family dwelling is proposed to remain. The properties are within the R-4 (Low to Medium Density Residential) Zoning District.

As you may recall, this property was subdivided in 2009. That subdivision plan did not indicate the parcel currently under consideration.

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

1. According to the recital on the plan, the property being consolidated was acquired through a quitclaim deed. There is a discrepancy between the location of the parcel depicted on the plan and Delaware County Tax Maps. This discrepancy should be reconciled.
2. The existing sheds from two (2) properties to the rear of the referenced property encroach into the proposed rear yard.
3. A notarized statement of the owner's intent and a certification of ownership and desire to record the plan are required. (§160-4.H(1)(c), §160-4.H(1)(d))

4. A zoning data table that includes the requirements of the R-4 Residential zoning district should be included on the plan. (§160-4.E(5)(c))
5. The existing utilities should be identified or a waiver requested. (§160-4.E(5)(e)(4))
6. Two-foot contour intervals should be provided or a waiver requested. (§160-4.G(2)(b))
7. Due to the unique aspects of this consolidation, particularly with respect to the rear parcel, it may be prudent to have the Township Solicitor review this application.

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

Sincerely,

PENNONI ASSOCIATES INC.


David Pennoni, PE
Township Engineer

DP/brg

cc: William Cujdik, PLS, Catania Engineering Associates, Inc.
Stefanie J. Peters

A G E N D A

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY, FEBRUARY 23, 2012, 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 *ND*
Matthew Heckendorn, Member
William Rhodes, Member

ALSO PRESENT:

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

Item#1- 50 Hilltop Road- Maintenance Facility
School District of Haverford Township

Item #2- Steep Slope Ordinance Review

Item #3- Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, February 23, 2012 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
Bill Rhodes, Member
Matt Heckendorn, Member
Chuck Reardon, 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 7:32pm.

Item #1 50 Hilltop Road – Maintenance Facility
School District of Haverford Township

Denis Gray, School Board president, spoke before the Board. Also present were Joe Martin, member of the School Board, and Greg Parker, solicitor for the School Board.

Lynn Blahusch, from CB Development, presented the project overview and gave some brief background information to the Board.

The applicant, the School District of Haverford Township, is proposing to construct a new maintenance building and associated transportation offices at the existing transportation depot site adjacent to Darby Creek. The parcel, owned by Haverford Township, is located just west of Hilltop Road, within the Outdoor Recreation and Open Space (ROS) Zoning District.

The lease agreement currently exists between the Township and School District. This agreement permits the use of such a facility in the ROS District and provides for the future construction of vehicle maintenance building and minimum parking areas.

Some things discussed were the current lease between the School District and the Township, the 50' clearance around the fire tower requested by the fire Marshall, the parking and striping plan of the upper and lower areas, the height of the proposed building, the existing transformer, the location and availability of the walking trail, the location of the gate which protects the school buses, and the responsibility of the maintenance of the access road.

In regards to the Township Engineer's review letter dated February 23, 2012, the applicant will comply with all items (#s1-11).

Some other things discussed were whether a survey of the property boundary was performed, the number of buses at the site, if this is a bi-right plan, the set-back from the sanitary sewer line, stormwater management, removing the existing impervious surface from the lower lot, adding handicapped parking spaces, whether the school district has a defined lease area, and what kind of roof is proposed for the building and past flooding events at the site.

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

Richard Kerr, representing the Friends of Haverford Trails, commented that they are very supportive of this plan as long as the trail remains. He requested that there be no striping/parking in the lower area.

Peter Puglinesi, 654 Lawson Ave, a member of Friends of Haverford Trails and the Environment Advisory Committee, agrees that there is no need for all the impervious surface area in the lower lot, but feels there should be some parking for people wishing to use the trail and feels there should be some sort of stormwater filtration feature in that area.

Joe Martin, member of the School Board, feels that the existing trail and the proposed building have nothing to do with each other. They are two separate issues.

Mary Courtney, 14 Llandillo Rd, a member of the Historical society stated that they support the Friends of Haverford Trails, and that this trail is part of the Haverford Heritage Trail which highlights historical sites within the Township.

The applicant stated that they will comply with the Township's stormwater management ordinance, and that they will add some handicapped parking spaces. They also stated that they may use the existing maintenance facility for storage. They will also be requesting a waiver from the 2-step review process.

The Planning Commission recommended that the applicant remove the striping from the lower level, add handicapped parking spaces, continue working on the stormwater management, continue to work with the Friends of Haverford Trails, and resolve the lease and the lease area. The Board also stated that they will support the waiver from the 2-step review process.

Item #2 Steep Slope Ordinance Review

This item was removed from the agenda.

Item #3 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the meeting on February 9, 2012.

Mr. Reardon seconded the motion.

Motion passed with a vote of 4-0-2 with Mr. Heckendorn and Mr. Rhodes abstaining

Mr. Rhodes made a Motion to adjourn the meeting at 8:50pm.
Mr. D'Emilio seconded the Motion.
MOTION PASSED UNANIMOUSLY,

James D'Emilio
3/8/12

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, March 8, 2012 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
Chuck Reardon, Member

BOARD MEMBERS NOT PRESENT:

Angelo Capuzzi, Secretary
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 7:40pm.

Item #1 201 & 207 Hastings Ave – Lot Line Change
O'Donnell

The applicant is proposing to consolidate two existing lots, and then modify the existing lot line between 201 Hastings Ave and 207 Hastings Ave. The property is within the R-6 Residential Zoning District. The existing dwellings are currently serviced by public water and sewer.

There was a discussion regarding the Township Engineer's review letter dated March 8, 2012. The applicant will comply with items 3, 4, and 5 and is requesting a waiver from the two-foot contours (#1) and from the soil data (#2).

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 items 3, 4, and 5 of the attached Township Engineer's review letter dated March 8, 2012 and the Planning Commission recommends the granting of the waivers for the two-foot contours (160-4.G(2)(b) and from providing the soil data (160-4.G(2)(c).

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

Item #2 Review of Minutes

Mr. D'Emilio made a Motion to approve the minutes from the meeting on February 23, 2012.
Mr. Reardon seconded the Motion.
Roll call vote was taken.
Motion passed with a vote of 3-0-1 with Mr. Gaumann abstaining.

Mr. Reardon made a Motion to adjourn the meeting at 7:45pm.
Mr. Russo seconded the Motion.
MOTION PASSED UNANIMOUSLY.

AGENDA

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY, JUNE 14, 2012, 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 *N/O*
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- 1901 Pennview Road- Preliminary
Land Development

Item #2- 162 West Eagle Road- Sketch
Land Development
(Tentative)

Item #3- Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, June 14, 2012 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
Matt Heckendorn, Member
Bill Rhodes, Member
Chuck Reardon, Member

BOARD MEMBERS NOT PRESENT:

Paul D'Emilio, Vice-Chairman

ALSO PRESENT:

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

Mr. Russo called the meeting to order at 7:39pm.

Item #1 1901 Pennview Road – Preliminary
 Land Development

Brian Madsen, engineer from Momenee Associates, spoke before the Board.

The applicant is proposing to construct a mixed use building, driveway, parking area and associated improvements on a vacant lot. The property is located in the C-3 General Commercial Zoning District. Construction of a new 8-inch sanitary sewer and a new 4-inch water line on Pennview Road are proposed to provide public water and sewer services. The new sanitary sewer and water mains are proposed to connect to existing systems in Ralston Avenue.

Revised plans have been submitted to the Township.

The applicant is requesting waivers from the cartway width requirements on Pennview Road, from having to provide a traffic study, from providing additional street lighting, from the required groundwater recharge volume, and from providing a portion of the required water quality volume.

There was a discussion regarding the groundwater recharge volume and the water quality volume.

In regards to the Township Engineer's review letter date June 14, 2012, the applicant will comply with all items (#s1 through 40).

Some items discussed were the proposed driveway, the proposed lighting on the new building, the number of additional employees, if any, the location of the dumpster, any additional vans or trucks and the installing of a ramp or sidewalk between the two buildings.

Mr. Rhodes made a Motion to recommend to the Board of Commissioners the approval of this preliminary subdivision subject to the applicant complying with all items on the attached Township Engineer's review letter dated June 14, 2012, and recommend that 4 of the 5 waivers requested be approved. The applicant will explore water quality options and, if necessary, a waiver from the maximum dewatering time permitted in Sec. 78-34.A.1(C.) will be requested.

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

Item #2 162 West Eagle Road – Sketch
Land Development

This item was removed from the agenda.

Item #3 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the meeting on April 12, 2012.
Mr. Capuzzi seconded the Motion.
Roll call vote was taken.
Motion passed with a vote of 3-0-3 with Misters Heckendorn, Gaumann, and Reardon abstaining.

The remaining meetings for the summer season are scheduled for June 28, July 26, August 23, September 13 and 27, 2012.

Mr. Rhodes made a Motion to adjourn the meeting at 8:30pm.
Mr. Heckendorn seconded the Motion.
MOTION PASSED UNANIMOUSLY.

Paul J. D'Emilio
6/28/12



TOWNSHIP OF
HAVERFORD
DELAWARE COUNTY

2325 DARBY ROAD HAVERTOWN, PA 19083-2251

MANAGER 610-446-1000 ext. 2208
HUMAN RESOURCES 610-446-1000 ext. 2231
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 JANE F. HALL
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 30725

June 14, 2012

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

**RE: Preliminary Subdivision Plan
P&P Eagle Road, LLC- 1901 Pennview Road- 2nd Review**

Dear Ms. Hanlon-Widdop:

As requested, we have reviewed the following prepared by Momeness and Associates, Inc. in connection with the referenced project:

- *"Preliminary Plan- 1901 Pennview Road"* (six sheets), dated April 4, 2012, last revised June 5, 2012.
- *"Post Construction Stormwater Management Calculations for 1901 Pennview Road"* dated April 4, 2012, last revised June 5, 2012.
- Supporting documentation.

The applicant, P&P Eagle Road, LLC, proposes to construct a mixed use building, driveway, parking area, and associated improvements on a 8,554 s.f. vacant lot. The property is located in the C-3 General Commercial Zoning District.

Construction of a new 8-inch sanitary sewer and a new 4-inch water line on Pennview Road are proposed to provide public water and sewer services. The new sanitary sewer and water mains are proposed to connect to existing systems in Ralston Avenue.

The applicant has requested the following waivers:

- §78-34- to not provide the required groundwater recharge volume.
- §78-35- to provide a portion of the required water quality volume.
- §160-5.B(2)(j)(i)- for the cartway width of Pennview Road to remain at 25-feet, in lieu of the required 27-foot cartway width.

- §160-4.E(5)(i)- to not provide a traffic impact study.
- §160-5.B(4)(f)- to not provide additional street lighting on Pennview Road.

We offer the following comments:

ZONING

1. **Addressed.**
2. The applicant should include the decision of the Zoning Hearing Board on the plan.
The applicant has indicated that this would be provided.
3. **Addressed.**
4. **Addressed.**
5. A planted visual barrier or buffer planting strip ten (10) feet in width shall be provided between commercial and residential zoning districts. (§182-718.B(1)(a), §182-718.B(2)(a)) **Partially addressed. The required ten (10) foot buffer strip has been provided on the south side. It should be noted that the proposed south building wall coincides with the buffer. Any relocation of the building to the south will impact this required buffer strip.**
6. **Addressed.**
7. **Addressed.**
8. **Addressed.**
9. All parking areas, driveways and loading areas shall be provided with a lighting system. All lighting shall be completely shielded from traffic on any public right-of-way and from any residential district. (§182-718.F) **Partially addressed. Wall mounted fixtures have been provided on the north side of the building. A photometric plan should be provided to demonstrate compliance with Township design standards.**
10. **Addressed.**

SUBDIVISION AND LAND DEVELOPMENT

11. **Addressed.**
12. Per §160-5.B(2)(j)(1) a 27-foot cartway is required. The cartway width for Pennview Road should be indicated on the plan. **The applicant has requested a waiver from this requirement.**

40. Per Township Design Standards, curb reveal should be 8-inches.

Should you have any questions or comments, please feel free to contact us.

Sincerely,

PENNONI ASSOCIATES INC.


David Pennoni, PE
Township Engineer

CF/dk

cc: P&P Eagle Road, LLC
Momenee and Associates Inc.

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, June 28, 2012 at 7:3pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

Paul D'Emilio, Vice-Chairman (7:35pm)
Angelo Capuzzi, Secretary
Matt Heckendorn, Member
Chuck Reardon, Member
Bill Rhodes, Member

BOARD MEMBERS NOT PRESENT:

Joe Russo, Chairman
Chris Gaumann, Member

ALSO PRESENT:

Chuck Faulkner, Pennoni Associates
Terry Coogan, Recording Secretary

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

Mr. Capuzzi deferred the Chair of the meeting to Mr. D'Emilio upon his arrival.

Item #1 Sketch plan – Land Development
162 West Eagle Road

Jamie Jun, an attorney from Fromhold, Jaffe, and Adams, spoke before the Board. Also present were Tam Do, the applicant, Brian Madsen, the engineer from Momence Associates, and Mark D'Alonzo, the architect.

The applicant is proposing a new use for this parcel and is seeking a Special Exception for the use of the 2nd floor of the building as a residential unit.

In regards to the Township Engineer's review letter dated May 23, 2012:

1. There will be a nail salon on the 1st floor and an apartment on the 2nd floor in which the owner and his family will live.
2. The applicant feels the easement agreement for parking with the adjacent bank expired when Roxborough Bank sold the property to Citizens Bank. There was a discussion regarding the easement.
3. Based upon the applicant's analysis of the required parking for the proposed uses on the property, they believe that they are required to have 28 parking spaces and 30 spaces are shown on the plan. There was a discussion regarding the parking spaces on this property and the Bank's property.
4. The applicant will comply.
5. The applicant stated that they are not increasing the impervious surface; they are providing more green space.
6. The applicant adjusted the parking isle width to 24 ft.

7. The applicant stated the area of proposed disturbance is less than 1000 sf; therefore stormwater management facilities are not required.
8. The applicant will comply.

Mr. D'Alonzo showed a rendering of the building to the Board. They discussed what will be done to the existing building and the proposed size of the apartment. It was stated that the owner and his family will be living in the apartment.

Also discussed was the need for any additional sewage requirements, the need for a traffic study, the square footage of the building, and the hours of operation of the nail salon.

It was suggested to the applicant to mimic the green strip in front of the bank for their property to give the appearance of a more finished appearance, to make sure the handicapped parking spaces in the front of the building meet the ADA requirements for maximum slope of 2%, and to replace the apron of the driveway.

Mr. Capuzzi made a Motion to recommend that the Zoning Hearing Board approve the Special Exception request for use of the second floor for residential purposes be approved.

Mr. Heckendorn 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 June 14, 2012.
Mr. Rhodes seconded the Motion.
Motion passed with a vote of 4-0-1 with Mr. D'Emilio abstaining.

Mr. D'Emilio made a Motion to adjourn the meeting at 8:07pm.
Mr. Capuzzi seconded the Motion.
MOTION PASSED UNANIMOUSLY.

Paul D'Emilio
7/26/12



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. GALPAS, 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	JANE F. HALL
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

MANAGER 610-446-1000 ext. 2208
HUMAN RESOURCES 610-446-1000 ext. 2231
FAX 610-446-3930

HAVT 30177

May 23, 2012

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

**RE: Sketch Plan – Land Development
162 West Eagle Road**

Dear Ms. Hanlon-Widdop:

As requested, we have reviewed the following prepared by Momenee and Associates Inc. of Bryn Mawr, PA:

- *"Preliminary Land Development 162 West Eagle Road"* (one sheet), dated April 26, 2012.

It is our understanding that the applicant is proposing a new use for this parcel and is seeking confirmation of the parking requirements. The previous owners of this parcel entered into a *"Parking and Access Agreement"* with the previous owners of the adjoining parcel (Citizens Bank). The property is located within the C-3 General Commercial Zoning District.

We have the following comments:

1. The plan does not indicate the proposed use of the property; therefore, parking requirements cannot be fully evaluated (§182-707). Also, the requirement, if any, for an off-street loading and unloading space cannot be determined and/or confirmed (§182-708).
2. Our records indicate that the previous owner of this parcel entered into a *"Parking and Access Easement Agreement"* with the previous owners of the adjoining parcel (Citizens Bank parcel). The parking easement should be depicted on the plan. Also, the Applicant should discuss the rights associated with this agreement as they pertain to each parcel.

3. The "*Parking Tabulation*" indicates that a total of 30-spaces are proposed. There are 12 spaces shown on the "*Proposed Conditions*" plan that are within the parking easement for the Citizens Bank parcel. It appears the available spaces for the subject lot could possibly be reduced to 18-spaces.
4. It should be noted that the plan depicts a total of 13 existing parking spaces in the parking easement and that one is to be eliminated. The approved land development plan for the Citizens Bank parcel showed 12-spaces at this location.
5. The Applicant is proposing the removal of impervious cover and installation of new impervious cover at several locations. However, the proposed modifications will still result in an impervious coverage of 85.3% which exceeds the maximum of 75% for this District (§182-404.C.(8))
6. The plan indicates an aisle width of 24-feet between the parking spaces to the rear of the building. It appears, however, that only 22-feet is provided at the southernmost space of the 5-spaces on the east side.
7. Approximately 1,100 square feet of replacement impervious is proposed. The Applicant should be aware this would be a regulated activity per §78.
8. The Applicant should be aware of the requirements of §182-718 relating to parking design standards, Screening, Storage and Landscaping.

Should you have any questions, please feel free to contact me.

Sincerely,

PENNONI ASSOCIATES INC.


David Pennoni, PE
Township Engineer

CF/dk

cc: Kevin Momenee, P.E., Momenee & Associates, Inc.
Tam Do, 2310 Haverford Road, Ardmore, PA

AGENDA

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY, SEPTEMBER 13, 2012, 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 NJ 735
Angelo Capuzzi, Secretary
Chuck Reardon, Member
Christian Gaumann, Member
Matthew Heckendorn, Member
William Rhodes, Member NJ 820

ALSO PRESENT:

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

Item#1- Zoning Code Amendment-
 Discussion

Item #2- Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, September 13, 2012 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
Chris Gaumann, Member
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

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

**Item #1 Zoning Code Amendment-
Discussion**

The Board received form based zoning provisions containing definitions and residential provisions.

Some items the Board would like to focus on are the steep slopes and the overlay districts.

Some items discussed were the controlling of the scale or massing of the houses in the neighborhoods, the amount of residential districts in Haverford Township, and combining some of them, and whether some codes are too strict and need to be more flexible.

After a lengthy discussion, the Board decided to review the supplemental provisions of the zoning code and some of the items they will be discussing are the definitions, parking ratios (especially for restaurants), fences, sheds, and steep slopes,

Parking and steep slopes will be discussed at the next meeting.

Item #2 Review of Minutes

Mr. Reardon made a Motion to approve the minutes from the meeting held on July 26, 2012.

Mr. Rhodes seconded the Motion.

MOTION PASSED UNANIMOUSLY.

Mr. Capuzzi made a Motion to adjourn the meeting at 8:55pm.
Mr. D'Emilio seconded the Motion.
MOTION PASSED UNANIMOUSLY.

Paul D'Emilio 11/27/12

AGENDA

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY, SEPTEMBER 27, 2012, AT 7:30 P.M., IN THE COMMISSIONERS MEETING ROOM AT 2325 DARBY ROAD, HAVERTOWN, PA.

BOARD MEMBERS:

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

ALSO PRESENT:

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

Item#1- Harvard & Columbia Road- Minor Subdivision
Sketch Plan

Item#1- Zoning Code Amendment-
Discussion

Item #2- Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, September 27, 2012 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS NOT PRESENT:

Joe Russo, Chairman
Chuck Reardon, Member
Matt Heckendorn, Member

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager
Chuck Faulkner, Pennoni Associates
Dave Pennoni, Township Engineer
Jim McGarrity, 7th Ward Commissioner
Terry Coogan, Recording Secretary

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

**Item #1 Harvard and Columbia Road – Minor Subdivision
Sketch Plan**

The applicant, Jeff Steigerwalt, spoke before the Board.

The applicant is proposing to develop 6 houses with 2 sub-standard cul-de-sacs at the end of Harvard Road. The applicant will need an easement from the Township to cut through the old railroad embankment at the end of Harvard Road. The applicant feels he can't use Columbia Road for access to the development because of the height restriction created by the existing trestle at the end of the road. The open space requirement will exceed the 30% required from the Township. There will be no need to move any existing telephone poles during development.

Some items discussed were the added traffic, the price and size of the proposed houses, the easement, the walking trail from the YMCA to the Skatium, and the location of the open space on the sketch plan.

Mr. D'Emilio asked the audience for any questions or comments.

Thomas Booth, 540 Washington, asked if the Township Engineer saw any problems with the plan and if so, what they were. The Township Engineer answered that he would be reviewing the plan. Mr. Booth also stated that there is a storm drain on the property which hasn't been cleaned and feels that this might be causing some flooding.

Mary Wachterhauser, 120 Harvard Road, expressed her concern with the proposed easement at the end of Harvard Road and the speeding that may occur with it; she feels the trestle should be

removed because it is dangerous and would like to see Columbia Road maintained by the Township. She stated that she is happy about the number of homes proposed and asked about the time frame of the whole process. The applicant discussed the time frame and some traffic calming devices that may be used to control the speeding.

Barbara Evans, 111 Harvard Road, expressed her concern with the speeding, the increased traffic and the drainage problems on the property.

Kimberly Cox, 100 Harvard Road, had questions about whether or not the trestle was part of these plans, and whether the trestle would be removed.

Bryce Wachterhauser, 120 Harvard Road, is generally in favor of this development but would prefer the access be through Columbia Road with the removal of the trestle. He also would like to see Columbia Road cleaned up.

Charles Miller, representing Tom Belmont, 114 Harvard Road, feels that having an easement through the berm will increase traffic and aggravate existing traffic concerns.

Dave Manion, Yale Road, told the Board that his property was deeded to them by the Township (on sketch listed as Ordinance #1982), and asked if the applicant will need EPA approval on the development.

Brook Lazurik, 534 Washington Ave, spoke about the open space, wetlands, her concern with stormwater management, and gave a brief history of the trestle.

Mr. Lazurik, 534 Washington, is opposed to the development. He would prefer to see it left as open space. He feels this development would lower the value of his home. He is concerned with the flooding in the parcel. He also stated that there have been fire trucks on the site and that McCandless fuel trucks were able to go under the trestle.

Dave Pennoni, the Township Engineer, addressed the stormwater management issue and the traffic calming devices used by the Township if the street meets certain design criteria.

Jim McGarrity, 7th Ward Commissioner, stated that the Township owns the walking trail from the YMCA to the Skatium, spoke about the removal of the trestle, and also stated that there will be no cut-thru road from Washington Ave to Harvard Road.

The residents stated that they would prefer the access to the development be through Columbia Road instead of Harvard Road.

The Board stated that they would speak to the Township Manager regarding the maintenance of Columbia Road.

Item #2 Zoning Code Amendment-
 Discussion

The Board had a discussion regarding restaurants with outdoor dining and the location of the tables and chairs in the right-of-way. Also discussed were the parking ratios required for restaurants.

Mrs. Hanlon-Widdop will prepare a draft ordinance pertaining to restaurants with outdoor dining and related parking ratio requirements for the Board to discuss.

Item #3 Review of Minutes

Mr. Capuzzi made a Motion to approve the minutes from the meeting held on September 13, 2012.

Mr. Gaumann seconded the Motion.

MOTION PASSED UNANIMOUSLY.

Mr. Rhodes made a Motion to adjourn the meeting at 9:36pm

Mr. D'Emilio seconded the Motion.

MOTION PASSED UNANIMOUSLY.

Angelo M. Capuzzi 10-11-12

AGENDA

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY, OCTOBER 11, 2012, 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 7:31*
Matthew Heckendorn, Member *NO*
William Rhodes, Member

ALSO PRESENT:

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

Item#1- 1142 Bon Air Road & 620 South Eagle Road- Minor Subdivision Plan
 McCarry/Williams

Item#1- Zoning Code Amendment-
 Discussion

Item #2- Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, October 11, 2012 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

Joe Russo, Chairman
Angelo Capuzzi, Secretary
Chuck Reardon, Member
Chris Gaumann, Member (7:37)
Bill Rhodes, Member

BOARD MEMBERS NOT PRESENT:

Paul D'Emilio, Vice-Chairman
Matt Heckendorn, 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 #1 1142 Bon Air Road & 620 South Eagle Road – Minor Subdivision Plan
 McCarry/Williams

Denis O'Neill from MacCombie Engineers spoke before the Board. Also present were David Rohde, the attorney representing the applicants, Kevin McCarry and William and Lorraine Williams, who were also present.

The applicant is proposing to re-subdivide four existing lots to provide street frontage for two of the existing lots which are currently landlocked. Additionally, 3,793 s.f. of land is proposed to be transferred from Lot 1 to Lot 2 and 4,207 s.f. of land is proposed to be transferred from Lot 3 to Lot 2. The existing residences on Lot 1 and Lot 4 are proposed to remain, and new dwellings and associated driveways are proposed on Lot 2 and Lot 3. The property is within the R-4 Low to Medium Density Residential Zoning District. The existing dwellings on Lot 1 and Lot 4 are currently serviced by public water and sanitary sewer and the proposed dwellings on Lot 2 and Lot 3 are also to be serviced by public water and sanitary sewer. Service laterals will connect to existing utilities in Bon Air Road and Eagle Road, respectively.

The applicant is requesting zoning relief to create a lot from a parcel which has an existing non-conforming garage. The existing non-conforming garage on Lot 4 is closer than five feet from side lot line and has a size of 1,100sf. Also, the applicant needs zoning relief to create a lot from a parcel which has an existing non-conforming dwelling. The non-conforming dwelling on Lot 1 is closer than 30 feet from the front right of way line.

The applicant has provided the Township with an extension of time letter in order for the applicant to proceed through the zoning process.

The applicant is requesting a waiver from the required cartway width of 27 ft., a waiver from the required right-of way of 50 ft., and a waiver from installing sidewalks.

Some items discussed were how the land locked parcels came to be, if there were any building restrictions on the deed, the creating of 2 new building lots and the open space requirements by the zoning code, the proposed spread basin, providing a shared driveway for proposed lots 1 & 2 to avoid new curb cuts on Bon Air Road, the location of the utilities, the operation and maintenance of the drainage facilities and the proposed stormwater management system.

The Township Engineer's review letter dated October 9, 2012 was quickly reviewed by the applicant and he believes they can comply with all items.

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

Joe Pavone, 1128 Bon Air Road, stated that he is against this subdivision because of his concerns with the flooding, increased traffic, and he feels this will decrease the value of his home.

Michael Durbano, 605 S. Eagle Road, questioned the exact number of lots being created.

Matt Boas, 13 Pierson Lane, stated that his home is located in the rear of the subdivision and was wondering if the drainage proposed will affect his home.

Steve Miller spoke for his mother-in-law who lives at 1131 Bon Air Road, questioned the amount of space between the driveway and property line and is concerned with the drainage off the driveway.

Tim Regan, 17 Pierson Lane, is concerned with the water run-off and questioned if the underground water table will be affected by the new drainage system.

Paul Downey, 1120 Bon Air Road, expressed his concern with the flooding, and questioned what they, the neighbors, could do if they were against the development. Mr. Capuzzi explained the whole application and approval process.

The applicant is scheduled to appear before the Zoning Hearing Board on November 1, 2012.

Item #2 Zoning Code Amendment
 Discussion

The Board discussed and reviewed the rough draft of the ordinance pertaining to restaurants, outdoor dining and take-out restaurants and their off-street parking regulations. Further discussion regarding the ordinance will be discussed at the next meeting.

Item #3 Review of Minutes

Mr. Capuzzi made a Motion to approve the minutes from the meeting on September 27, 2012. Mr. Rhodes seconded the Motion.

Motion passed with a vote of 3-0-2 with Mr. Russo and Mr. Reardon abstaining.

Mr. Capuzzi made a Motion to adjourn the meeting at 10:00pm.

Mr. Rhodes seconded the Motion.

MOTION PASSED UNANIMOUSLY.



MANAGER 610-446-1000 ext. 2208
HUMAN RESOURCES 610-446-1000 ext. 2231
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	JANE F. HALL
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 30179

October 9, 2012

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

**RE: Preliminary/Final Subdivision Plan
McCarry/Williams- 1142 Bon Air Road & 620 Eagle 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.:

- "Preliminary/Final Plan" (six sheets) sheets 1, 2, 4, 5 & 6 dated August 24, 2012; sheet 3 dated December 5, 2011.
- "Drainage Analysis for McCarry/Williams Subdivision" dated August 24, 2012.
- Supporting documentation

The applicants, Kevin McCarry and William & Lorraine Williams, proposes to subdivide (reconfigure) four (4) existing lots to provide street frontage for two of the existing lots. Additionally, 3,793 s.f. of land is proposed to be transferred from Lot 1 to Lot 2, and 4,207 s.f. of land is proposed to be transferred from Lot 3 to Lot 2. Therefore, Lot 1 (folio no. 22-09-00111-00) is proposed to be 7,685 s.f.; Lot 2 (folio no. 22-09-00111-01) is proposed to be 20,057 s.f.; Lot 3 (folio no. 22-09-00714-01) is proposed to be 24,749 s.f.; and Lot 4 (folio no. 22-09-00714-00) is proposed to be 15,957. The existing residences on Lot 1 and Lot 4 are proposed to remain, and new dwellings and associated driveways are proposed on Lot 2 and Lot 3. The property is within the R-4 Low to Medium Density Residential Zoning District.

The existing dwellings on Lot 1 and Lot 4 are currently serviced by public water and sanitary sewer. The proposed dwellings on Lot 2 and Lot 3 are also to be serviced by public water and sanitary sewer. Service laterals will connect to existing utilities in Bon Air Road and Eagle Road.

The applicants are requesting the following Zoning variances:

- §182-713.B to allow the creation of a lot from a parcel which has an existing non-conforming garage with respect to §182-711.B(1) and §182-711.B(2). Existing non-conforming garage is closer than five (5) feet from side lotline and has a size of 1,100 s.f.
- §182-713.B to allow the creation of a lot from a parcel which has an existing non-conforming dwelling with respect to §182-206.C(5)(a). Existing non-conforming dwelling is closer than 30-feet from front right-of-way line.

The applicants are requesting the following waivers from §160- *Subdivision and Land Development*:

- §160-5.B(3)(j) regarding a minimum cartway width of 27-feet. The existing cartway width of Bon Air Road is approximately 24-feet.
- §160-5.B(3)(j) regarding a minimum right-of-way width of 50-feet. The existing right-of-way width of Eagle Road is 40-feet.
- §160-5.B(4)(a,c) regarding sidewalks on Bon Air Road.

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

1. The rear yard for proposed Lot 1 does not meet the required minimum rear yard set back for the district (§182-206.C).
2. Should the requested variances be approved, a copy of the Zoning decision should be included on the plan.
3. The building and impervious coverages indicated on the Building and Impervious Coverages chart are inconsistent with the stormwater management calculations.

It should be noted that the impervious coverage for proposed Lot 1 is nearly the maximum allowable.

4. The street frontage and lot width for proposed Lot 4 indicated on the Zoning Compliance Chart are inconsistent with the plan.
5. A 27-foot cartway for Bon Air Road is required. (§160-5.B(2)(j)[1]) The applicants have requested a waiver from this requirement.
6. Curbs shall be provided for all existing and proposed streets. (§160-5.B(4)(a)) The applicants have requested a waiver from this requirement.

7. Sidewalks are required where, in the opinion of the Board of Commissioners, heavy pedestrian traffic will result or where pedestrian safety requires such sidewalks. §160-5.B(4)(c)) The applicants have requested a waiver from this requirement. The Planning Commission should note that sidewalk currently does not exist on either side of Bon Air Road.
8. All utilities for the existing residences should be indicated. (§160-4.E(5)(e)[4]) Additionally, it is recommended the proposed gas and electric service(s) be indicated.
9. Permanent survey monuments shall be located on the right-of-way lines at corners and at angle points. (§160-5.B(8))
10. Per §170-6.A(1), a permit is required for removal of trees having a diameter of 24-inches or greater, regardless of location. Also, the Shade Tree Commission should review proposed tree removal and replacement.
11. If approved, a Grading, Drainage, Soil Erosion and Sedimentation Control Permit will be required for each lot.
12. The applicant should consider relocating the proposed spread basin on the south side of the drive to Lot 3 further from the property line.
13. A detail for the proposed trench drains should be provided.
14. Per Township design standards, the minimum longitudinal length of depressed curb for private driveway openings is 14 feet.
15. Street trees are required to be planted six (6) feet behind the right-of-way line. (Township Design Standards)
16. The caliper of each existing tree proposed to be removed should be indicated to verify tree replacement requirements.
17. The deed for Lot 2 should be submitted for review.
18. An approved Pennsylvania Department of Environmental Protection Sewage Facilities Planning module or exemption is required. (§160-4.E(5)(d))
19. It is unclear as to whether gravity sewer service is to be provided to lots 2 and 4. Also, the proposed lateral for lot 2 is within 3-feet of the property line. It would be prudent to relocate the lateral further from the property line to facilitate future maintenance.

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

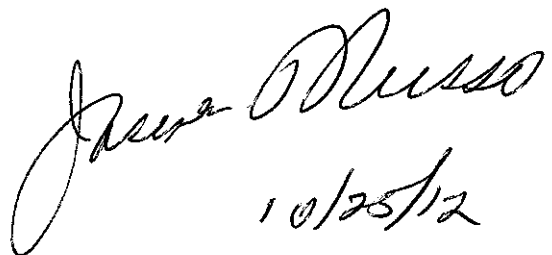
Sincerely,

PENNONI ASSOCIATES INC.


David Pennoni, PE
Township Engineer

DP/brg

cc: James MacCombie, PE, MacCombie Engineers & Surveyors, Inc.
Kevin McCarry
William & Lorraine Williams


10/25/12

ORDINANCE NO. P__ - 201__

AN ORDINANCE OF THE TOWNSHIP OF HAVERFORD, COUNTY OF DELAWARE, COMMONWEALTH OF PENNSYLVANIA, AMENDING AND SUPPLEMENTING ORDINANCE NO. 1960, KNOWN AS THE "GENERAL LAWS OF THE TOWNSHIP OF HAVERFORD", ADOPTED JUNE 30, 1986, AT CHAPTER 182 (ZONING), BY ADDING REGULATIONS FOR OUTDOOR DINING, BY REVISING REGULATIONS CONCERNING FASTFOOD AND TAKE OUT RESTAURANTS AND BY REVISING THE PARKING REQUIREMENTS RELATED TO A RESTAURANT USE.

BE IT ENACTED AND ORDAINED by the Board of Commissioners of the Township of Haverford, County of Delaware, Commonwealth of Pennsylvania, and it is hereby enacted and ordained by the authority of the same that Ordinance No. 1960, Chapter 182, is hereby amended as follows:

ARTICLE I. TEXT AMENDMENTS

- A. Section 106.B, *Definitions*, is amended by the addition of the following:

OUTDOOR DINING —outdoor café or dining area accessory to a restaurant.

- B. Section 402.B, *Limited Commercial District*, further subsection (1), *Uses by right*, is amended by the addition of the following:

(d) Take-out restaurant.

- C. Section 403, *Neighborhood Commercial District*, is amended at the following subsections:

1. §403.B.(1), *Uses by right*, further subsection (c) is amended to read:

(c) Standard restaurant, **including accessory outdoor café, subject to the provisions of §731 of this Chapter.**

2. §403.B.(1), *Uses by right*, is hereby amended by the addition of the following:

(e) Take-out restaurant.

- D. Section 404, *General Commercial District*, is hereby amended at the following subsections:

6. Furnishings for outdoor dining shall be designed for outdoor use, maintained in good repair and in a clean and safe condition at all times. Upholstered furniture is not permitted to be used in an outdoor dining area.

7. The outdoor dining area shall be subject to the Health Code provisions of this Township and subject to inspections by Health Inspectors.

8. Alcoholic beverage service, properly licensed by the Commonwealth of Pennsylvania, is permitted only in conjunction with the service of food.

9. No service of food or beverages is permitted to unseated patrons.

10. Portable heating devices with an open flame are prohibited.

B. Outdoor dining areas may extend into public rights of way subject to the provisions of §731.A of this Chapter and the following additional regulations:

1. Outdoor dining areas shall provide not less than five contiguous feet (5') of sidewalk clear of obstructions to allow unimpeded pedestrian traffic. At street corner intersections there shall be a minimum of eight feet of unobstructed sidewalk. Obstructions shall include, but not be limited to, light poles, traffic signal poles, fire hydrants, utility structures and street signs. Further, the location of outdoor dining cannot obstruct the clear sight distance for vehicles or access or crossings for the disabled, nor be located with three feet (3') from the curb or traffic lane.

2. All furnishings, planters, railings or enclosures associated with outdoor dining must be approved by the Director of Public Works and must be properly weighted to prevent movement.

3. Furniture, planters, railings and fences must be removed from the sidewalk and stored indoors when outdoor dining is not in seasonal operation.

4. Outdoor dining upon a public right-of-way is from April 1 to October 31 only.

5. Awnings shall be adequately secured and retractable. Umbrellas over tables must be adequately weighted.

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

ADOPTED this ____ day of _____, 201_A.D.,

TOWNSHIP OF HAVERFORD

BY: WILLIAM F. WECHSLER
President
Board of Commissioners

ATTEST: LAWRENCE J. GENTILE,
Township Manager/Secretary

A G E N D A

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY, OCTOBER 25, 2012, 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 *NO 743*
Christian Gaumann, Member *NO*
Matthew Heckendorn, Member
William Rhodes, Member *NO*

ALSO PRESENT:

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

Item#1- Zoning Code Amendment- Restaurants & Steep Slope
 Discussion

Item #2- Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, October 25, 2012 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
Matt Heckendorn, Member
Chuck Reardon, Member (7:43)

BOARD MEMBERS NOT PRESENT:

Chris Gaumann, Member
Bill Rhodes, Member

ALSO PRESENT:

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

**Item #1 Zoning Code Amendment – Restaurants and Steep Slope
Discussion**

The Board reviewed and discussed the draft of the ordinance pertaining to restaurants with outdoor dining.

Some items discussed were removing “café” from the definitions, the four types of restaurants (standard, drive-in, fast food, and take-out), removing the word “accessory” from the use provisions regarding outdoor dining, and the amount of sidewalk needed to allow unimpeded pedestrian traffic.

The Board reviewed and discussed the ordinance pertaining to steep and very steep slopes.

Some items discussed were adding the word “natural” to Section 720.A Specific Intent, rather than an applicant appearing before the Zoning Hearing Board, the Township Engineer will determine whether or not a slope is man-made, and the disturbance of ground cover permitted for a steep and very steep slope.

Suggested changes will be made and the revised proposed ordinances will be submitted to the Board for further discussion.

Item #2 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the meeting on October 11, 2012.
Mr. Capuzzi seconded the Motion.
Motion passed with a vote of 3-0-2 with Mr. D'Emilio and Mr. Heckendorn abstaining.

Mr. Reardon made a Motion to adjourn the meeting at 10:20pm.

Mr. Heckendorn seconded the Motion.
MOTION PASSED UNANIMOUSLY.

Joseph Russo 11/8/12

A G E N D A

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY, NOVEMBER 8, 2012, 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 NO
William Rhodes, Member

ALSO PRESENT:

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

Item#1- Zoning Code Amendment- Restaurants & Steep Slope
 Discussion

Item #2- Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, November 8, 2012 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
Chris Gaumann, Member
Chuck Reardon, Member
Bill Rhodes, Member

BOARD MEMBERS NOT PRESENT:

Matt Heckendorn, Member

ALSO PRESENT:

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

Mr. Russo called the meeting to order at 7:43pm.

Item #1 Zoning Code Amendment – Restaurants & Steep Slopes
 Discussion

Steep Slopes

The Board was given copies of models of steep slopes ordinances from other Townships to review and discuss.

Some of the items discussed were adding the definition of “man-made slope” to the ordinance, permissible steep slope disturbances in relation to a subdivision application, the uses permitted in a 15% to 25% slope and uses permitted in areas greater than a 25% slope, the creating of a buildable lot, increasing lot sizes, and changing the definition of “lot area” in the zoning code.

Suggested changes will be made and the revised proposed ordinance will be submitted to the Board for further discussion.

Restaurants

The Board reviewed and discussed the revised ordinance.
The Board discussed the definition of “drive-in” restaurant.

Mr. Rhodes made a Motion to recommend to the Board of Commissioners the adoption of the text amendments made to proposed Ordinance P1-2013 for outdoor dining.

Mr. Reardon seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #2 Review of Minutes

Mr. Reardon made a Motion to approve the minutes from the meeting on October 25, 2012.

Mr. D'Emilio seconded the Motion.

Roll call vote was taken.

Motion passed with a vote of 4-0-2 with Mr. Gaumann and Mr. Rhodes abstaining.

Mr. D'Emilio made a Motion to adjourn the meeting at 9:22pm.

Mr. Gaumann seconded the Motion.

MOTION PASSED UNANIMOUSLY.

Joseph Russo
12/13/12

A G E N D A

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY, DECEMBER 13, 2012, 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 NO
Matthew Heckendorn, Member
William Rhodes, Member

ALSO PRESENT:

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

Item#1- Petition for Zoning Change- Friends School Haverford
 833 Buck Lane

Item#2- Zoning Code Amendment- Steep Slope
 Discussion

Item#3- Zoning Code Amendment- Outdoor Dining

Item#4- Petition for Zoning Change-
 Haverford Road & Buck Lane

Item #5- Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, December 13, 2012 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
Matt Heckendorn, Member
Bill Rhodes, Member
Chuck Reardon, 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 7:43pm.

Item #1 Petition for Zoning Change – Friends School Haverford
833 Buck Lane

George Broseman, attorney for the applicant, spoke before the Board. Also present were Michael Zimmerman, Head of Friends School, and Tom Caramanico, Clerk of the School Committee who lives at 848 Buck Lane.

The applicant is petitioning for a zoning reclassification of the property located at 833 Buck Lane from R1A Residential to INS Institutional. There is no development planned at this time for the land. The Friends Meeting House is on the Historical List so any development to the house on this parcel will have to comply with the requirements of homes within 150 ft of an historical property.

Michael Zimmerman spoke about the Friends School. He spoke about some potential uses for the property. The school is not looking to increase enrollment or staff at this time. The neighbors seem to be in favor of the rezoning.

Some items discussed were the taxes paid to the Township, combining lots at some point, the emergency access into the site, and increased traffic in the neighborhood.

Mr. D'Emilio made a Motion to recommend to the Board of Commissioners the approval of the reclassification of 833 Buck Lane from R1A Residential to INS Institutional.

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

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

**Item #4 Petition for Zoning Change-
Haverford Road & Buck Lane**

Mr. D'Emilio recused himself from this agenda item.

Mr. Reardon will be abstaining from the vote on this agenda item.

Paul Schofield, attorney representing the Kovaks who are the owners of the properties, spoke before the Board.

The applicant is requesting a zoning reclassification from R-6 to C-2, neighborhood commercial, and the applicant feels that this is consistent with the character and use in the surrounding area.

There is no development planned at this time.

If the zoning changes to C-2, non-conforming lots will be formed.

If the applicant would consolidate the store and the parking lot, then there would be only 2 non-conforming lots with the zoning change.

The applicant agreed to the lot line change to make conforming lots after the rezoning.

The Board needs more time to review this application. They recommended that the applicant get an existing conditions survey of the properties in question.

**Item #2 Zoning Code Amendment – Steep Slope
Discussion**

The Board reviewed and discussed the revisions made to 154-A of Ordinance P-3-2013. They discussed changing “Justice of the Peace” to “Magisterial District Justice” and the inclusion of some additional permitted uses, by right and by special exception, within the 15% to 25% slope category.

Mr. D'Emilio made a Motion to recommend to the Board of Commissioners the approval of Ordinance P-3-2013 with revisions made.

Mr. Reardon seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

The Board reviewed and discussed the revisions made to the zoning code of Ordinance P-2-2013.

Mr. D'Emilio made a Motion to recommend the approval of Ordinance P-2-2013 with revisions made.

Mr. Reardon seconded the Motion.

Roll call vote was taken.
MOTION PASSED UNANIMOUSLY.

Item #3 Zoning Code Amendment – Outdoor Dining

The Board discussed free standing fast food restaurants.

Mr. D'Emilio made a Motion to recommend the approval of Ordinance P-1-2013 with revisions made.

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

Item #5 Review of Minutes

Mr. Reardon made a Motion to approve the minutes from the meeting on November 8, 2012.
Mr. Russo seconded the Motion.
Motion passed with a vote of 5-0-1 with Mr. Heckendorn abstaining.

Mr. Reardon made a Motion to adjourn the meeting at 10:01pm.
Mr. Heckendorn seconded the Motion.
MOTION PASSED UNANIMOUSLY.

James Russo
1/10/13

EXHIBIT "B"

EXHIBIT “A”