

A G E N D A

REORGANIZATION MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP, THURSDAY JANUARY 10, 2013 AT 7:00 P.M. IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERFORD, PA 19083

BOARD MEMBERS:

Angelo Capuzzi *NO*
Paul D'Emilio *NO*
Matthew Heckendorn *NO*
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 10 th & 24 th	July 25 th
✓ February 14 th & 28 th	August 22 nd
March 14 th & 28 th	September 12 th & 26 th Shmini Atzeret/Simchat Torah
April 11 th & 25 th	October 10 th & 24 th
May 9 th & 23 rd	November 14 th
June 13 th & 27 th	December 12 th

Meetings shall convene at 7³⁰ P.M.

Item#2- 20 West Mercer Avenue- Sposato Homes
Sketch Plan- Minor Subdivision

Item#3- Zoning Code Amendment- Floodplain

ADJOURNMENT

Minutes of the Reorganization Meeting of the Planning Commission of Haverford Township held on Thursday, January 10, 2013 at 7:00pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

Joe Russo
Chris Gaumann
Chuck Reardon
Bill Rhodes

BOARD MEMBERS NOT PRESENT:

Angelo Capuzzi
Paul D'Emilio
Matt Heckendorn

ALSO PRESENT:

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

Mrs. Hanlon-Widdop called the meeting to order at 7:04pm.

Item #1 Reorganization/Appointments

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

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

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

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

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

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

Mr. Russo made a Motion to appoint Terry Coogan for the position of Recording Secretary.
Mr. Rhodes seconded the Motion.
MOTION PASSED UNANIMOUSLY.

During 2013, the Planning Commission will generally meet on the second and fourth Thursdays of each month at 7:30pm. The approved calendar is attached. Please note that February 14, 2013 has been removed from the calendar.

Item #2 20 West mercer Avenue – Sposato homes
Sketch plan – Minor Subdivision

The Board reviewed and discussed the proposed sketch plan.
There was some concern as to why the applicant is dividing the lots as shown on the sketch.
Mrs. Hanlon-Widdop will send the changes recommended by the Planning Commission to the applicant for him to revise before the next meeting.

Item #3 Zoning Code Amendment – Floodplain

This item was removed from the agenda.

Item #4 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the meeting on December 13, 2012.
Mr. Rhodes seconded the Motion.
Motion passed with a vote of 3-0-1 with Mr. Gaumann abstaining.

Mr. Reardon made a Motion to adjourn the meeting at 7:37pm.
Mr. Rhodes seconded the Motion.
MOTION PASSED UNANIMOUSLY.

Joseph Russo
1/28/13

A G E N D A

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY, JANUARY 24, 2013, AT 7:30 P.M., IN THE COMMISSIONERS MEETING ROOM AT 2325 DARBY ROAD, HAVERTOWN, PA.

BOARD MEMBERS:

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

ALSO PRESENT:

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

- Item#1- Haverford Road & Buck Lane- Zoning Map Amendment
 Bela & Martha C. Kovacs
- Item#2- Presentation by Delaware Valley Regional Planning Commission
 Haverford Road Study
- Item#3- Zoning Code Amendment- Floodplain Management
 Discussion
- Item#4- Zoning Code Amendment- Outdoor Dining
- Item #5- Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, January 24, 2013 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS NOT PRESENT:

Joe Russo, Chairman
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 7:38pm.

Item #1 Haverford Road & Buck Lane – Zoning Map Amendment
Bela & Martha C. Kovacs

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

Paul Schofield, the attorney representing the applicants, Bela and Martha Kovacs, spoke before the Board. Also present were the applicants and Mike Ciocco, the engineer from Catania Engineers.

The applicants are requesting a zoning change for their property from R-6 Residential to C-2 Commercial.

Mr. Schofield reviewed the plans. He stated that they have reached out to the neighborhood association numerous times, but have not heard back from them regarding this zoning change.

Mike Ciocco gave a brief overview of the plan. Some of the items discussed were proposing a reverse subdivision plan, the impervious coverage, front and side yard set-backs, and having two lots vs four lots is more conforming to the zoning requirements in regards to lot areas, street frontage, building and impervious coverage and front and side yard set-backs.

Also discussed were the current uses of the four buildings on the site, the reverse subdivision creating additional non-conformities, parking for the grocery store, new driveway needed for lot 2, and that two uses on one lot not being permitted in the C-2 zoning district.

The applicant must appear before the Zoning Hearing Board.

Mr. Capuzzi made a Motion to recommend to the Board of Commissioners the rezoning of Parcel 2207 from R-6 Residential to C-2 Commercial subject to the conditions that the subdivision plan presented to the Planning Commission by Catania Engineers dated January 22, 2013 is pursued and that applicant pursue whatever zoning relief is needed for the subdivision plan to be approved.

Mr. Heckendorn seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #2 Presentation by Delaware Valley Regional Planning Commission
Haverford Road Study

Andrew Svekia, a Planner with the DVRPC, spoke before the Board. Also present was David Anderson, also a Planner from DVRPC.

Mr. Svekia presented the Planning Commission with a study done of Haverford Road Corridor between Ardmore Junction and the Wynnewood Road intersection. They are scheduled to appear before the Board of Commissioners on February 4, 2013 to present their study recommendations.

The Board received a hand-out of the power point presentation presented by the Planners. Some items discussed were the background study, the study areas, the planning context, current conditions, market profile, commercial environment, commercial constraints and opportunities, recommended strategies, road diet, capacity analysis, economic development, urban design and next steps.

Item #3 Zoning Code Amendment – Floodplain Management
Discussion

The Board discussed the ordinance and the addition of language which is required by FEMA for compliance with Federal floodplain regulations.

Mr. Reardon made a Motion to recommend to the Board of Commissioners the adoption of the ordinance as amended subject to the review by the Township Engineer.

Mr. Gaumann seconded the Motion.

Roll call vote was taken.

Motion passed with a vote of 4-0-1 with Mr. Heckendorn abstaining.

Item #4 Zoning Code Amendment – Outdoor Dining

The Board discussed the ordinance pertaining to outdoor dining. Some items discussed were trash cans, outdoor music, and hours of outdoor dining.

The Board agreed that there should be covered containers for trash and that the hours of outdoor dining operations be changed to the hours between 7am to 11pm.

Mr. Capuzzi made a Motion to recommend to the Board of Commissioners the amendment of the outdoor dining ordinance to allow "covered" trash containers and a change in the hours of operation to read 7am to 11pm.

Mr. Reardon seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #5 Review of Minutes

This item was removed from the agenda.

Mr. Heckendorn made a Motion to adjourn the meeting at 9:35pm.

Mr. Capuzzi seconded the Motion.

MOTION PASSED UNANIMOUSLY.

Angelo M. Capuzzi

AGENDA

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY, FEBRUARY 28, 2013, 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
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
McCarry/Williams

Item#2- 50 Hilltop Road- Land Development
School District of Haverford

Item#~~3~~ Zoning Code Amendment- Farmer's Market

Item#4- Zoning Code Amendment- Floodplain Management
Discussion

Item #5- Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, February 28, 2013 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
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
McCarry/Williams

The Zoning Hearing Board denied the relief needed for this subdivision.

Mrs. Hanlon-Widdop asked the Board to deny this application since the plan was not compliant with the zoning code.

Mr. Reardon made a Motion to recommend to the Board of Commissioners that they deny this plan since it is not compliant with the zoning code.

Mr. Rhodes seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #2 50 Hilltop Road – Land Development
School District of Haverford

Denis Gray, President of the School Board, spoke before the Board. Also present were Greg Parker, the School Board Solicitor, Lynne Blahusch from CB Development, Ted Agoos, the architect, Joe Martin and Russ Bilotta, School Board members.

Mr. Gray stated that the School District will not be using the lower lot since it is not part of the lease agreement. There was a discussion regarding the clean-up of the lower lot, the removal of some black top and replacing it with 6" of top soil. Maintenance by the School District of the lower lot is included in the lease agreement. Also discussed was the lease line at the retaining wall which separates the upper and lower lots.

In regards to the Township Engineer's review letter dated February 27, 2013, the applicant will address and/or comply with all items.

The Board reviewed the eight waivers being requested which are listed in the review letter.

Richard Kerr, 18 Meadows Lane, questioned if the access road in the lower lot would be open for the public's use. The School District responded that it would.

Also discussed were the location of the existing transformer, and relocating the overhead line.

Mr. Rhodes made a Motion to recommend to the Board of Commissioners the approval of this final land development subject to the applicant complying with all items on the attached Township Engineer's review letter dated February 27, 2013; also recommending approval of all waivers requested by the applicant except the requested waiver relating to the preservation of trees with which the applicant stated that they could in fact comply. The recommendation suggests that the Board recognizes that Items 1 & 2 under Zoning in the review letter are pre-existing conditions. The recommendation to the Board is also conditioned upon the survey information be prepared at a level of specificity acceptable to the Township Engineer and, in regards to Items 10 & 11 in the review letter, the applicant will comply in consultation and conjunction with the Township for plantings by the Township in the buffer area.

Mr. Reardon seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #3 Zoning Code Amendment – Farmer's Market

There are no use provisions for a farmer's market on private property.

The Board discussed some language in the ordinance.

The Board will review and discuss this ordinance at a later meeting.

Item #4 Zoning Code Amendment – Floodplain Management Discussion

The Board discussed the added language to the ordinance required by FEMA.

The Board reviewed and discussed the Delaware County Planning Commission's recommendations for the Floodplain Ordinance.

Mr. Rhodes made a Motion to recommend to the Board of Commissioners the adoption of Ordinance P-5-2013 as amended.

Mr. Gaumann seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #5 Steep Slope Ordinance



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

MARIO A. OLIVA, *President*
JEFFREY C. HEILMANN, *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

HA VT 30722

February 27, 2013

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

**RE: School District of Haverford Township
Maintenance Facility & Transportation Office
Final Land Development Plan**

Dear Ms. Hanlon-Widdop:

As requested, we have reviewed the following information, prepared by Studio Agoos Lovera, in connection with the above referenced project:

- "Maintenance Facility and Transportation Offices- Final Land Development Plans", (nine sheets) dated February 4, 2013.
- "Post Construction Stormwater Management Report" dated February 2013.
- "Geotechnical Evaluation- Proposed Maintenance and Training Building" dated July 2010.

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.

A lease agreement currently exists between the Township and School District.

The applicant has requested eight (8) waivers, as noted on Sheet 1:

- From §160-3.B and §160-4.E regarding preliminary and final plan submissions. The applicant is making only a final plan submission.
- From §160-4.E(g)[7] regarding the plan of proposed plantings.
- From §160-4.E(g)[13] regarding proposed lighting for parking areas.

- From §160-4.E(5)(i) regarding a traffic impact study.
- From §160-5.B(2)(d) regarding preservation of trees.
- From §160-5.B(4)(b) regarding curb design criteria.
- From §160-5.B(6) regarding shade trees.
- From §160-5.B(8) regarding permanent survey monuments.

We offer the following comments:

ZONING

1. Parking lots are subject to the buffer requirements as set forth in §182-707.A.
2. It should be noted that existing impervious coverage (39%) on the site exceeds the maximum allowable for the ROS zoning district (15%) (§182-603.C(2)[h]). Although impervious coverage is proposed to be removed as part of this project, proposed impervious coverage on site is 37%.

SUBDIVISION AND LAND DEVELOPMENT

3. Survey information for the property is required, including all courses in degrees, minutes, and seconds, distances to the nearest hundredths of a foot, physical area, monuments, existing easements and rights of way. (§160-4.E(5)[e](1)). It may be prudent to identify the property boundary to accurately delineate the lease area so as to accommodate any future modifications.
4. Property lines, property owner information, and the zoning for adjacent properties should be provided, or a waiver requested (§160-4.E(5)[b], §160-4.E(5)[e](3))
5. Site distance should be provided for the intersection of the existing driveway with Hilltop Road, or a waiver requested (§160-4.E(5)[g](12))
6. Where flooding is known to have occurred within the area shown on the plan, such area shall be clearly marked "*subject to periodic flooding*". (§160-5.B(2)[h]) It may be prudent to confirm that the 100-year flood elevation is consistent with past flooding history. Typically the first floor elevation is 1.5-feet above the 100-year flood elevation. The proposed building is only 1-foot above this elevation.
7. Proposed lighting (if any) should be indicated on the plan. (§160-5.B(4)[f])
8. A Pennsylvania Sewage Facilities Planning Module or Exemption will be required. (§160-4.E(5)(d))

STORMWATER MANAGEMENT

9. The geotechnical report indicates that groundwater recharge is not a feasible option for this project. The applicant should submit documentation (i.e. testing) to demonstrate infiltration cannot be accomplished. (§78-34, 78-34.B(2))
10. Water quality is required to be provided in accordance with §78-35. It may be prudent to investigate the feasibility of fulfilling this requirement in conjunction with the impervious removal adjacent to the creek.
11. Pre-treatment is required prior to discharge to surface or groundwater. (§78-30.K)
12. A drainage area map, including pre-development and post-development drainage areas, should be provided.
13. A statement, signed by the applicant, acknowledging that any revisions to the stormwater management plan must be approved by the Township, is required. (§78-25.B(22))
14. The design engineer's certification is required as set forth in §78-25.B(23).
15. All perimeter silt fence should be super silt fence.

GENERAL

16. A statement should be added to the plan indicating that the Township shall be provided with a signed and notarized letter from the Owner of all properties where soil from this site is to be deposited. The letter should indicate the fill will be used in accordance with all Local, State and Federal regulations, and release the Township from any liability associated with the use of the material.
17. It would be prudent to locate proposed Storm Manhole No. 2 further away from the existing sanitary manhole.
18. We have concerns that the runoff from the adjacent hillside may dislodge the rip-rap apron at the outlet structure. It may be prudent to relocate the apron and/or increase the size of the stone.
19. A trench detail should be provided for the sanitary sewer lateral.
20. The cleanout detail appears to indicate a direct tap to the existing sanitary sewer. The Township requires a cast iron saddle to be used. The detail should be revised to reflect this.

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/dk

cc: Ted Agoos, Studio Agoos Lovera
School District of Haverford Township
Lynn Blahusch, C.B. Development

AGENDA

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY, MARCH 14, 2013, 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
Matthew Heckendorn, Member *NO*
William Rhodes, Member

ALSO PRESENT:

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

Item#1- 20 West Mercer Avenue- Minor Subdivision
VPS Builders

Item#2- Zoning Code Amendment- Farmer's Market

Item#3- Zoning Code Amendment- Steep Slope
Discussion

Item #4- Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, March 14, 2013 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
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
Jim McGarrity, 7th Ward Commissioner
Terry Coogan, Recording Secretary

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

Item #1 20 West Mercer Avenue – Minor Subdivision
VPS Builders

Alex Rodriguez from Catania Engineers spoke before the Board.

The applicant is proposing to subdivide an existing parcel into two lots. The existing dwelling is proposed to be demolished and a new dwelling is proposed on each lot. The property is within the R-6 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 West Mercer Avenue.

The applicant is requesting a waiver from the 27' cartway width requirement and from the sidewalk requirement.

In regards to the Township Engineer's review letter dated March 13, 2013, the applicant will address and /or comply with all items.

Some items discussed were the drainage system and seepage beds, the direction of the water run-off, perk test results, and the possibility of flipping the house on Lot 2. However, the neighbors expressed support for the layout of the proposed house as shown on the plan in order to minimize the number of street parking spaces which would be lost because of the development.

Jim McGarrity, 7th Ward Commissioner, verified that there will be one driveway off of Mercer Ave and one driveway off of Llanerch Ave. He also stated that he is in favor of installing the handicap curb cut ramp at the corner, to facilitate crossing Llanerch Avenue from the subdivision.

Mr. Russo asked for any comment or questions from the audience.

1. Joan Sanchez, 21 W Mercer Ave, had a few requests if the plan is approved. She asked that the developer give three days notice to the neighbors before demolition work began at the project; asked that all construction vehicles enter/exit the construction site from Llanerch Ave. and park on Llanerch Ave. She also inquired about the hours of construction and about the noise ordinance. She also asked about a proposed parking lot on a parcel of land on Llanerch Ave owned by the Township. Ms. Widdop recommended she speak to Mr. Oliva, President of the Board of Commissioners, regarding this.
2. Ron Shtofman, 18B W Mercer Ave, asked how long the project will take, start to finish. He also questioned the side-yard set-back for the proposed house on Mercer Ave.
3. Trish Magee, 18A W Mercer Ave, asked about the location of the driveway on Lot 1.
4. Nancy Dunlap, 33 Fulmer Ave, lives behind the proposed subdivision. She asked how far the new homes would be from her property. She expressed concern with water run-off from the seepage beds and would like the existing chain link fence in the rear yards to be maintained during or replaced after construction.
5. Owen Balch, 16 W Mercer Ave, asked if the site would be accessible during construction. He would like to see a safety fence surround the site and asked the engineer to explain the seepage bed.
6. Jim Friel, 10 W Mercer Ave, stated the need for a safety fence around the site.
7. Lee Sherar, 27 W Mercer, stated that she was never notified about the subdivision and is not happy about the development.

Jim McGarrity, speaking on behalf of Commissioner Oliva, stated that Mr. Oliva is in favor of this development as amended.

Mr. Rhodes made a Motion to recommend to the Board of Commissioners the approval of this Minor Subdivision plan subject to the applicant complying with all items on the attached Township Engineer's review letter dated March 13, 2013; also recommending the two waivers requested by the applicant. Also, three days notice before the start of demolition will be given to the neighbors along the North side of Mercer Ave and the East side of Llanerch Ave within one block of the property boundary corners, all construction vehicles will enter/exit on Llanerch Ave, the applicant will maintain the chain link fence along the NW rear border on both lots or replace it if removed, install a 4' orange safety fence around all open excavated areas, provide for full capture of all water run-off in the E&S plan, and install a handicap curb cut ramp at the corner to facilitate crossing Llanerch Ave. from the subdivision.

Mr. Gaumann seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #2 Zoning Code Amendment – Farmer's Market

Bridget Cuffia, 34 Harvard Rd, representing the Farmer's Market, appeared before the Board. The Board reviewed the changes made to the Ordinance.

Some of the items discussed were the number of vendors at the Farmer's Market, the size of the space for each vendor, times of operation, who can participate in the market, the criteria each vendor has to meet, and the food that is permitted to be sold.

Mr. Rhodes made a Motion to recommend to the Board of Commissioners the adoption of Ordinance P-11- 2013 as amended.

Mr. Capuzzi seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #3 Zoning Code Amendment -- Steep Slope
Discussion

Kate Campbell, Jan Marie Rushforth, and Peter Puglionesi from the Environmental Advisory Committee joined the meeting at this time to discuss the steep slope ordinance.

Ms. Widdop explained to the EAC why the Planning Commission was amending the steep slope ordinance.

Ms. Campbell expressed her concern with the language in the ordinance as currently drafted.

Mr. Puglionesi sent an e-mail to the Township which was forwarded to the Planning Commission containing his comments on the revisions made to the ordinance.

There was a discussion regarding the changes made to the ordinance.

Mr. Capuzzi stated that the Planning Commission is relying on the Township Engineer to determine on a case-by-case basis if a slope is man-made or natural. The original ordinance was written years ago and because of technological advances in the construction industry over the last 30 years, the ordinance is out of date.

The Planning Commission stated to the EAC that they would keep them up to date on any environmental issues that come before the Board.

Item #4 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the meeting on February 28, 2013.

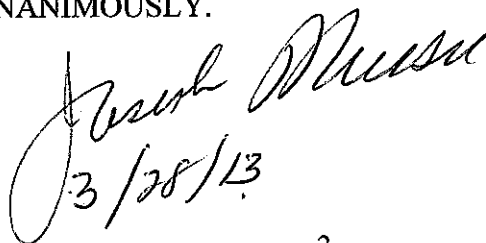
Mr. Capuzzi seconded the Motion.

MOTION PASSED UNANIMOUSLY.

Mr. Reardon made a Motion to adjourn the meeting at 10:40pm.

Mr. Rhodes seconded the Motion.

MOTION PASSED UNANIMOUSLY.


3/28/13



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

HAVT 30183

March 13, 2013

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

**RE: Minor Subdivision Plan
Sposato Homes- 20 W. Mercer Avenue**

Dear Ms. Hanlon-Widdop:

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

- "Subdivision Plan for Sposato Homes" (two sheets) dated February 27, 2013, last revised March 7, 2013.
- "Stormwater Calculations for Sposato Homes- 20 W. Mercer Avenue" dated February 2013, last revised March 2013.

The applicant, Sposato Homes, proposes to subdivide an existing 14, 679 s.f. parcel (folio no. 22-02-00812-00) into two (2) lots. Lot 1 is proposed to be 8,079 s.f. and Lot 2 is proposed to be 6,600 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-6 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 West Mercer 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 50-foot minimum right-of-way width and 27-foot cartway are required. (§160-5.B(2)(j)(1))

MARIO A. OLIVA, *President*
JEFFREY C. HEILMANN, *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

3. Sidewalk shall be required where in the opinion of the Board of Township Commissioners heavy pedestrian traffic will result or where pedestrian safety requires such sidewalk. (§160-5.B(4)(c)) Currently, Llanerch Avenue has no sidewalk.

Should the Board of Commissioners require sidewalk along Llanerch Avenue, the applicant will need to re-configure the proposed driveway on Lot 1 to provide adequate space for parking. Regardless, we have concerns that adequate space is not provided to accommodate the parking of vehicles in the driveway without encroaching onto Llanerch Avenue.

4. One (1) ten-inch tree is identified to be removed. Tree replacement is required for removal of trees 6-inches in caliper or greater. (§160-5.B(2)(d))
5. Shade Trees are required at thirty foot (30-ft) centers along each road, installed at a minimum of six (6) feet from the inside edge of the sidewalk or right-of-way line. (§160-5.B(6))
6. An approved Pennsylvania Department of Environmental Protection Sewage Facilities Planning module or exemption is required. (§160-4.E(5)(d))
7. The Shade Tree Commission should review all proposed landscaping and potential tree replacement.
8. The applicant should indicate the route, size, and invert elevations of the existing storm sewer at the intersection of West Mercer and Llanerch Avenues, and on West Mercer Avenue at the northwest corner of the site. All utilities within Llanerch Avenue should be indicated. Gas services to the proposed dwellings should also be indicated. (§78-25.B(5))
9. All existing curb material should be indicated.
10. A handicap ramp meeting current PennDOT standards should also be installed along the Llanerch Avenue side at the intersection of West Mercer and Llanerch Avenues. Also, a note should be added to the curb ramp detail indicating the ramps are to meet all current PennDOT standards.
11. Further detail should be provided along Llanerch Avenue to ensure any modifications to the curb will provide for positive gutter flow to the existing inlets.
12. A separate signature block for the Township Engineer should be provided. (§160-4.H(1)(e))
13. Note no. 8 on Sheet 1 should be revised to indicate that the maximum grade of any residential driveway shall not exceed twelve percent (12%). A leveling area of not less than twenty (20) feet in length and not greater than four percent (4%) in grade shall be

provided at the end of the driveway at the street line for all driveways exceeding six percent (6%) in grade. (Township Design Standards)

14. The proposed impervious coverage for Lot 2 should be verified. It appears that the amount of impervious coverage may be greater than indicated in the zoning information table. (§182-208.C(1)[i])
15. The topsoil stockpile on Lot 1 is located within close proximity to an existing 6-inch tree. It may be prudent to re-locate the topsoil stockpile to avoid impacting this tree.
16. If approved, a Grading, Drainage, Soil Erosion and Sedimentation Control Permit will be required for each lot which must include:
 - a. Field tests (i.e. double ring infiltrometer) to determine the appropriate hydraulic conductivity rate. (§78-34.B(2))
 - b. A drainage area map should be included with the stormwater management calculations.
 - c. 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)

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.
Sposato Homes

A G E N D A

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY, MARCH 28, 2013, 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- 162 West Eagle Road- Land Development
 Fiji Nails and Spa

Item#2- 715 Woodland Drive- Minor Subdivision
 Falcone Holdings

Item#3- Zoning Code Amendment- Steep Slope
 Discussion

Item #4- Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, March 28, 2013 at 7:30pm in the Commissioner's Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

Joe Russo, Chairman
Paul D'Emilio, Vice-Chairmen
Angelo Capuzzi, Secretary
Bill Rhodes, Member

BOARD MEMBERS NOT PRESENT:

Chuck Reardon, Member
Chris Gaumann, Member
Matt Heckendorn, Member

ALSO PRESENT:

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

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

Item #1 162 West Eagle Road – Land Development
Fiji Nails and Spa

Lisa Thomas, architect on the project, spoke before the Board. Also present were Brian Madsen, engineer, Mark D'Alonzo, architect and Tam Do, the applicant.

The applicant is proposing to demolish a portion of the existing commercial building, add a second story, and reconfigure the parking facilities at the referenced site. The first level of the existing building will remain a commercial use, while the proposed upper level of the building will consist of one residential apartment. Less than 1,000 s.f. of new or replacement impervious surface is proposed; therefore, stormwater management is not required. The property is located within the C-3 General Commercial Zoning District and is currently served by public water and sanitary sewer.

In regards to the Township Engineer's review letter dated March 28, 2013, all items (1-11) were discussed and will be complied with and/or addressed by the applicant.

Some items discussed were loading dock requirements, landscaping, the existing curb cut, bumpers in the handicapped parking spaces, the grade of the handicapped parking spaces and the existing free standing sign.

Mr. D'Emilio made a Motion to recommend to the Board of Commissioner the approval of this land development plan subject to the applicant complying with items 1, 2, 3, 5, 9, and 11 of the attached Township Engineer's review letter dated March 28, 2013. In regards to item 4, the 15' x 15' area in the front corner of the lot will be converted to pervious coverage and landscaped. The applicant will amend the proposed planting plan (item #6) and the required traffic study will

be waived (item #7). In regards to item #8, the applicant will increase the size of the sidewalk in front of the handicapped parking spaces to comply with ADA requirements and install bumpers along the sidewalk in front of the handicapped parking spaces. The existing retaining wall will be no higher than the maximum 20" allowed and the applicant may need to acquire approval from PennDot for the proposed planting in the right-of-way. The existing free standing sign will be removed and the new sign must meet the new sign requirements by the Township. The loading dock requirement will be waived for this use only.

Mr. Rhodes seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #2 715 Woodland Drive – Minor Subdivision
 Falcone Holdings

Dennis O'Neill from MacCombie Engineers spoke before the Board. Also present was Joe Falcone, the applicant.

The applicant is proposing to modify the common lot line between 715 Woodland Dr and the adjacent unoccupied property (Premises A). No development is proposed at this time. Both premises are within the R-6 Residential Zoning District.

The applicant is requesting a waiver from the required cartway and right-of-way widths.

In regards to the Township Engineer's review letter dated March 27, 2013, the applicant will comply with and/or address all items (1-6).

Some items discussed were the proposed driveway on Premises B, revisions to the existing wall, the required Zoning Hearing Board approval for any development on this property, and different types of homes (twin, single-family, duplex) that could be built on Premises A.

The Township gave full disclosure to the applicant that they may not be able to develop Premises A because of the disturbance of the steep slope.

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

1. Jeanne Wilkens, 800 Woodland Dr, is against any further development because of the lack of parking availability on the street.
2. Steve Sinibaldi, 624 Woodland Dr, is concerned with the lost parking spaces with the installation of the proposed driveway and is concerned with increased flooding.
3. Bill Unrath, 805 Woodland Dr, feels the neighbors are not being told the truth about plans for Premises A and stated that some trees are marked for removal. The applicant stated that they have not marked any trees for removal.
4. Jane McGowan, 805 Woodland Dr, feels that there is a plan for Premises A and are not being told the truth about the plans.

5. Andrea Ferry, 636 Woodland Dr, expressed her concern about flooding and parking on the easement.
6. Sharon Becker, 707 Woodland Dr, expressed her concern with increased flooding.
7. Lynne Beckwith, 44 W Wilmont, expressed her concern with the removal of trees.
8. Ron Wyffels, 44 W Wilmont, expressed his concern with tree removal and would prefer that a duplex not be built.

The Board stated that since this is private property, the owners are permitted to remove trees and discussed compensatory planting. They would like to see what is proposed for Premises A.

Mr. Falcone, the applicant, stated that he would like to build twin homes with private driveways on Premises A, that 2-3 trees may have to be removed and intends to clean-up the area to make it better than it is now. He stated that he will discuss with the Township Engineer the possibility of building a single-family home on Premises A.

This agenda item is being tabled so that the Mr. O'Neill can revise the plans in regards to the steep slopes and Mr. Falcone can make his intentions known for premises A to the Township. This application will be before the Planning Commission on April 11, 2013.

Item #3 Zoning Code Amendment – Steep Slope Discussion

Peter Puglione from the Environmental Advisory Committee and Anne Hutchinson were present to discuss the steep slope ordinance with the Board.

Some items discussed were the additional comments submitted by Mr. Puglione, natural vs. man-made slopes, and erosion caused by the steep slope disturbance.

After Mrs. Hanlon-Widdop asked Mr. Puglione what he specifically wanted the Township Engineer to review, Mr. Puglione stated that he has a problem with the language in the definition of a man-made slope, and the disturbance of a man-made slope.

Mr. Faulkner will look at some method at better defining man-made slope and different alternatives to disturbances of man-made slopes or some type of limiting threshold.

Item #4 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the meeting on March 14, 2013.

Mr. Rhodes seconded the Motion.

Roll call vote was taken.

Motion passed with a vote of 3-0-1 with Mr. D'Emilio abstaining.

Mr. Rhodes made a Motion to adjourn at 10:20pm.

Mr. Capuzzi seconded the Motion.

MOTION PASSED UNANIMOUSLY.

A G E N D A

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION,
THURSDAY, APRIL 11, 2013, 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- Harvard & Columbia Roads- Minor Subdivision Sketch Plan
Steigerwalt

Item#2- 1504 Steel Road- Minor Subdivision
Klodarska

Item#3- Zoning Code Amendment- Farmer's Market Ordinance
Revised

Item #4- Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, April 11, 2013 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
Bill Rhodes, Member
Chuck Reardon, Member

BOARD MEMBERS NOT PRESENT:

Matt Heckendorn, Member

ALSO PRESENT:

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

Mr. Russo called the meeting to order at 7:33pm.

Item #2 1540 Steel Road – Minor Subdivision
Klodarska

Dennis O'Neill from MacCombie Engineers spoke before the Board. Also present were the applicants, Joseph and Mary Klodarska.

The applicant is proposing to convey land from Parcel B to Parcel A to provide Parcel A with street frontage to Steel Road. A new single family dwelling is proposed on Parcel A. No improvements are proposed for Parcel B. The property is within the R-4 Residential Zoning District. The existing dwelling on Parcel B is currently serviced by public water and sewer. The proposed dwelling on Parcel A will be serviced by public water via a connection to the existing main in Steel Road. The sanitary sewer lateral for Parcel A will be connected to the existing sewer lateral currently servicing Parcel B and the adjacent Katze property.

The applicant appeared before the Zoning Hearing Board and received relief from the front porch encroachment into the front yard set-back which is noted on the plans.

The applicant is requesting waivers from the minimum cartway width and right-of way requirements, curbs, sidewalks and street lighting on Steel Road, and cartway width requirement, curbs, sidewalks, and street lighting on Bon Air Road as listed on the Township Engineer's review letter dated April 11, 2013.

In regards to the Township Engineer's review letter dated April 11, 2013, the applicant will comply with and/or address all comments (1-12).

Some items discussed were the width of the existing driveway, the proposed sewer connection, the maintenance agreement for the sanitary sewer lateral and the condition of this lateral, the design of the driveway and its water run-off, the swale that is proposed along the rear of the proposed house, and emergency vehicle access.

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

Ms. Young, 1416 Steel Road, came to hear about the plans and to see if any developments were planned for Bon Air Road.

Mr. D'Emilio made a Motion to recommend to the Board of Commissioners the approval of this Minor Subdivision plan subject to the applicant complying with items 1 – 8 and 10 – 12 of the attached Township Engineer's review letter dated April 11, 2013. In addition, the applicant will show and prove that runoff from the existing and proposed driveway will not overload the yard drain, the applicant will adjust the grading for the swale at the rear of the proposed house to comply with Township criteria, the applicant will perform a TV inspection of the sanitary sewer lateral and repair if needed and that an agreement be prepared and recorded, which outlines ownership and maintenance responsibilities for the existing sanitary sewer lateral. In regards to item #9, it is noted that no concrete apron is needed. The Planning Commission also recommends granting all waivers listed in the review letter.

Mr. Gaumann seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #1 Harvard & Columbia Roads – Minor Subdivision Sketch Plan
Steigerwalt

Jeffrey Steigerwalt, the applicant, spoke before the Board.

The applicant is proposing to subdivide an existing parcel into eight lots, and construct single-family homes. The proposed lots are to be serviced by public water and sewer. The property is within the R-5 Low-to-Medium Density Residential Zoning District.

The applicant is appearing before the Board to receive feedback for this sketch plan.

The applicant received the Township Engineer's review letter before the meeting and has not had time to review it.

The applicant has requested to pay a fee in lieu of providing designated open space for the development, and the money the Township receives will be used for the up-keep or repair of the trestle, to be decided at a later date.

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

David Freed, 548 Washington Ave, commented on emergency vehicle access to the site, the number of proposed homes to be built (he would prefer 6), asked about the fee in-lieu of open space requirement, and the tax revenue the Township would gain with this development.

Gene Lozurik, 544 Washington Ave, commented on the truck access under the trestle, asked what the intent of the Township was for buying the right-of-way, and stated he would prefer 6 homes instead of 8 homes with a buffer for the Washington Ave homes.

Joanne Rufo, 552 Washington Ave, questioned the distance between the proposed homes and existing homes on Washington Ave, and expressed her concern with the potential damage to her home with the construction.

Brooke Losurik, 544 Washington Ave, expressed her concern with water run-off, a buffer between houses, and providing railings and lighting on the trestle.

Anne Phillips, 1906 Belvedere Rd, commented on keeping the railroad line the same so the walkers can continue to use it. She is also is concerned with the increased traffic this development will bring.

Kim Cox, 100 Harvard Rd, asked about the ownership of the trestle, and stated she would prefer 6 homes instead of 8, and asked about the fee-in-lieu of the open space requirement.

Dennis Dunn, an attorney representing Tom Belmont, who lives at 114 Harvard Rd, stated that his client does not approve of this development. He would prefer the access be through Yale Road. He asked that the Township not grant the easement through Harvard Road and to look at what construes a "real" bi-rite plan.

Jim McGarrity, 7th Ward Commissioner, talked about the problems over time with the old McCandless Fuel Yard, stated that he is in favor of this development in order to clean up the area. Also, after speaking with Fire Chief Viola, the berm definitely needs to be open for fire truck access because of the size of the newer fire trucks. He stated that he spoke to the applicant asking for a cul-de-sac, that the access to the site be from Harvard Road with no access to the site from Washington Ave, all which the applicant has agreed to.

Tracy Thompson, 123 Harvard Rd, expressed her concern with increased traffic and stated she is not in favor of this development because of this.

Some things discussed were traffic calming devices, and that a traffic study is not needed with this development because of the number of proposed homes.

It was recommended to the neighbors to investigate some traffic calming devices with the Township Police Department.

Item #3 Zoning Code Amendment – Farmers Market Ordinance
 Revised

Mr. D'Emilio made a Motion to recommend to the Board of Commissioners the adoption of Ordinance P11-2013 B, as amended.

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

Item #4 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the meeting on March 28, 2013.
Mr. D'Emilio seconded the Motion.
Motion passed with a vote of 4-0-2 with Mr. Reardon and Mr. Gaumann abstaining.

Mr. Reardon made a Motion to adjourn the meeting at 9:45pm.
Mr. Russo seconded the Motion.
MOTION PASSED UNANIMOUSLY.

James Russo
4/25/13



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

HAVT 30185

April 11, 2013

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

**RE: Minor Subdivision Plan
Klodarska- 1504 Steel 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 for Joseph E. and Mary Audrey E. Klodarska"* (six sheets) dated March 17, 2013.
- *"Drainage Analysis for Michael Klodarska Subdivision"* dated March 17, 2013.

The applicants, Joseph E. and Mary Audrey E. Klodarska, propose to convey 12,530 s.f. of land from Parcel 'B' (Folio No. 22-09-02313-00) to Parcel 'A' (Folio No. 22-09-00092-00) to provide Parcel 'A' street frontage to Steel Road. Parcel 'A' is proposed to be 62,074 s.f. and Parcel 'B' is proposed to be 36,979 s.f. A new single family dwelling is proposed on Parcel 'A'. No improvements are proposed for Parcel 'B'. The property is within the R-4 Residential Zoning District.

The existing dwelling on Parcel 'B' is currently serviced by public water and sewer. The proposed dwelling on Parcel 'A' will be serviced by public water via a connection to the existing main in Steel Road. The sanitary sewer for Parcel 'A' is proposed to be a connection to the existing lateral servicing Parcel 'B' and the adjacent Katze property.

The applicants are requesting the following waivers:

- From §160-5.B(3)[j] regarding a minimum cartway width of 27 feet on Steel Road. The existing cartway width of Steel Road varies from 24 feet to 27 feet.
- From §160-5.B(3)[j] regarding a minimum right-of-way width of 50 feet. The existing right-of-way width of Steel Road is 40 feet.

MARIO A. OLIVA, *President*
JEFFREY C. HEILMANN, *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

- From §160-5.B(4)[a] regarding curbs on Steel Road at areas where no curb currently exists.
- From §160-5.B(4)[a,c] regarding sidewalks on Steel Road. There is no existing sidewalk on Steel Road.
- From §160-5.B(4)[f] regarding street lighting on Steel Road.
- From §160-5.B(3)[j] regarding a minimum cartway width of 27 feet on Bon Air Road.
- From §160-5.B(4)[a] regarding curbs on Bon Air Road.
- From §160-5.B(4)[a,c] regarding sidewalks on Bon Air Road.
- From §160-5.B(4)[f] regarding street lighting on Bon Air Road.

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 Planning Commission should note that curb currently does exist in front of Parcel 'B'. Also, curb and sidewalk do exist on the south side of Steel Road.
2. The Applicant should clarify the discrepancies between the deed and the calculated distances indicated for the east and west property lines for Parcel 'A'. Also, a copy of the deed(s) should be provided for review. (§160-4.G(2)[b])
3. Sight distance should be indicated for the existing driveway. (§160-4.E(5)[g](12))
4. An approved Pennsylvania Department of Environmental Protection Sewage Facilities Planning module or exemption is required. (§160-4.E(5)(d))
5. A separate and distinct permit and sewer connection is required for each individual building. (§149-3.C(6)) Also, the responsibility for maintenance of the existing lateral should be clarified.
6. The Shade Tree Commission should review all proposed landscaping.
7. A note should be added to the plan indicating a vertical separation in accordance with the Township Plumbing Code be provided between the existing sanitary sewer and proposed water service for Parcel 'A'.
8. Grading or other improvements are proposed within the dripline of the existing 14, 24 and 26-inch trees on Parcel 'A'. Also, proposed spread basin No. 1 at the northeast corner of Parcel 'A' is also within the dripline of an existing 24-inch tree. A note should be added to the plan indicating that trees damaged during construction will be replaced in accordance with the Township requirements.
9. It is unclear if the applicant is proposing a concrete driveway apron for the existing driveway.

10. The Township Solicitor should review all proposed easements.
11. A detail should be provided for the proposed sump box associated with spread basin no. 2.
12. If approved, a Grading, Drainage, Soil Erosion and Sedimentation Control Permit will be required for Parcel "A", which shall include:
 - a. A Drainage Plan Application & 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 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)

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 Consulting Engineers & Surveyors, Inc.
Joseph E. & Mary Audrey E. Klodarska

A G E N D A

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION,
THURSDAY, APRIL 25, 2013, AT 7:30 P.M., IN THE COMMISSIONERS MEETING ROOM AT
2325 DARBY ROAD, HAVERFORD, 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- 303 Bewley Road- Minor Subdivision Sketch Plan
 Kiersten Hewitt- Equitable Owner Sposato Home

Item#2- 326 Kenmore Road- Minor Subdivision
 John & Gail Reyer

Item#3- Zoning Code Amendment- Steep Slope Ordinance
 Revised

Item #4- Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, April 25, 2013 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
Jim McGarrity, 7th Ward Commissioner
Terry Coogan, Recording Secretary

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

Item #1 303 Bewley Road – Minor Subdivision Sketch Plan
Kiersten Hewitt-Equitable Owner Sposato Home

Mike Ciocco from Catania Engineers spoke before the Board. Also present were the applicants, Vince Sposato and Kiersten Hewitt.

The applicant is presenting two sketch plans to receive feedback from the Planning Commission. The applicant is proposing a two-lot subdivision. They must appear before the Zoning Hearing Board to request variances for existing non-conformities. The applicant prefers Sketch #1 because it is more conforming with the neighborhood.

Some items discussed were the front yard set-back of the proposed house on Sketch #2, the location of the concrete walk in relation to the property line on Sketch #1, and removing the existing portico on the house on Sketch #1.

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

Michael Bradley, 100 E. Park Rd, asked about the front yard set-back of the proposed house on Sketch #2, and the type of home to be built.

Kathy Nester, 304 Bewley Rd, asked who owned the homes, asked about the days and hours of construction and commented on all the development in this neighborhood. The applicant stated that he would work with the neighbors regarding the days and hours of construction.

The Planning Commission stated that they do not support or condone the variances requested, but if they receive relief from the Zoning Hearing Board, that Sketch #1 would be preferred.

Item #2 326 Kenmore Road – Minor Subdivision
John and Gail Reyer

Jim Buckley from Catania Engineers spoke before the Board. Also present were Mike Ciocco, also from Catania Engineers, and Mark Reyer, the applicant.

The applicant is proposing to subdivide an existing parcel into two 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 sanitary sewer. The proposed lots are also to be serviced by public water and sanitary sewer. Service laterals will connect to existing utilities in Kenmore Road.

In regards to the Township Engineer's review letter dated April 23, 2013, the applicant stated that they will comply with all items (1-11).

In regards to Item #1, the applicant will be more precise regarding the percentages of impervious and building coverage on the plans to the satisfaction of the Township Engineer.

In regards to Item #8, the applicant will reverse the proposed house so that the driveway is on the opposite side and therefore not interfere with the existing utility pole.

In regards to Item #10, the seepage beds will be relocated to the front yards.

Mr. Ciocco stated that perk testing was done on the two seepage beds and will submit the results to the Township Engineer.

The set-backs for the seepage beds were discussed.

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

Bill Joyce, 323 Sagamore Rd, was concerned with the construction entrance to the property.

Charles Hatton, 322 Kenmore Rd, questioned the location of the utility pole, the location of the proposed driveway closest to his house, the square footage of the footprint of the house, the hours and days of construction, expressed his concern with the removal of any asbestos from the existing house, and asked the builder if the two proposed homes could be built closer together.

John Lynch, 321 Kenmore Rd, questioned if the proposed driveway would be long enough for parking, and asked if the construction equipment would be left on the street when not in use.

Jim Burns, 338 Kenmore Rd, expressed his concern with flooding.

Monica McCurdy, 337 Kenmore Rd, asked for a timeline for construction.

Jim McGarrity, 7th Ward Commissioner, stated that he is in favor of the development. He expressed some concerns of the neighbors (utility pole, asbestos removal, time of construction) and asked if the builder would be willing to work with Mr. Maguire, 330 Kenmore Rd, regarding the fence which is on the Maguire property. The builder stated that if he received permission from Mr. Maguire, he would work with them regarding the fence.

Also discussed was the leveling area for Lot 1.

Mr. Rhodes made a Motion to recommend to the Board of Commissioners the approval of this minor subdivision plan subject to the applicant complying with all items (1-11) of the attached Township Engineer's review letter dated April 23, 2013. In addition, the plan will be adjusted to reflect rear patios rather than decks, the applicant will adjust the leveling area for Lot 1 (Item #4), the applicant will reverse the driveway on Lot 1, the seepage beds will be located in the front yard complying with all set-back requirements, all down spouts will be tied to the seepage beds and the applicant will provide proper safety fencing surrounding all excavated areas. Also, if the applicant receives permission from the Maguire neighbor, he will fix the fence on the Maguire property separating the applicant's property from the Maguire property.

Mr. Reardon seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #3 Zoning Code Amendment – Steep Slope ordinance
Revised

Present for the discussion were Peter Puglione and Jan Marie Rushforth from the Environmental Advisory Committee.

The Board discussed the revisions made to the ordinance and made additional text changes to the revisions.

Mr. Rhodes made a Motion to recommend to the Board of Commissioners the approval of Ordinance P3-2013, as amended, to reflect the text amendments suggested by the Township Engineer.

Mr. Russo seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #4 Review of Minutes

Mr. Reardon made a Motion to approve the minutes from the meeting on April 11, 2013.

Mr. Russo seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Mr. Reardon made a Motion to adjourn the meeting at 9:07pm.

Mr. Russo seconded the Motion.

MOTION PASSED UNANIMOUSLY.

Joseph Russo
5/23/13



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

HAVT 30186

April 23, 2013

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

**RE: Minor Subdivision Plan
Reyer- 326 Kenmore Road**

Dear Ms. Hanlon-Widdop:

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

- "Subdivision Plan for John & Gail Reyser- 326 Kenmore Road" (two sheets) dated March 25, 2013.

The applicants, John & Gail Reyser, propose to subdivide an existing 12,500 s.f. parcel into two (2) lots. Lot 1 is proposed to be 6,250 s.f. and Lot 2 is 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 sanitary sewer. The proposed lots are also to be serviced by public water and sanitary sewer. Service laterals will connect to existing utilities in Kenmore Road.

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 proposed building and impervious coverages for each lot should be verified. It appears that the proposed building coverage for each lot (31%) exceeds the maximum allowable for the R-4 Residential zoning district (30%). (§182-206.C(4)) The proposed impervious area coverage for each lot appears to be inconsistent with the plan.
2. One (1) 8-inch tree is identified to be removed. Tree replacement is required for removal of trees 6-inches in caliper or greater. (§160-5.B(2)(d)) The Shade Tree Commission should review all proposed landscaping and potential tree replacement.

MARIO A. OLIVA, *President*
JEFFREY C. HEILMANN, *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

3. An approved Pennsylvania Department of Environmental Protection Sewage Facilities Planning module or exemption is required. (§160-4.E(5)(d))
4. For all driveways exceeding six-percent (6%) in grade, a leveling area of not less than twenty (20) feet in length and not greater than four-percent (4%) in grade shall be provided at the end of the driveway at the street line. (Township Design Standards) It appears that a leveling area for Lot 1 exceeds the maximum four-percent (4%) slope.
5. Existing and proposed utilities should be indicated on the plan. Specifically, the electric and gas (if applicable) services should be identified. (§78-25.B(5))
6. Grading is proposed within the dripline of an existing 14-inch tree along the eastern property boundary. A note should be added to the plan indicating that damaged trees will be replaced.
7. The sanitary sewer cleanout for Lot 2 is located within the proposed driveway. A note should be added to the plan indicating that a traffic rated cover is required.
8. An existing utility pole is located within the proposed driveway apron for Lot 1.
9. A separate signature block should be provided for the Township Engineer. "Township Engineer" should be removed from the Commissioner's signature block.
10. The seepage bed detail indicates that only the rear roof drains are to be connected to the proposed stormwater facilities; however, it appears that roof drains at the front of the proposed dwellings also convey stormwater to the seepage beds. Please clarify. Furthermore, if the front of the dwelling is proposed to be connected to the bed, it does not appear that adequate fall is provided.
11. If approved, a Grading, Drainage, Soil Erosion and Sedimentation Control Permit will be required for each lot which must include:
 - a. Field tests (i.e. double ring infiltrometer) to determine the appropriate hydraulic conductivity rate. (§78-34.B(2))
 - b. A groundwater recharge calculation is required. (§78-34)
 - c. A water quality volume calculation is required. (§78-35)
 - d. Peak rate control calculations are required. (§78-37)
 - e. A drainage area map should be included with the stormwater management calculations.

- f. 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)

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 & Gail Reyner- 326 Kenmore Road

A G E N D A

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION,
THURSDAY, MAY 23, 2013, 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
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- Comprehensive Plan- Delaware County Planning Department

Item#2- 9 West Marthart Avenue - Minor Subdivision
 Sposato Homes

Item #3- Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, May 23, 2013 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
Matt Heckendorn, Member
Bill Rhodes, Member
Chuck Reardon, Member

BOARD MEMBERS NOT PRESENT:

Angelo Capuzzi, Secretary

ALSO PRESENT:

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

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

Item #2 9 West Marthart Avenue – Minor Subdivision
Sposato Homes

Alex Rodrigues from Catania Engineers spoke before the Board. Also present was the applicant, Vince Sposato.

The applicant is proposing to subdivide an existing parcel into two lots. The existing dwelling is proposed to be demolished and a new dwelling is proposed on each lot. The property is within the R-6 Residential Zoning District. The existing dwelling is currently serviced by public water and an on-lot sewage disposal system. The proposed lots are to be serviced by public water and sanitary sewer. Service laterals will connect to existing utilities in West Marthart Avenue.

In regards to the Township Engineer's review letter dated May 17, 2013, the applicant will comply with all items (1-3 and 5-13).

The applicant is requesting a waiver from the right-of-way width requirement and the cartway width requirement (item #4).

Some items discussed were the different sizes of the seepage beds, the perk tests performed on each lot, and the location of the utility poles.

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

Joe Cirillo, 29 Marthart Ave, speaking for some neighbors who weren't at the meeting, stated that they were in favor of this development but didn't want the proposed homes to overpower the existing homes, and expressed his concern with possible flooding.

Steve Safern, Marthart Ave, expressed his concern with the loss of parking spaces with the new development.

There was a discussion regarding the parking issue.

Mr. D'Emilio made a Motion to recommend to the Board of Commissioners the approval of this minor subdivision plan subject to the applicant complying with items 1-3 and 5-13 of the attached Township Engineer's review letter dated May 17, 2013. In addition, recommending the approval of the waivers requested from the right-of-way width and cartway width requirements.

Mr. Reardon seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #1 Comprehensive Plan – Delaware County Planning Department

Justin Dula and Rebecca Ross from the Delaware County Planning Department spoke before the Board. They are working to adopt the County's first Comprehensive Plan.

Presented to the Board was a hand-out which was the framework for a County Comprehensive Plan.

Mr. Dula and Ms. Ross explained and discussed this hand-out with the Board. Some items discussed were the County Profile which includes the land, the people, and the places in the county, the Land Use Framework, and Hyperlinks included in the draft.

The Board gave some feed-back about the draft.

Item #3 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the meeting on April 25, 2013.

Mr. Reardon seconded the Motion.

Motion passed with a vote of 3-0-3 with Mr. D'Emilio, Mr. Heckendorn, and Mr. Gaumann abstaining.

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

Mr. Reardon seconded the Motion.

MOTION PASSED UNANIMOUSLY.

Paul D'Emilio 7/25/13



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

MARIO A. OLIVA, *President*
JEFFREY C. HEILMANN, *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 30190

May 17, 2013

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

RE: Minor Subdivision Plan
Sposato Homes- 9 W. Marthart Avenue

Dear Ms. Hanlon-Widdop:

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

- *"Subdivision/Grading Plan for Sposato Homes- 9 W. Marthart Avenue"*
(two sheets) dated April 22, 2013.

The applicant, Sposato Homes, propose to subdivide an existing 11,669.4 s.f. parcel into two (2) lots. Lot 1 is proposed to be 5,847.08 s.f. and Lot 2 is proposed to be 5,822.36 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-6 Residential Zoning District.

The existing dwelling is currently serviced by public water and an on-lot sewage disposal system. The proposed lots are to be serviced by public water and sanitary sewer. Service laterals will connect to existing utilities in West Marthart 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. A table or detail should be provided to indicate conformity with the median setback lines of the existing structures on the same side of the street within 300-feet of the proposed construction. (§182-715)

2. The proposed building and impervious coverage in the zoning table for each lot should be verified as they appear to be inconsistent with the plan.
3. The height requirement for the R-6 Residential Zoning District should be included in the Zoning information table.
4. A 50-foot minimum right-of-way width and 27-foot cartway are required. (§160-5.B(2)(j)(1)). Currently a 45-foot right-of-way and a 24-foot cartway exist. The Applicant should indicate whether they intend to request a waiver from this requirement.
5. One (1) 20-inch tree is identified to be removed. Compensatory planting will be required.
6. The Shade Tree Commission should review all proposed landscaping and potential tree replacement.
7. An approved Pennsylvania Department of Environmental Protection Sewage Facilities Planning module or exemption is required. (§160-4.E(5)(d))
8. Existing and proposed utilities should be indicated on the plan. Specifically, the electric and gas (if applicable) services should be identified. (§78-25.B(5))
9. Existing curb material should be indicated.
10. A separate signature block should be provided for the Township Engineer, and the "Township Engineer" should be removed from the Commissioner's signature block. Also, a separate signature line should also be provided for the Township Planning Commission.
11. The Board of Commissioners signature block should be revised to indicate the *Township of Haverford*.
12. The seepage bed detail indicates that only the rear roof drains are to be connected to the proposed stormwater facilities; however, the stormwater management calculations indicate the entire roof area is directed to the seepage beds. Please clarify. Also, a drainage area plan should be provided.
13. 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)

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

Sincerely,

PENNONI ASSOCIATES INC.


David Pennoni, PE
Township Engineer

DP/brg

cc: Charles J. Catania, PE, Catania Engineering Associates, Inc.
Sposato Homes

A G E N D A

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION,
THURSDAY, JULY 25, 2013, 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 *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- 5 Llandillo Road- Conditional Use
 Carelink Community Support Services, Inc.

Item#2 Public Works Maintenance Garage- Preliminary/Final Land Development
 Haverford Township

Item #2- Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, July 25, 2013 at 7:30pm in The Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS NOT PRESENT:

Joe Russo, Chairman
Chris Gaumann, Member
Matt Heckendorn, Member

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager
Chuck Faulkner, Pennoni Associates
Jim Byrne, Township Solicitor
Jim McGarrity, 7th Ward Commissioner
Steve D'Emilio, 1st Ward Commissioner
Chris Connell, 8th Ward Commissioner
Terry Coogan, Recording Secretary

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

Item #1 5 Llandillo Road – Conditional Use
 Carelink Community Support Services, Inc.

Mr. D'Emilio addressed the audience explaining how the meeting will proceed with the Board receiving the information from the applicant and then after the Board questions and comments on the application, the audience will then be permitted to do so.

Mr. Jim Byrne, Township Solicitor, addressed the audience explaining the process by which this application will proceed. The Township Commissioners are not permitted to comment on this issue until all information is heard.

Mr. Joe Mattson, attorney for the applicant, Carelink, spoke before the Board. Also present were Eileen Joseph, the President and CEO of Carelink and Robert Linn, the architect. Mr. Mattson spoke about the mission of Carelink and about the proposed uses of the building. These uses are the housing of its administrative offices, employee training, outreach skills and training programs, counseling and special skills training services, public information sessions and meetings of the Board of Directors. He also discussed what would not happen at this facility. There would be no psycho-sexual evaluations, no drug and alcohol evaluations, no in-patient or out-patient evaluations and this will not be a group home.

There was a question and answer session between Mr. Mattson and Eileen Joseph, the President and CEO of Carelink. Ms. Joseph's resume was handed out to the Board. Ms. Joseph spoke about her background and what Carelink is and who it helps. She spoke about funding, the hours

of operation and number of employees at this site. She spoke about the career services program that would be at this site. This program provides counseling to people who have been diagnosed with a mental illness (i.e. getting and keeping a job or help with schooling). She stated that there would be no sexual offenders or substance abusers at this site. There will be no sexual evaluations, no in-patient or out-patient services and no group home. She stated that no clinical work is done in Delaware County.

Mr. Rhodes asked Ms. Joseph about the access to public transportation in regards to this site, Carelink's other sites in the County, the number of employees in this building, the parking on site, how the clients get to the site and how many are on site per day, and if there have been any client "incidents". Ms. Joseph responded that there have been three major incidents.

Mr. Capuzzi asked how Carelink got their clients (they are referred by other residential programs, from families or doctors and hospitals), if the clients have to meet certain requirements to be a client, how long clients remain in the program, the average age of a client, if the clients are on medication and if so, who monitors the medication (the mental health center monitors and works together with this facility), how often and who attends the pot-luck dinners, and if this facility will be open on the week-ends.

Mr. Reardon asked how long a client remains in the program, and approximately how many clients they treat a year.

Robert Linn, the architect addressed the Board and audience. He gave a brief background and description of the site. Mr. Linn went over the plans for the site, the zoning issues, the surrounding properties, the existing building and the proposed changes to the existing building and the number of parking spaces on site.

Some items discussed were if sprinklers are proposed for the building, if an elevator was being installed, installing a buffer adjacent to residential homes, the lighting in parking lot will comply with Township Ordinances and be on timers, shade tree and/or ornamental tree planting, if a traffic study has been done, deliveries to site, and if there will be secured entrances.

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

Brooke Schmoll, 304 Valley Road, asked about state restrictions and asked the Board to carefully consider the impact of the residents with any conditional use.

Christine Cavalier-Purpura, 4 E. Wilmot Ave, asked the applicant if any other offices have been in a community that looks like Llandillo Rd, and if it was possible that they don't know the impact of being in a neighborhood. She also asked if any other location housed all their services in one building.

Joanne Elias, 110 Llandaff Rd, the head of the Llanerch Civic Association, expressed how upset she was that the community was not told of this and were given no information regarding this application.

John Ryan, 534 Kathmere Rd, asked if the applicant will be paying property taxes since it's a non-profit organization.

Emily Vener-giszter, 18 & 16 E. Park Rd, asked about the number of administrative staff, the number of clients at a social event, and what is done if a client with a mental health disorder also has a drug problem. Ms. Joseph responded to her questions.

Bill McCollum, 1414 Darby Rd, asked if other services would be moving into this location.

Teresa O'Brien, 5 Llandaff Rd, asked the architect who owns the piece of asphalt on the site and she expressed her concern with Carelink moving into this facility with a neighborhood playground right next to it. Asked if there was any separation between the building and playground.

Linda Bailey, 37 W. Benedict Ave, expressed her concern with the clients coming into the neighborhood and is afraid that, in the future, sex offenders and substance abusers would be coming into the neighborhood.

Jim Byrne stated that having the court reporter at this meeting was his idea so that all the Commissioners could hear the testimony from tonight's meeting and asked for the cooperation from the audience members.

Brian Ruck, 204 Myrtle Ave, is concerned with the property values decreasing with this facility in the neighborhood and asked the Planning Commission to consider this. Also asked where the bus stop was in location to the building and what path the clients would be taking to get to the building.

Abby Pescatore, 32 Llandillo Rd, stated that the bus stop is on the corner of Darby and Llandillo Rds. She also expressed her concern with the increased traffic and parking problems associated with this facility.

David Naser, 8 Llandillo Rd, expressed his concern with the parking and also feels they need more information regarding any acts of violence associated with the clients at Carelink.

Jim Byrne explained the law regarding notices given out to the neighbors regarding Township meetings.

Alice Bausman, 5 Waverly Rd, stated that she understands that people need these services provided by Carelink and that clients with criminal records won't be there and feels that Carelink and the neighbors need to find a way to work together.

George Ramplin, 336 Darby Rd, stated that the existing air conditioning units are very loud and wondered if there were any plans to change it. He would like this to be addressed.

Michael Patton, 314 Lansdowne Rd, asked if any clients were court appointed (no), and asked what floor the client services would be on. He also asked if anyone with a sexual disorder or

schizophrenia would be clients and if there will be a special entrance for clients. (no to sexual disorders and yes to schizophrenia).

Chris Millay, 23 W Langhorne Ave, asked if granting a conditional use would open the window for future uses. Would the conditional use specify certain mental illnesses in it? The Board answered that the same restrictions would be in place for the next owner.

Gloria Burson, 126 E Park Rd, asked the Board to please consider that this facility is within walking distance to three schools.

Regina Pfeiffer, 11 E Langhorne, asked the Board to please consider the types of clients and place what is legally most restrictive on this application and feels that their properties will be de-valued.

Matthew Walters, 34 Llandillo Rd, expressed his concern about the access the clients will have to the playground.

Joannes Jones, agrees with all the comments stated so far, and is concerned with the ramp access to the first floor.

Lori Rufo, 321 Strathmore Rd, asked the applicant if she would put this facility in her neighborhood. The applicant answered yes.

Karen Mitsuka, who is in the health care industry, finds it hard to believe that Ms. Joseph has only seen three major incidents and therefore finds it hard to believe anything she says.

Colleen Bonner, 108 E Park Rd, stated that she is upset with the lack of transparency from the applicant and that the applicant is downplaying the level of substance abuse associated with mental health illness. Asked that the applicant just be honest with the neighbors about the types of clients and their struggles.

Cathy Nestor, 302 Bewley Rd, asked where to read the petition for the conditional use permit. She was told the Township website.

Bill Gormely, 30 Llandillo Rd, stated that nobody knew anything about this application and that nobody supports it.

Ann Stango, 114 Glen Arbor Rd, stated that she went to the Township building to sign the petition but there was none. Mrs. Hanlon-Widdop explained that the Township has no petition and explained the application process to the audience. Ms. Stango asked how safe was the neighborhood going to be with this facility in it.

Simon Giszter, 18 E Park Rd, asked the Board to be cautious in setting up the zoning for this facility.

Sylvia Toland, 12 Llandillo Rd, expressed her concern with the parking overflow from the lot, asked what kind of signage and lighting there would be. Also is concerned with the property values decreasing.

John Milius, 10 E Mercer Ave, feels that the Board is totally unprepared and that this application does not make sense in this community.

Lindsey Zeler, 308 Bewley Rd, asked for the clinical definition of schizophrenia (Ms. Joseph replied). She is concerned with the safety of the children and asked if there would be any safeguards from the clients.

Elizabeth Wocik, 27 E Langhorne Rd, asked the Township if any security would be posted outside the building and if the police will be patrolling the neighborhood.

Linda Nestor, 29 Tenby Rd, expressed her concern with the clients getting off the bus with the children walking in the neighborhood going to school.

Mr. Mattson stated that the residents have had a fair hearing and the applicant has nothing further to say.

Mr. D'Emilio stated that this is the first time the Planning Commission heard this information from the applicant and the residents.

The Planning Commission stated that they are in no position to recommend anything to the Board of Commissioners and it was recommend to the applicant to address the interaction between the property and the playground by making the playground safer and more secure, to conduct a traffic study, and to provide testimony regarding the comments regarding the property values of the neighborhood. They also recommended waiting until September to have the public hearing.

Mr. Rhodes suggested having only administrative offices and training at this site and excluding the client services.

This item will be continued at the August 22, 2013 Planning Commission meeting.

Item #2 Public Works Maintenance Garage – Preliminary/Final Land Development
 Haverford Township

Mrs. Hanlon-Widdop addressed the Board.

The Board reviewed the plans. Some items discussed were the side-yard set-backs, the variances requested, stormwater management and the historical significance of the existing property on site.

Mr. Rhodes made a Motion to recommend to the Board of Commissioners the approval of this land development plan subject to the applicant continuing with the historical element on site, the

applicant complying with the stormwater requirements of the Township Engineer, and in addition, recommending the approval of the waivers requested.

Mr. Reardon seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #3 Review of Minutes

Mr. D'Emilio made a Motion to approve the minutes from the meeting on May 23, 2013.

Mr. Rhodes seconded the Motion.

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

Mr. Reardon made a Motion to adjourn the meeting at 10:55pm.

Mr. Rhodes seconded the Motion.

MOTION PASSED UNANIMOUSLY.

Paul D'Emilio 8/22/13

****PLEASE NOTE THE CHANGE IN VENUE****

A G E N D A

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION,
THURSDAY, AUGUST 22, 2013, AT 7:30 P.M., IN THE **HAVERFORD TOWNSHIP MIDDLE
SCHOOL AUDITORIUM, 1701 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 *ND*

ALSO PRESENT:

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

Item#1- 728 Beechwood Drive- Minor Subdivision
 Jackson

Item#2 303 Bewley Road- Minor Subdivision
 Sposato Homes

Item#3- 5 Llandillo Road- Conditional Use
 Carelink Community Support Services, Inc.

Item #4- Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, August 22, 2013 in the Haverford Township Middle School Auditorium, 1701 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
Chuck Reardon, Member

BOARD MEMBERS NOT PRESENT:

Bill Rhodes, Member

ALSO PRESENT:

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

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

Item #1 728 Beechwood Drive – Minor Subdivision
Jackson

Jim Buckler, attorney for the applicant, spoke before the Board. Also present was Mike Ciocco, the engineer.

Mr. Buckler went over the plans with the Board. The applicant must appear before the Zoning Hearing Board but asked the Planning Commission for their input regarding relief for the steep slope provision noted on the plans.

The Township Engineer has not reviewed these plans, therefore, this agenda item was tabled until the September 12, 2013 Planning Commission meeting.

Item #2 303 Bewley Road – Minor Subdivision
Sposato Homes

Mike Ciocco from Catania Engineers spoke before the Board. He gave a brief overview of the project.

The applicant is proposing to subdivide an existing lot into two equal size lots. The existing dwelling is proposed to remain on Lot 1 and a new single family dwelling is proposed on Lot 2. Both lots are within the R-4 Residential Zoning District. The existing dwelling on Lot 1 is currently serviced by public water and sanitary sewer. The proposed dwelling on Lot 2 is also to

be serviced by public water and sanitary sewer. Service laterals will connect to existing utilities in Bewley Road.

The applicant is requesting a waiver from the minimum cartway width of 27 feet on Bewley Road.

In regards to the Township Engineer's review letter dated August 19, 2013, the applicant will comply with and/or address all items (1-7e).

The set back of the existing shed was discussed. The existing shed will be moved.

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

Michael Bradley, 100 E. Park Road, asked the height of the proposed home and the distance between the proposed home and his home.

Kathryn Nestor, 304 Bewley Road, asked about the regulations regarding changes made to a property adjacent to an historic home. Mr. Reardon explained.

The applicant was told he must appear before the Historical Commission.

Mr. D'Emilio made a Motion to recommend to the Board of Commissioners the approval of this Minor Subdivision subject to the applicant complying with all items (1-7) in the attached Township Engineer's review letter dated August 19, 2013. Also the applicant will remove 10' of the macadam area adjacent to the shed on Lot 1, move the shed to comply with the side yard set-back, shift the location of the house such that the 12' side yard is adjacent to Mr. Bradley's property (100 E. Park Road), and appear before the Historical Commission and abide by their decision.

Mr. Reardon seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Mr. Russo turned the meeting over to Mr. D'Emilio.

Item #3 5 Llandillo Road – Conditional use
 Carelink Community Support Services, Inc.

Mr. D'Emilio addressed the audience regarding the order of the meeting.

Joe Mattson, attorney for Carelink, spoke before the Board. Also present was Gary Woomer, Vice President of Operations at Carelink.

Mr. Mattson gave a brief summary of the last meeting.

After discussing several issues with the applicant, the property at 5 Llandillo Road will be used solely for administrative purposes. There will be no client services at this location.

The applicant submitted a letter amending the conditional use application to just administrative services – no clinical services at this location.

Mr. Mattson also stated that a traffic analysis was performed, security will be installed in the building, and he submitted a report which studied the impacts to the valuation of properties adjacent to uses similar to those proposed by Carelink.

The Board reviewed all documents handed out.

There was a question and answer session between Mr. Mattson and Mr. Woomer.

Some items discussed were Mr. Woomer's educational background, his duties at Carelink, how the amended conditional use permit differs from the original, the number of employees and hours of operation, who will be coming to this facility, the services on site, parking, security, the impact on the surrounding homes, the Board of Director meetings and the training sessions held at this location.

Mr. Byrne, the Township Solicitor, addressed Mr. Woomer. Items discussed were abiding by the restrictions in the conditional use application, administrative uses, no clients at this site, the grievance process at Carelink, and the security system being installed.

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

Mike Patton, 314 Lansdowne Rd, expressed his concern with the parking issue (off-street and in the lot), the training sessions and the grievance process at this site. The applicant agreed to meet a client with a grievance off-site.

Kathryn Betz, 245 Mill Road, questioned the training sessions at this site.

Brian Elias, President of the Llanerch Civic Association, 11 Llandaff Rd, thanked the applicant for hearing the public's concern and stated that they are much happier with this application. They agree that any interaction with clients should be off-site and asked if the public could review the amended conditional use application. He also stated that in the past the civic association used the parking lot on this site for different functions and asked if they could maybe be permitted to continue to do so.

Maryellen Stemet, 15 Llandillo Rd, questioned why Carelink still wanted a big building when they are only using it for administrative use.

Steven Miller, 300 Lansdowne Rd, asked if the applicant will be leasing out space in the building they are not using. The applicant responded no.

Joan Mazur, 14 Tenby Rd, asked if the park will be as accessible as it is now. Yes and the applicant will install a fence between their property and the park.

Robin Naser, 8 Llandillo Rd, disputed the usable space in the building, asked if any of the staff were concerned about safety, asked about the staff training, concerned with smokers and their trash, asked how the facility will be cared for, spoke about the condition of Torrey House and would like the zoning to remain INS.

Laura Connelly, 10 Llandillo Rd, asked if there would still be pot luck dinners held at this location. No, since there will be no client services held here.

David Naser, 8 Llandillo Rd, asked why buy a big building for a small number of employees, stated the zoning needs to be changed for the two adjacent properties, asked about the landscaping on site and feels condos would be better at this site.

Ray Betz, 245 Mill Rd, asked what is stopping the applicant from asking for variances to put other things in the building. Jim Byrne responded.

Abbe Pescatore, 32 Llandillo Rd, expressed her concern with the amount of trainees and traffic, the amount of people at the Board of Directors meetings, parking, and asked if they will be working on week-ends.

John Mazur, 14 Tenby Rd asked if they will be storing medicine or drugs at this site. The applicant responded no. He also asked if any fund raising activities will be held on site. The applicant responded possibly.

Brian Hizur, 17 E Langhorne Rd, asked if the client grievances will be held off-site. The applicant responded yes.

Mr. Byrne addressed the audience to stress that there would be no pot luck dinners held at this site. It is a restriction in the Conditional Use application.

Regina Pfeiffer, 11 E Langhorne Rd, agrees that this is a better application but asked what happens when Carelink wants to sell. Asked the Planning Commission to make a decision on what's prudent on what other owner can come after this one.

Janice Goldschmidt, 21 E Mercer Ave, asked Carelink what benefits they are adding to the neighborhood. She expressed her concern with the impact this will have on the neighborhood and would rather the building remain empty.

Mr. D'Emilio thanked the audience for their comments and questions and stated that Board was going into executive session.

After the executive session Mr. Byrne addressed the audience. He stated that this is not a zoning issue. The zoning will remain INS. This is a conditional use application. He also stated that this application will be addressed again at the Board of Commissioners meeting held on September 3, 2013. Transcripts of tonight's meeting will be available to read at the Township Building.

Mr. D'Emilio made a Motion to recommend to the Board of Commissioners the approval of this Conditional Use application subject to the following conditions:

1. The use of the property must be in accordance with the notes of testimony.
2. The notes of testimony and the exhibits are incorporated in this decision
3. All conditions and exclusions agreed to by the applicant in the testimony are made a part of this decision.
4. General hours of operation shall be from 8:00 a.m. to 5:00 p.m., Monday through Friday.
5. Only one extracurricular event (training, board meetings, etc.) per week shall be permitted. These events shall conclude no later than 9:00 p.m.
6. Under no conditions shall client related activities (including interviews, counseling sessions, social gatherings, etc.) be permitted anywhere on the property.
7. A minimum four (4) foot chain-link fence with black coating shall be erected between the Applicant's property and the adjacent Township playground area.
8. The proposed walkway leading from Lansdowne Road to the Township playground, as shown on the Applicant's Proposed Site Plan, SP-1, prepared by Linn Architects, dated May 31, 2013 and last revised July 13, 2013, shall be separated from the Applicant's parking lot by a minimum four (4) foot high chain link fence, coated black with full privacy screening slats. In lieu of this arrangement, the proposed walkway shall be deleted from the plan and a handicap accessible ramp shall be constructed to the playground adjacent to the existing playground entrance from Moewyn Road.
9. The parking area shall be fully screened from views from Lansdowne Road with a planted buffer consisting of evergreen trees and shrubs. The planting plan shall be reviewed and approved by the Township Shade Tree Commission.
10. The Applicant's designer shall meet at the site with the Township Engineer to determine the extent to which existing impervious areas which no longer serve any useful purpose may be demolished and replaced with lawn and/or landscaped beds.
11. Parking lot lighting shall consist of full-cutoff type fixtures set no higher than fifteen (15) feet above finished grade. Parking lot lighting shall be controlled by timers and shall be set to shut off no later than thirty (30) minutes after the close of business for the day.
12. All employees and visitors shall park in the Applicant's parking lot. Parking on the residential streets adjacent to the Applicant's and adjoining owners' properties shall be prohibited.
13. Trash collection at the applicant's property shall be limited to the general hours of operation listed in Condition #4.
14. Sound attenuation screening shall be installed around the existing air conditioning units on site.
15. The Township Fire Official shall review the Site Plan for adequacy of access for emergency equipment and vehicles.

16. The Applicant's designer shall document on the Site Plan the handicapped accessible route to the building from the proposed handicap parking spaces. Appropriate directional signage and pavement markings shall be installed on the property to clearly identify this route.
17. Any exterior modifications must be presented to the Haverford Township Historical Commission for review
18. The traffic study shall be amended to include an evaluation of the timing of the traffic signal at the intersection of Darby and Llandillo Roads.
19. There shall be no subleasing at the property.

Mr. Russo seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #4 Review of Minutes

Mr. D'Emilio made a Motion to approve the minutes from the meeting on July 25, 2013.

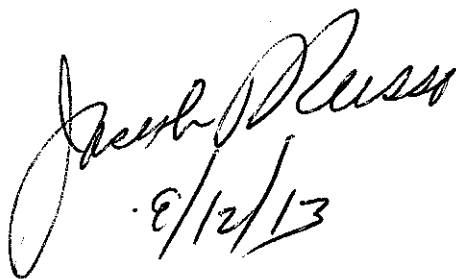
Mr. Capuzzi seconded the Motion.

Motion passed with a vote of 3-0-3 with Mr. Russo, Mr. Gaumann, and Mr. Heckendorn abstaining.

Mr. Reardon made a Motion to adjourn the meeting at 10:06pm.

Mr. Gaumann seconded the Motion.

MOTION PASSED UNANIMOUSLY.


8/12/13



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

MARIO A. OLIVA, *President*
JEFFREY C. HEILMANN, *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 30187

August 19, 2013

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

**RE: Minor Subdivision Plan
Sposato Homes – 303 Bewley Avenue**

Dear Ms. Hanlon-Widdop:

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

- "Subdivision Plan for Sposato Homes" (two sheets), dated July 2, 2013.
- Stormwater Calculations for Sposato Homes, dated July 2013.

The applicant, Sposato Homes, proposes to subdivide an existing 22,000 s.f. lot (Folio No. 22-02-00017-00) into two (2) equal sized lots of 11,000 s.f. The existing dwelling is proposed to remain on Lot 1 and a new single family dwelling is proposed on Lot 2. Both lots are within the R-4 Residential Zoning District.

The existing dwelling on Lot 1 is currently serviced by public water and sanitary sewer. Proposed Lot 2 is also to be serviced by public water and sanitary sewer. Service laterals will connect to existing utilities in Bewley Avenue.

The Applicant is requesting the following waiver:

- From §160-5.B(3)(j)(1) regarding a minimum cartway width of 27 feet on Bewley Avenue. The existing cartway width of Bewley Avenue is 24.7 feet.

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

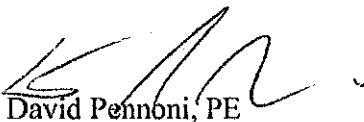
1. The plan should indicate the median setback of the existing structures on the same side of the street within 300-feet of the proposed construction. (§182-715)
2. The tabulations for impervious coverage appear to be inconsistent with the existing conditions on Lot 1 and proposed conditions for Lot 2 (§182-206.C.).

3. The plans should provide the location of all existing trees on both lots; the number, size and location of trees to be removed and all required replacement trees (§ 170-6 B(2)). Per our site visit, there are existing trees on the property. Also, the Shade Tree Commission should review all proposed landscaping and potential tree replacement.
4. The location of all existing and proposed utilities should be indicated for both Lots (§160-4.E(5)(d)) Based on a site visit, the existing electrical service for Lot 1 crosses Lot 2. Also, given the location of the sewer cleanout for Lot 1, it appears the sewer lateral may cross the proposed property line.
5. An approved Pennsylvania Department of Environmental Protection Sewage Facilities Planning module or exemption is required. (§160 4.E(5)(d))
6. The Applicant should discuss the need to retain the existing macadam area adjacent to the shed on Lot 1.
7. If approved, a Grading, Drainage, Soil Erosion and Sedimentation Control Permit will be required for each lot which must 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 drainage area map (§78-25.B(18)).
 - d. A detail should be provided for the yard drains.
 - e. 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)

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

Sincerely,

PENNONI ASSOCIATES INC.


David Pennoni, PE
Township Engineer

DP/epj

cc: Michael J. Ciocco, PE, Catania Engineering Associates, Inc.
Sposato Homes

AGENDA

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION,
THURSDAY, SEPTEMBER 12, 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. *NO*
Terry Coogan, Scribe

Item#1- 728 Beechwood Drive- Minor Subdivision
 Gena Jackson

Item#2 Portable Outdoor Storage Ordinance- Zoning Code Amendment

Item #3- Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on September 12, 2013 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
Jane Hall, 3rd Ward Commissioner
Terry Coogan, Recording Secretary

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

Item #1 728 Beechwood Drive – Minor Subdivision
Gena Jackson

Mr. Buckler, attorney for the applicant, spoke before the Board. Also present was Mike Ciocco, Engineer from Catania Engineers.

Mr. Ciocco gave a brief overview of the project.

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

The applicant must appear before the Zoning Hearing Board.

In regards to the attached Township Engineer's review letter dated September 12, 2013, the applicant will comply with and/or address all items (1-14).

Some items discussed were the four variances needed:

1. Constructing a driveway in a steep slope
2. Subdividing on a lot with a non-conforming building
3. Minimum side yard set-back requirements
4. Aggregate side yard set-back requirements

Other items discussed were the “jog” in the property line, and combining the driveways which would get rid of the “jog”.

The applicant will appear before the Zoning Hearing Board and return to the Planning Commission in October.

Item #2 Portable Outdoor Storage Ordinance – Zoning Code Amendment

The Board, Mrs. Hanlon-Widdop and Jane Hall, 3rd Ward Commissioner, reviewed and discussed the ordinance.

Some items discussed were adding “rented or leased” to the definition, time extensions and who the resident appears before to obtain an extension, the location of the PSU, and its size dimensions.

The ordinance will be amended for further review by the Planning Commission.

Item #3 Review of Minutes

Mr. Capuzzi made a Motion to approve the minutes from the meeting on August 22, 2013.

Mr. Reardon seconded the Motion.

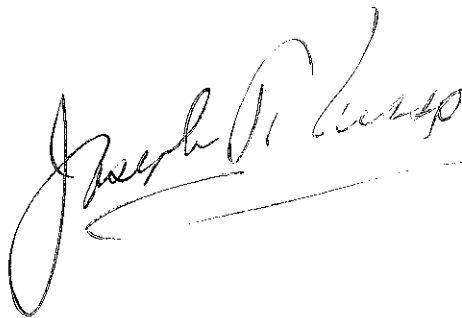
Roll call vote was taken.

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

Mr. Reardon made a Motion to adjourn the meeting at 8:46pm.

Mr. D’Emilio seconded the Motion.

MOTION PASSED UNANIMOUSLY.

A handwritten signature in black ink, appearing to read "Joseph P. Capuzzi", with a long horizontal line extending from the bottom of the signature.



TOWNSHIP OF
HAVERFORD
DELAWARE COUNTY

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LORI HANLON-WIDDOP, *Asst. Manager*
JONATHAN M. CALPAS, CPA, ESQ., *Auditor*
JAMES J. BYRNE, JR., ESQ., *Solicitor*
PENNONI ASSOCIATES, INC., *Engineer*

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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 30188

September 12, 2013

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

**RE: Preliminary/Final Subdivision Plan
Gena Jackson- 728 Beechwood Drive**

Dear Ms. Hanlon-Widdop:

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

- "Subdivision Plan for Gena Jackson- 728 Beechwood Drive" (two sheets)
dated April 1, 2013, last revised August 19, 2013.

The applicant, Gena Jackson, proposes to subdivide an existing parcel (Folio No. 22-06-00204-00) into two (2) lots. Lot 1 is proposed to be 6,366 s.f. and Lot 2 is proposed to be 6,134 s.f. The existing residence is proposed to remain, and a new dwelling is proposed for Lot 2. Additionally, a new driveway is proposed for the existing dwelling on Lot 1. The property is within the R-4 Low to Medium Density Residential Zoning District.

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

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. Steep slopes (15%-25%) should be indicated on the plan. (§154A-7.B) It appears that steep slopes exist at the southwest corner of the existing lot.
2. It shall be unlawful to erect or maintain a fence, wall, or retaining wall in the front yard area of any lot, tract, or parcel of land in the Township. However, walls may be located

within a required front yard provided they do not exceed 30-inches in height and are constructed of masonry, stone or cement. It appears the proposed wall for Lot 1 will exceed the maximum height. (§182-727.B)

3. 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) A tabulation of the setback for the existing properties should be provided.
4. Per Township Design Standards, the intersection of any driveway with a street shall be at least thirty (30) feet from the edge of paving or curb of that streets intersection with another street. It appears that the drive for Lot 1 may be unable to comply with this requirement. The applicant should consider a request for a waiver.
5. The elevation of the north end of the proposed driveway for Lot 1 is unclear. Also, it appears that the elevation of the proposed grate of the inlet at the south side of the driveway may not permit capture of the intended drainage area.
6. The extent and elevations of the proposed retaining wall for Lot 1 are unclear. The extent should be delineated and additional elevations provided.
7. A detail for the proposed retaining wall should be provided.
8. Given the proximity of the proposed retaining wall for the driveway of Lot 1 to the adjacent property line, it is unclear how future maintenance will be performed without accessing Lot 2.
9. The Planning Commission should note that the proposed impervious coverage for Lot 2 is at the maximum 45-percent (45%).
10. An approved Pennsylvania Department of Environmental Protection Sewage Facilities Planning module or exemption is required. (§160-4.E(5)(d))
11. The cartway width of Beechwood Drive should be indicated. (§160-5.B(2)(j)(1))
12. Shade trees should be installed at a minimum distance of six (6) feet from the inside edge of the right-of-way line, with a minimum spacing of thirty (30) feet on center. (§160-5.B(6))
13. The Shade Tree Commission should review proposed tree removal and replacement.
14. If approved, a Grading, Drainage, Soil Erosion and Sedimentation Control Permit will be required for each lot which shall include the following:
 - a. A Drainage Plan Application and Checklist are required. (§78-25.A(6,7))

- b. Stormwater management calculations addressing groundwater recharge (§78-34), water quality (§78-35), and peak rate control (§78-37) are required to be submitted.
- c. Infiltration test results are required to be submitted. (§78-34.B(2))
- d. A drainage area map should be included with the stormwater management calculations. (§78-25.B(18))
- e. 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)

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

Sincerely,

PENNONI ASSOCIATES INC.


David Pennoni, PE
Township Engineer

DP/brg

cc: Michael J. Ciocco, PE, Catania Engineering Associates, Inc.
Gena Jackson

AGENDA

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION,
THURSDAY, SEPTEMBER 26, 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
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- Haverford Reserve Carriage Homes- Conditional Use
 Haverford Reserve, L.P.

Item#2 Portable Outdoor Storage Ordinance- Zoning Code Amendment

Item#3 Delaware County Act 537 Sewage Facilities Plan Update

Item #4 Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, September 26, 2013 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
Chuck Reardon, Member

BOARD MEMBERS NOT PRESENT:

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

ALSO PRESENT:

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

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

Item #1 Haverford Reserve Carriage Homes – Conditional Use
Haverford Reserve, L.P.

Mr. Capuzzi stated that he will be abstaining from voting on this agenda item.

Rob Lewis, attorney for the applicant, spoke before the Board. Also present was Bob Freidman, the Vice-President of the Goldenberg Group, and Lisa Thomas, the project planner. Mr. Lewis gave a brief overview of the Haverford Reserve project.

The applicant is requesting an amendment to the conditional use approval on the carriage home portion of the Reserve. They are asking for a modification of the set back requirement along the tract perimeter for accessory structures on a limited number of carriage homes (15).

Mr. Goldberg reviewed sketches of the plan with the Board showing which homes would be impacted. He stated they are having trouble selling these 15 homes because they are impacted by the rear yard size. There is not enough room to install patios, sitting areas or water features.

The Quadrangle and Atherton both have submitted a letter giving their support of this amendment.

Lisa Thomas, the landscape architect, spoke about the encroachment area. She stated the homes need 22' of buildable area for some fencing and low walls. There will be no sheds built. She showed some set back views from the reserve and feels this amendment will have no impact on the Quadrangle.

There was a discussion about reducing the setback requirement from 50' to 40'.

Mr. Reardon made a Motion to recommend to the Board of Commissioners the approval of this Conditional Use Amendment reducing the set back requirement from 50' to 40' on a continuing basis along the Quadrangle property as it related to the 15 parcels subject to the requirements of the applicant based on the attached drawing sheet B.

Mr. Gaumann seconded the Motion.

Roll call vote was taken.

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

Item #2 Portable Outdoor Storage Ordinance – Zoning Code Amendment

The Board discussed the ordinance and amended some of the language.

Mr. Capuzzi made a Motion to recommend to the Board of Commissioners to approve the language adopted of Ordinance P23-2013 regarding Portable Outdoor Storage Units.

Mr. Gaumann seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #3 Delaware County Act 537 Sewage Facilities Plan Update

The Board discussed the Delaware County Act 537.

Mr. Capuzzi made a Motion to recommend to the Board of Commissioners the adoption of Delaware County Act 537.

Mr. Russo seconded the Motion.

Roll call vote was taken.

Motion passed with a vote of 3-1-0 with Mr. Gaumann voting no.

Item #4 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the meeting on September 12, 2013.

Mr. Capuzzi seconded the Motion.

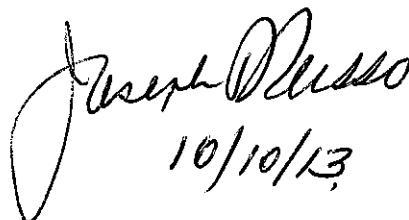
Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Mr. Russo made a Motion to adjourn the meeting at 8:48pm.

Mr. Reardon seconded the Motion.

MOTION PASSED UNANIMOUSLY.


10/10/13

AGENDA

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION,
THURSDAY, OCTOBER 10, 2013 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
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- 1254 Leedom Road- Minor Subdivision
Rayer Builders

Item#2 2400 Darby Road- Land Development Sketch Plan
Walgreens

Item #3 Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, October 10, 2013 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
Chuck Reardon, Member

BOARD MEMBERS NOT PRESENT:

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

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager
Chuck Faulkner, Pennoni Associates
Jane Hall, 3rd Ward Commissioner
Bill Wechsler, 9th Ward Commissioner
Terry Coogan, Recording Secretary

Mr. Russo called the meeting to order at 7:42pm.

Item #2 2400 Darby Road – Land Development Sketch Plan
Walgreens

Mark D'Amico, attorney for the applicant, spoke before the Board. Also present were Bill Owens, civil engineer, Matt Hammond, traffic engineer, and Josh Peterson.

The applicant is proposing a Walgreens drug store with a drive-thru at 2400 Darby Road, the corner of Darby and Eagle Roads.

The applicant needs to appear before the Zoning Hearing Board to request variances from parking requirements, impervious surface requirements, visibility issues and having a drive-thru in a C-3 zoning district.

Bill Owens, the civil engineer, reviewed the plans with the Board.
There are currently 4 curb cuts which are proposed to be reduced to 2 curb cuts.
The basement will be used solely for storage.
The Walgreens proposed is smaller than a typical Walgreens.
They are proposing more landscaping and pedestrian amenities.
The drive-thru will be located next to the bank.

Some items discussed were additional parking spaces, requirements for an island, monitoring wells on site, streetscape in regards to the Township's Comprehensive Plan, the drive-thru lane in relation to the existing alley, the size of the delivery trucks, parking for employees, hours of operation, PennDot's standard for sidewalks, and planting a strip of grass next to curb.

Matt Hammond, the traffic engineer, spoke about the size of the sidewalk. He stated that they have conducted a traffic study which meets all standards; they have received input from Penn Dot, discussed the proposed parking and stated that they have performed a parking study.

Some items discussed were the circulation pattern for the delivery trucks, Walgreens standard for parking, the applicant's willingness to perform a post-development traffic study, the location of the utilities, the waivers needed from SALDO.

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

Jane Hall, 3rd Ward Commissioner, expressed her concern with the signage. She asked for a variation from the signage from the typical Walgreens. She would like the sign to be less intrusive.

Bill Wechsler, 9th Ward Commission, agreed with Jane Hall about the signage. He feels that only building signage is needed at that intersection.

Lori Hanlon-Widdop, Assistant Township Manager, questioned the existing utilities location, asked if they would be modifying all 4 cross walks at the intersection (applicant will discuss with PennDot), asked if there would be any storage space in the basement of the proposed building, and asked if a mezzanine is proposed on the building.

The Board recommended separating the alleyway from the entrance way.

Item #1 1254 Leedom Road – Minor Subdivision
Rayer Builders

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

The applicant is proposing to subdivide an existing parcel into two lots. The existing dwelling on Parcel A is proposed to be demolished and a new dwelling is proposed on each new lot. Also, 600 sf of land is proposed to be conveyed to Lot 2 from Parcel B. The existing dwelling and related accessories on Parcel B are proposed to remain. The property is located within the R-4 Residential Zoning District. The existing dwelling on Parcel A is currently serviced by public water and sanitary sewer. The proposed lots are also to be serviced by public water and sanitary sewer. Service laterals will connect to existing utilities in Leedom Road.

In regards to the Township Engineer's review letter dated October 9, 2013, the applicant will address and/or comply with all items (1-16d).

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

Mr. Connolly, 1258 Leedom Road, expressed his concern with water run-off onto his property.

Mark Mulhourn, 1259 Leedom Road, stated that he is in favor of this development and is pleased with the work of Rayer Builders.

Mr. Capuzzi made a Motion to recommend to the Board of Commissioners the approval of this Minor Subdivision Plan subject to the applicant complying with all items in the attached Township Engineer's review letter dated October 9, 2013. Also, the applicant will discuss the issue regarding street trees at 1250 Leedom Road, Parcel B, with the Shade Tree Commission and follow their requirements. The applicant will flip the house and driveway on Lot 2, and also recommend granting the waivers requested for the minimum cartway width requirement and the minimum set-back requirement for the existing driveway on Parcel B.

Mr. Gaumann seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #3 Review of Minutes

Mr. Capuzzi made a Motion to approve the minutes from the meeting on September 26, 2013.

Mr. Russo seconded the Motion.

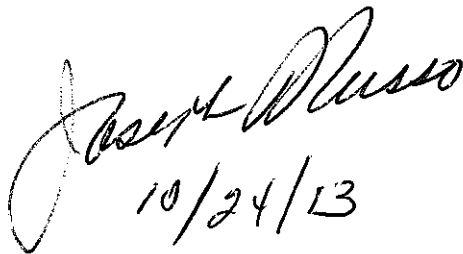
Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Mr. Capuzzi made a Motion to adjourn the meeting at 9:20pm.

Mr. Russo seconded the Motion.

MOTION PASSED UNANIMOUSLY.


10/24/13



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

MARIO A. OLIVA, *President*
JEFFREY C. HEILMANN, *Vice President*
LARRY GENTILE, BS, NREMP,
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 30192

October 9, 2013

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

**RE: Minor Subdivision Plan
Rayer Builders- 1254 Leedom Road**

Dear Ms. Hanlon-Widdop:

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

- "Subdivision/Grading Plan" (two sheets) dated September 9, 2013.
- "Stormwater Calculations for Rayer Builders- 1254 Leedom Road" dated September 2013.

The applicant, Rayer Builders, proposes to subdivide an existing 19,000 s.f. parcel (Parcel A) into two (2) lots. Lot 1 is proposed to be 10,000 s.f. and Lot 2 is proposed to be 9,600 s.f. The existing dwelling on Parcel A is proposed to be demolished and a new dwelling is proposed on each new lot. Additionally, 600 s.f. of land is proposed to be conveyed to Lot 2 from Parcel B. The existing dwelling and related appurtenances on Parcel B are proposed to remain. The property is within the R-4 Residential Zoning District.

The existing dwelling on Parcel A is currently serviced by public water and sanitary sewer. The proposed lots are also to be serviced by public water and sanitary sewer. Service laterals will connect to existing utilities in Leedom Road.

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 configuration of the lot line between Parcel B and proposed Lot 2 is irregular. A lot line without an offset should be considered. The applicant should also note that existing

structures (i.e. planter, drain) are located along the proposed property line. Ownership should be clarified.

2. 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)
3. The proposed building coverages for Lots 1 and 2 are inconsistent with the plan.
4. Trees proposed to be removed should be indicated on the plan. Tree replacement is required for removal of trees 6-inches in caliper or greater. (§160-5.B(2)(d))
5. Shade Trees are required at thirty foot (30-ft) centers along each road. (§160-5.B(6)) The Shade Tree Commission should review all proposed landscaping and potential tree replacement.
6. An approved Pennsylvania Department of Environmental Protection Sewage Facilities Planning module or exemption is required. (§160-4.E(5)(d))
7. The plans should indicate the location of all existing and proposed utilities. In particular, the proposed electric and gas services should be identified.
8. A 50-foot minimum right-of-way width and 27-foot cartway are required. (§160-5.B(2)(j)(1)) The plan should indicate the cartway width of Leedom Road. Also, it appears that a waiver may be required for both the cartway and right-of-way widths. The applicant should indicate such a request on the plan.
9. Sidewalks shall be required where, in the opinion of the Board, heavy pedestrian traffic will result. (§160-5.B(4)(c)) There are no existing sidewalks in this area on Leedom Road.
10. Permanent survey monuments are required on the right-of-way lines at corners, at angle points, and as otherwise required. (§160-5.B(8)) Monuments should be provided for the proposed property boundary between Lots 1 and 2, and at all points along the 5-foot by 120-foot strip of land.
11. Existing curb material should be indicated.
12. The edge of all driveways shall be located no less than two (2) feet from any lot line. (Township Design Standards) The proposed conveyance of the 5-foot by 120-foot strip of land will cause a portion of the existing driveway on Parcel B to not meet this requirement.
13. A separate signature block should be provided indicating that the plan has been reviewed by the Township Engineer.

14. The plan should indicate the connections to and discharge of the existing drain on Parcel B.
15. The plan indicates grading within the driplines of several of the existing trees along the western property line of Lot 1.
16. If approved, a Grading, Drainage, Soil Erosion and Sedimentation Control Permit will be required for each lot, and should include the following:
 - a. Field tests (i.e. double ring infiltrometer) to determine the appropriate hydraulic conductivity rate are required. (§78-34.B(2))
 - b. A drainage area map should be included with the stormwater management calculations. (§78-25.B(18))
 - c. The design engineer's certification in accordance with §78-25.B(23) is required.
 - d. 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)
 - e. The sequence of construction should be revised to indicate the installation of super silt fence.
 - f. The limit of disturbance should be revised to include the proposed grading east of the proposed dwelling on Lot 2.

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

Sincerely,

PENNONI ASSOCIATES INC.

David Pennoni /C.F

David Pennoni, PE
Township Engineer

DP/brg

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

AGENDA

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION,
THURSDAY, OCTOBER 24, 2013 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~~
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- Harvard and Columbia Roads- Major Subdivision
Steigerwalt

Item #2 Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, October 24, 2013 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

BOARD MEMBERS NOT PRESENT:

Chuck Reardon, Member
Chris Gaumann, Member
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 7:43pm.

Item #1 Harvard and Columbia Roads – Major Subdivision
Steigerwalt

James MacCombie from MacCombie Engineers spoke before the Board. Also present was Jeff Steigerwalt, the applicant.

The applicant is proposing to subdivide an existing parcel into seven lots. The existing building and appurtenances are proposed to be removed and one new single family home is proposed on each lot. The property is within the R-5 Low to Medium Density Residential Zoning District. The applicant is proposing an extension of Harvard Road through existing Township land (an existing railroad right-of-way) for access to the proposed development. The proposed lots are to be serviced by public water and sewer. The lots will connect to the existing sanitary sewer which traverses the property. All lots are proposed to connect to a new water main installed in the extension of Harvard Road.

In regards to the Township Engineer's review letter dated October 24, 2013, all items were reviewed and discussed. The applicant will address and/or comply with all items.

The waivers being requested were discussed.

Some items discussed were the location of the utilities, the grading of the old railroad right-of-way, the storm water detention system and run-off, placement of sidewalks, suggestions for the roadway design, and the diameter of the cul-de-sac.

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

Dave Manion, 123 Yale Rd, asked about the flow of water into Naylor's Run; expressed his concern with the amount of water heading into the creek.

Kim Cox, 100 Harvard Rd, stated that she is happy with the development, and questioned the storm water run-off. She also asked whether or not the trestle will remain or be taken down.

Thomas Booth, Washington Ave, spoke about the amount of ground water and insects where the development is proposed, and stated that he is pleased with the development.

Monica McLaughlin, 309 Rittenhouse Circle, stated that she is happy with the development and expressed her concern with the kids partying in the area.

Jean Sweeney, 116 Yale Rd, questioned the location of the road leading into the development and the location of the trail. She also asked who would be in charge of maintaining the proposed extended sidewalk.

Jim McGarrity, 7th Ward Commissioner could not attend the meeting but wanted the applicant to know he was pleased that he reduced the amount of lots from 8 to 7 lots. Also, he questioned the right of way reduction. This led to a discussion regarding the rear yard set-backs.

As a result of this discussion, the applicant should note on the plans that the proposed homes on Lots 3 and 4 be restricted to being only 30' deep.

Mr. D'Emilio made a Motion to continue this subdivision plan to the next regular meeting of the Planning Commission held on November 14, 2013.

Mr. Russo seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #2 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the meeting on October 10, 2013.

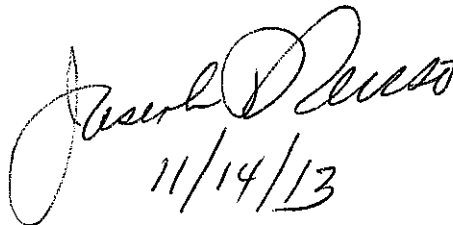
Mr. Capuzzi seconded the Motion.

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

Mr. Russo made a Motion to adjourn the meeting at 9:07pm.

Mr. D'Emilio seconded the Motion.

MOTION PASSED UNANIMOUSLY.



11/14/13

AGENDA

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION,
THURSDAY, NOVEMBER 14, 2013 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 *NO*
William Rhodes, Member

ALSO PRESENT:

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

Item#1- Harvard and Columbia Roads- Major Subdivision
Steigerwalt

Item#2- 601 College Avenue- Zoning Change Preliminary
Van Arkel

Item#3- 728 Beechwood Drive- Minor Subdivision
Rayer

Item #2 Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, November 14, 2013 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
Chuck Reardon, Member

BOARD MEMBERS NOT PRESENT:

Chris Gaumann, Member
Matt Heckendorn, Member

ALSO PRESENT:

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

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

Item #3 728 Beechwood Drive – Minor Subdivision
 Rayer

Jim Buckler, attorney for the applicant, spoke before the Board.

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

The applicant is requesting a waiver to permit a driveway less than 30 feet from the edge of paving or curb of that streets intersection with another street.

In regards to the Township Engineer's review letter dated November 14, 2013, the applicant will comply with and/or address all items.

Some items discussed were the grading and erosion control process, the foundation wall of the existing house, the impervious surface associated with the driveway on Lot 1, and the location of the utilities off Beechwood Drive.

Mr. D'Emilio made a Motion to recommend to the Board of Commissioners the approval of this minor subdivision plan subject to the applicant complying with all items (1 thru 5e) of the

attached Township Engineer's review letter dated November 14, 2013, and also recommend granting the waiver requested as stated on the review letter.

Mr. Capuzzi seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #2 601 College Avenue – Zoning Change preliminary
 Van Arkel

Mark D'Amico, attorney for the applicant, spoke before the Board. Also present were Andy Lewis, Vice-President of Merion Golf Club and Dennis Glakin, Land Planner.

Mr. D'Amico gave a brief background on the application. A group of members of the Merion Golf Club are forming a partnership, 601 College Ave Partnership, LLC, in order to purchase the home at 601 College Ave, to use as a guest house of the Merion Golf Club. The house will be managed by Merion Golf Club to be used by guests of the Club members. The applicant is seeking comments and input from the Planning Commission on this application. They are requesting a rezoning classification from R-1 to INS.

Mr. Lewis, the Vice-President of the Merion Golf club as well as a partner in this partnership, addressed the Board.

Mr. Lewis feels that purchasing this home for the guests of Merion members will enhance the experience of playing at Merion. He stated that he spoke with all of the neighbors and the majority of them are in favor of the purchase for this use.

Some items Mr. Lewis discussed were closing the driveway entrance to the house from College Ave, removing the existing swimming pool and tennis courts, improving landscaping and upgrading the fencing (location and type of fencing), fixing up the existing house, the uses of the main house and garage, amount of traffic, lot line location, the maximum occupancy expected, if they expected to hire any additional staff, and if water and sewer service were available in the detached garage.

Also discussed were the responsibilities of the partnership and the golf club in regards to the upkeep and maintenance of the guest house.

It was stated that this property is not an historic home.

The Planning Commission advised the applicant that they will need a grading permit in order to remove the pool and tennis court, and they will need to upgrade the lighting in the parking area to meet the design standards of the Township.

Mr. Glakin stated that the house will remain residential looking and more buffer plantings will be added to the property.

There will be a management agreement that the Merion Golf Club will have the option to buy this home from the Partnership eventually.

Item #4 Review of Minutes

Mr. D'Emilio made a Motion to approve the minutes from the meeting held on October 24, 2013.

Mr. Capuzzi seconded the Motion.

Roll call vote was taken.

Motion passed with a vote of 4-0-1 with Mr. Reardon abstaining.

Item #1 Harvard and Columbia Roads – Major Subdivision
Steigerwalt

Jeff Steigerwalt, the applicant spoke before the Board. He apologized for his engineer not being able to make the meeting. He stated that revised plans will be submitted for the next scheduled Planning Commission meeting in December.

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

Richard Abraham, 143 Colfax Rd, expressed his concern with the people using the rail trail having to cross Harvard Rd. He wondered if just the emergency access vehicles could cross over Harvard Road not thru traffic also. The Board addressed his comments. Some things discussed were the existing bridge and emergency vehicle access to the site.

Dave Manion, 123 Yale, asked how Harvard Road would be extended into the development.

Richard Kerr, 18 Meadows Lane, discussed having a speed table leading into the development and suggested contrasting the trail and the road with different colors or materials.

Mr. D'Emilio made a Motion to postpone the consideration of this major subdivision plan until the December 12, 2013 Planning Commission meeting. Also, revised plans must be submitted by the applicant to the Township two weeks prior to that meeting.

Mr. Capuzzi seconded the Motion.

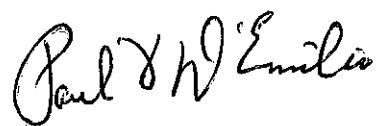
Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Mr. Reardon made a Motion to adjourn the meeting at 9:25pm.

Mr. Russo seconded the Motion.

MOTIN PASSED UNANIMOUSLY.

A handwritten signature in black ink, reading "Paul D'Emilio". The signature is written in a cursive, flowing style.



TOWNSHIP OF
HAVERFORD
DELAWARE COUNTY

2325 DARBY ROAD HAVERTOWN, PA 19083-2251

MARIO A. OLIVA, *President*
JEFFREY C. HEILMANN, *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

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

HAVT 30188

November 14, 2013

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

**RE: Preliminary/Final Subdivision Plan
Gena Jackson- 728 Beechwood Drive- 2nd Review**

Dear Ms. Hanlon-Widdop:

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

- "Subdivision Plan for Gena Jackson- 728 Beechwood Drive" (two sheets) dated April 1, 2013, last revised November 6, 2013.
- "Stormwater Calculations for Gena Jackson- 728 Beechwood Drive" dated April, 2012.

The applicant, Gena Jackson, proposes to subdivide an existing parcel (Folio No. 22-06-00204-00) into two (2) lots. Lot 1 is proposed to be 6,366 s.f. and Lot 2 is proposed to be 6,134 s.f. The existing residence is proposed to remain, and a new dwelling is proposed for Lot 2. Additionally, a new driveway is proposed for the existing dwelling on Lot 1. The property is within the R-4 Low to Medium Density Residential Zoning District.

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

The applicant has requested the following waiver:

- From §160-5B.10, to permit a driveway less than 30-feet from the edge of paving or curb of that streets intersection with another street.

This application was reviewed in accordance with the simplified procedures and requirements of a Minor Subdivision (§160-4.G). The following comments remain outstanding from our September 12, 2013 review letter:

1. It shall be unlawful to erect or maintain a fence, wall, or retaining wall in the front yard area of any lot, tract, or parcel of land in the Township. However, walls may be located within a required front yard provided they do not exceed 30-inches in height and are constructed of masonry, stone or cement. It appears the proposed wall for Lot 1 will exceed the maximum height. (§182-727.B) **Top and bottom of wall elevations should be provided for the proposed retaining wall to verify conformance with the height requirement.**
2. The extent and elevations of the proposed retaining wall associated with the steps on the south side of the house for Lot 1 are unclear. The extent should be delineated and additional elevations provided.
3. Given the proximity of the proposed retaining wall for the driveway of Lot 1 to the adjacent property line, it is unclear how future maintenance will be performed without accessing Lot 2.
4. An approved Pennsylvania Department of Environmental Protection Sewage Facilities Planning module or exemption is required. (§160-4.E(5)(d))
5. If approved, a Grading, Drainage, Soil Erosion and Sedimentation Control Permit will be required for each lot which shall include the following:
 - a. Stormwater management calculations addressing groundwater recharge (§78-34), water quality (§78-35), and peak rate control (§78-37) are required to be submitted. **It does not appear that the impervious surface associated with the proposed new driveway on Lot 1 is included in the groundwater recharge calculation.**
 - c. Infiltration test results are required to be submitted. (§78-34.B(2))
 - d. A drainage area map should be included with the stormwater management calculations. (§78-25.B(18)) **It is unclear as to whether the impervious surface associated with the proposed new driveway on Lot 1 is included in the tabulation for the "post-development (uncontrolled)" rate control calculations. Additionally, it appears that the drainage areas to the proposed seepage beds from each proposed driveway is inconsistent with the plan.**
 - e. 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)

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

Sincerely,

PENNONI ASSOCIATES INC.


David Pennoni, PE
Township Engineer

DP/brg

cc: Michael J. Ciocco, PE, Catania Engineering Associates, Inc.
Gena Jackson

AGENDA

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION,
THURSDAY, DECEMBER 12, 2013 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

ALSO PRESENT:

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

Item#1- Harvard and Columbia Roads- Major Subdivision
Steigerwalt

Item#2- 601 College Avenue- Zoning Change Preliminary - *Removed* -
Van Arkel

Item#3- 2610 Chestnut Avenue- Minor Subdivision Sketch
Carlotta Rickert

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

Item #4 Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, December 12, 2013 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS NOT PRESENT:

Joe Russo, Chairman
Matt Heckendorn, Member

ALSO PRESENT:

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

Mr. D'Emilio called the meeting to order at 7:37pm.

Item #1 Harvard and Columbia Roads – Major Subdivision
Steigerwalt

Dennis O'Neill from MacCombie Engineers spoke before the Board. Also present was Jeff Steigerwalt, the applicant.

The applicant is proposing to subdivide an existing parcel into seven lots. The existing building and appurtenances are proposed to be removed and new single family homes are proposed on each lot. The property is within the R-5 Low to Medium Density Residential Zoning District. The applicant is proposing an extension of Harvard Road through existing Township land for access to the proposed development. The proposed lots are to be serviced by public water and sewer. The lots will connect to the existing sanitary sewer which traverses the property. All lots are proposed to connect to a new water main installed in the extension of Harvard Road.

The applicant is requesting eight waivers listed in the Township Engineer's review letter.

In regards to the Township Engineer's review letter dated December 11, 2013, the applicant will comply with and or address all items with the Township Engineer.

The applicant will further discuss with the Township Engineer Item # 31 of the review letter concerning the relocation of the proposed stormwater management facility out of the cartway.

Some items discussed were the grading along the Township property, ADA requirements along the slopes, installing no parking signs along the North side of the road in front of Lot 1, trail

disturbance and restoring it to its original condition, installing a raised crosswalk (10' x 24' tabletop) and the expense of additional stormwater drains, and street lighting.

Mr. McGarrity, 7th Ward Commissioner, stated that he is in favor of this development and stands behind the Planning Commission's decision.

Mr. Capuzzi made a Motion to recommend to the Board of Commissioners the approval of this major subdivision subject to the applicant complying with all items in the attached Township Engineer's review letter dated December 11, 2013. Also, the applicant will place no parking signs along the North side of the road in front of Lot 1, the crosswalk of the trail be constructed as a table top constructed 10' wide to be level with the curbs, and repair the trail which is disturbed to its previous state. In addition, recommend the granting of the eight waivers listed on pages 1 and 2 of the review letter.

Mr. Gaumann seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #2 601 College Avenue – Zoning Change Preliminary
Van Arkel

This agenda item was removed.

Item #3 2610 Chestnut Avenue – Minor Subdivision Sketch
Carlotta Rickert

Denis O'Neill from MacCombie Engineers spoke before the Board. Also present was Vince Falcone, the developer and Carlotta Rickert, the property owner.

The applicant is here to receive input from the Planning Commission regarding this subdivision.

The neighbors were notified about the project.

The property is located on the corner of Lorraine Ave and Chestnut Ave. The applicant is subdividing the parcel into four lots. Lots 1 & 2 will front Chestnut Ave with 2 – single family homes, and Lots 3 & 4 will front Lorraine Ave with a set of twin homes. The property is zoned R-6, and will be serviced by public water and sewer.

Mr. O'Neill stated that this application meets all zoning requirements, there are no steep slope issues, and they have performed the perk tests with good results. They are asking for input on the configuration of the plan and the driveway layouts on Lots 3 & 4.

The applicant is requesting a waiver from the dedication of the open space requirement and would like to pay the fee-in-lieu of the open space.

Some items discussed were the driveway lay-out, the common set-back on Chestnut and Lorraine Ave, having a single-family home instead of the set of twins on Lorraine Ave, and it was recommended to show the set-backs on the plans.

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

Pat Egan, realtor for the property, stated that twin homes were common in this area.

Vince Falcone, the developer, stated that this application meets all code requirements in the ordinance, and discussed the driveway layout for the twin homes.

John Fiore, Chestnut Ave, thinks the driveway layout is ok, and sees no problem with getting in and out of the driveway.

Oliver Carly, 2602 Chestnut Ave, lives in the home across the street, asked if the application meets the bulk and area requirements, and the set-back requirements. He asked about on-site parking, the total frontage on Chestnut Ave, and the buffer requirements between a commercial and residential property. He expressed his concern with traffic and parking problems, and stormwater, but is glad to see the lot developed.

The Board recommended to the applicant combining the two driveways on Lots 3&4 and to show three houses instead of four.

The open space requirement was discussed.

Carlotta Rickert, the property owner, asked if three homes were recommended rather than the four homes proposed. The Board responded that since this is a dense neighborhood, three might be better than four homes.

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

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

The applicant is proposing to construct a one story medical office building at the northern corner of the existing shopping center. Access to the proposed building will be provided by two driveways connected to the internal main access drive. Stormwater management is proposed to be provided by modifying existing underground basin No. 2. The proposed office building is located in the C-5 Shopping Center Zoning District.

John Horneck, the project engineer, reviewed the plans with the Board. He stated that they have met with the neighbors who seem to be in favor of the project. The applicant will be providing screening in the rear of the building and will be building a berm with trees on top to further screen the building.

Some items discussed were how many tenants will occupy the building, placement of windows in the rear of the building, parking requirements, lighting, that there is no need for a stop sign, and striping the center lane for turning.

Jen Walsh, the traffic engineer, stated that there will be a very low impact on traffic.

In regards to the Township Engineer's review letter dated December 11, 2013, the applicant will comply with and/or address items 2-14. The applicant will be requesting a waiver from the two-step review process (Item #1).

Also discussed were a timing adjustment at the light at Kohl's, any agreement with Kohl's regarding further improvements, and a new water meter pit for the proposed building.

Since the neighbors were not informed of this meeting, the applicant will send out notices and appear before the Planning Commission on January 9, 2014.

The Planning Commission recommended that the applicant have no windows in the rear of the building, install regular height lighting, install no stop signs on the through drive, and stripe the center lane for turning.

Item #5 Review of Minutes

Mr. Capuzzi made a Motion to approve the minutes from the meeting on November 14, 2013.
Mr. D'Emilio seconded the Motion.
MOTION PASSED UNANIMOUSLY.

Mr. Reardon made a Motion to adjourn the meeting at 9:35pm.
Mr. Gaumann seconded the Motion.
MOTION PASSED UNANIMOUSLY.

Angelo M. Capuzzi
01-09-14



TOWNSHIP OF
HAVERFORD
DELAWARE COUNTY

2325 DARBY ROAD HAVERTOWN, PA 19083-2251

MARIO A. OLIVA, *President*
JEFFREY C. HEILMANN, *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

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

HAVT 30180

December 11, 2013

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

**RE: Preliminary/Final Plan
Steigerwalt- Harvard Road- 2nd Review**

Dear Ms. Hanlon-Widdop:

As requested, we have reviewed the following plan prepared by Herbert E. MacCombie, Jr., PE Consulting Engineers and Surveyors, Inc., received October 15, 2013:

- "Plan of Subdivision for Harvard Project- Harvard Road" (seven sheets) sheets 1 through 6 dated October 14, 2013 and last revised November 22, 2013; sheet 7 dated November 22, 2013.
- "Detailed Connection Plan- Harvard Road" (one sheet) dated November 22, 2013.
- "Drainage Analysis for Jeffrey Steigerwalt Subdivision" dated October 14, 2013, last revised November 22, 2013.

The applicant, Jeffrey Steigerwalt, proposes to subdivide an existing 2.95-acre parcel (folio no. 22-01-02625-00) into seven (7) lots, with lot areas ranging from 8,000 s.f. to 29,334 s.f. The existing building and appurtenances are proposed to be removed and new single family dwellings are proposed on each lot. The property is within the R-5 Low to Medium Density Residential Zoning District.

The applicant is proposing an extension of Harvard Road through existing Township land for access to the proposed development.

The proposed lots are to be serviced by public water and sewer. The lots will ultimately connect to the existing sanitary sewer which traverses the property. All lots are proposed to connect to a new water main installed in the extension of Harvard Road.

The applicant has requested the following waivers:

- From § 160-4.A, to permit a joint preliminary/final plan submission.

- From §160-4.E(5)[e](3) with regards to providing information within 200 feet of the site.
- From §160-4.E(5)[e](4) with regards to providing utility information within 400 feet of the site.
- From §160-5.B(3)[h], with regards to 100-foot tangent between curves.
- From §160-5.B(3)[i], with regards to minimum centerline radius.
- From §160-5.B(3)[j], regarding a minimum cartway width of 27-feet. Proposed cartway is 24-feet.
- From §160-5.B(3)[j], regarding a minimum right-of-way width of 50-feet. Proposed right-of-way width is 45-feet.
- From the Township Design Standards with regards to a minimum right-of-way radius and minimum curb line radius to allow 40 feet and 32.5 feet proposed.

We offer the following comments:

ZONING

1. **Addressed.**
2. The Planning Commission should note that the proposed dwellings on each lot are located on or near the setback lines.
3. Steep and very steep slopes are associated with the Township parcel. Also, it appears that there are areas of steep slopes associated with the wetland areas on the property. All steep and very steep slopes should be delineated on the plan. (§182-720, §154A-7.B) **Steep and very steep slope disturbance is proposed on Lots 5 and 6. The applicant should verify all areas meet the criteria for steep or very steep slopes and verify conformance with the maximum permissible area of disturbance set forth in §154A-5.**

SUBDIVISION AND LAND DEVELOPMENT

4. **Addressed.**
5. **Addressed.**
6. **Addressed.**
7. **Addressed.**

8. **Addressed.**
9. **Addressed.**
10. **Addressed.**
11. **Should the Township consider the waivers for the minimum centerline radius and minimum tangent distance between curves, consideration of other geometric improvements may be appropriate. Specifically, it appears that the radius for the proposed cartway at the southeast side of Lot 1 can be modified slightly to provide better sight distance for vehicles travelling east from the cul-de-sac. The applicant has increased the width of the cartway to 27-feet from the cul-de-sac to the east side of the curve adjacent to Lot 1. Thereafter, a transition is then provided from 27-feet to 24-feet. All the additional width has been added on the north side of the street. This has effectively increased the sight distance for vehicles traveling east from the cul-de-sac.**
12. **The proposed paving section should be modified to conform to Township Standards. In addition, all concrete for curbs and sidewalks shall be Penndot Class AA (3,750 psi) (Township Design Standards) Partially addressed. The roadway section detail should indicate 1.5-inches of wearing course and 2-inches of bituminous base course overtop 8-inches 3A modified crushed stone. All material should be Superpave asphalt mixture design.**
13. **The 100-year flood elevation should be identified. (§160-4.E(5)[e](5)) Partially addressed. The elevation of the floodplain based on the site datum should be provided.**
14. **Further detail should be provided to demonstrate the proposed grading at the connection to the existing portion of Harvard Road including the right-of-way area. (§160-4.E(5)[e](2)) The applicant has provided a detailed plan. Based on this plan, we have the following comments:**
 - a. **Additional elevations should be provided for the proposed curb from the Township parcel to the existing curb on the south side of Harvard Road.**
 - b. **The proposed grading for the berm on either side of the Harvard Road extension should provide for a uniform 10-foot wide (minimum) area centered perpendicular to the proposed crosswalk. Also, the width of the crosswalk should be increased to 10-feet.**
 - c. **Handicap ramps should be provided at the terminus of the sidewalks on Columbia Road.**
 - d. **The centerline grade for the proposed road extension through the Township parcel indicates a slope of 1.2-percent. Additional curb elevations should be provided to ensure adequate drainage from the terminus of Harvard Road into the development. A minimum slope of 1.5-percent should be provided along the curb line.**

- e. **Additional elevations should be provided for the curb, ramps, and sidewalk associated with and in the vicinity of the crosswalk to confirm compliance with ADA requirements.**

15. **Addressed.**

16. **Addressed.**

17. **Addressed.**

18. Shade trees shall be installed on both sides of all streets at thirty-foot centers. All proposed landscaping shall be reviewed by the Shade Tree Commission. (§160-5.B(6))

19. Permanent survey monuments are required on the right-of-way lines at corners and at angle points. (§160-5.B(8)) **Partially addressed. Additional survey monuments should be provided to delineate the easement through the Township parcel and the approximate midpoint of the southwestern property line with the homes fronting Washington Avenue.**

20. **Addressed.**

21. **Addressed.**

22. Further information should be provided (i.e. photometric plan) to demonstrate compliance with Township lighting standards. The number and location of the connection points should also be identified. In addition, further detail should be provided for the proposed fixtures and foundations. The applicant should also consider the use of more energy efficient (i.e. LED) lighting. **Partially addressed. Further information should be provided to demonstrate compliance with the minimum lighting levels required on Township streets. The plan indicates fixtures with wattages above the maximum 150-watts permitted by Township Design Standards. A note should be added to the plan indicating there be a single connection point to the PECO system, and the route for the conduit between the lights should be identified.**

23. An approved Pennsylvania Department of Environmental Protection Sewage Facilities Planning module or exemption is required. (§160-4.E(5)(d)).

24. Proof of application or documentation for an NPDES permit and Delaware County Conservation District approval shall be provided. (§160-4.F(2)[b])

25. **Addressed.**

26. 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). Additionally, a BMP Operation and Maintenance Fund contribution (to be determined at a later date) will also be required for the proposed basin in the road.
27. **Addressed.**
28. **Addressed.**
29. **Addressed.**

GENERAL

30. **Addressed.**
31. The plans indicate a seepage bed facility within the bed of the proposed cartway. The applicant should consider relocating the facility out of the cartway. Operation and maintenance responsibilities should also be addressed. **Partially addressed. The applicant should further explore the possibility of relocating all or portions of the proposed stormwater management facility out of the cartway.**
32. It should be noted that approximately six (6) feet of fill is proposed at the southwest corner of the property.
33. The type and purpose of the existing wells should be identified. **Partially addressed. The applicant has indicated the wells are monitoring wells, some of which could possibly be abandoned. The applicant should confirm those wells than can be abandoned and designate them on the plan.**
34. **Addressed.**
35. **Addressed.**
36. **Addressed.**
37. ADA ramps in accordance with the latest standards shall be provided at the intersection with Columbia Road.
38. **Addressed.**
39. **Addressed.**

40. The plan should identify the utility pole relocations necessary to complete the work through the Township parcel. The Township should have the right to review and approve the proposed relocations. **Partially addressed. A note should be added to the plan indicating the Township has the right to review and approve all proposed relocations within the Township parcel.**
41. **Addressed.**
42. The longitudinal slope within the cul-de-sac should be revised to provide a minimum of 2-percent. **Partially addressed. Portions of the western side of the cul-de-sac still have slopes on the order of 1.5-percent.**
43. **Addressed.**

STORMWATER MANAGEMENT

44. The Planning Commission should note that Basin A is designed to meet the rate control requirements for the road and Lots 1, 2, and 3. This basin does not address groundwater recharge or water quality requirements.
45. The applicant should discuss how stormwater management requirements will be addressed for Lots 1, 2, and 3 should these properties wish to add impervious surface in the future. **Partially addressed. The calculations have included an additional 250 s.f. of "future" impervious surface for each of these lots which has been accounted for in the "not detained" drainage area. However, with regard to Lot 1, it appears that future impervious would likely drain to Basin A rather than the "not detained" area. The applicant should verify that Basin A can accommodate this future impervious area. Furthermore, a note should be added to the plan indicating that future impervious up to 250-square feet for Lots 1,2 and 3 can be accommodated with the existing stormwater management facilities.**
46. The pre-development drainage area and offsite areas included in the stormwater management calculations should be indicated on the drainage area map. In addition, the post-development "not detained" drainage area should be indicated. (§78-25.A(3))
47. **Addressed.**
48. **Addressed.**
49. The undeveloped portion of the site shall be considered "meadow in good condition" for pre-development peak rate analysis. (§78-38.C(1)) **Partially addressed. The pre-development peak rate calculations were based on hydrologic soil group 'C'. However, test pit and infiltration data included with the calculations do not appear to support this classification. Further, the NRCS Web Soil Survey indicates that over 50% of the site is classified as hydrologic soil group 'B'. Additional**

information supporting the soil group 'C' classification should be provided or the calculations revised accordingly.

50. Addressed.

51. A minimum depth of 24-inches between the bottom of the stormwater management BMP and the top of the limiting zone is required. (§78-34.A(1)[a]) Infiltration testing is required at the level of the proposed infiltration surface. (§78-34.B(2)) It does not appear that the required 24-inch separation between the seepage bed bottom and the top of the limiting zone is provided for Lot 7. Bottom elevations for the proposed seepage beds on Lots 4 and 6 should be provided to verify conformance with these requirements. Partially addressed. The bottom of bed elevation for Lot 6 is set below the infiltration and test pit elevations. Also, the proposed seepage bed for Lot 4 appears to be located entirely in fill. Additional infiltration testing should be conducted closer to the proposed elevation of the seepage bed to verify adequate separation from any limiting zone.

52. Addressed.

53. Addressed.

54. The anticipated percolated discharge for Lot 4 appears to be based on 16 minutes per inch, while the tested percolation rate is 42 minutes per inch. Please clarify.

55. Addressed.

56. Addressed.

57. Addressed.

The following comments are based on the most recent submission:

58. The roof areas for the proposed dwellings on Lots 1, 2, and 6 appear to be larger on the plan than indicated in the stormwater management calculations.

59. Should the water main extension on Harvard Road be more than 100-feet, a half lane mill and overlay will be required. (§157-30H)

60. The proposed sewer laterals for Lots 5 and 7 are within two to three feet of the proposed seepage bed. Consideration should be given to relocating these laterals to facilitate future maintenance.

61. A note should be added to the plan indicating all utilities are to be placed underground.

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, PE, MacCombie Consulting Engineers & Surveyors, Inc.
Jeffrey Steigerwalt