

AGENDA

REORGANIZATION MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP, THURSDAY JANUARY 8, 2015 AT 7:00 P.M. IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERFORD, PA 19083

BOARD MEMBERS:

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

ALSO PRESENT:

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

Item #1 REORGANIZATION/APPOINTMENTS

A. Motion to nominate candidates for the following seats:

- (1) Chairman _____
- (2) Vice-Chairman _____
- (3) Secretary _____

B. Motion to appoint _____ as scribe for the year 2015.

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

January 8 th & 22 nd	July 23 rd
February 12 th & 26 th	August 13 th
March 12 th & 26 th	September 10 th & 24 th
April 9 th & 23 rd	October 8 th & 22 nd
May 14 th & 28 th	November 12 th (No meeting on 26 th - Thanksgiving)
June 11 th & 25 th	December 10 th (No meeting on 24 th - Christmas)

Meetings shall convene at _____ P.M.

Item#2- 101 Tenby Road- Minor Subdivision
Fuller Homes, LLC

ADJOURNMENT

Minutes of the Reorganization Meeting of the Planning Commission of Haverford Township held on Thursday, January 8, 2015 at 7:00pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

Commission Members Present:

Joe Russo
Angelo Capuzzi
Chris Gaumann
Bill Rhodes
Chuck Reardon
Chris Vitale

Commission Members Not Present:

Paul D'Emilio

Also Present:

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

Mrs. Hanlon-Widdop called the meeting to order at 7:16pm.

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. Rhodes seconded the Motion.

MOTION PASSED UNANIMOUSLY.

The meeting was turned over to Mr. Russo.

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

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

Mr. Reardon seconded the Motion.

MOTION PASSED UNANIMOUSLY.

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

Mr. Russo 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 to the position of Recording Secretary.

Mr. Capuzzi seconded the Motion.

MOTION PASSED UNANIMOUSLY.

During 2015, the Planning Commission will generally meet on the second and fourth Thursdays of each month at 7:30pm. The approved calendar is attached.

Item #2 Informal presentation of the YMCA

Dave Falcone, attorney for the YMCA, spoke before the Planning Commission. Also present were Michael Troupe from the YMCA and Marty Eustace, the engineer.

The YMCA is proposing to use the two properties on Eagle Road immediately adjacent to their site for parking. The properties are under an agreement of sale. They are requesting a zoning change for these two properties from R-5 to LIN which would be more in accordance with the other existing uses along the Eagle Road corridor. The intent of the parking lot would be reserved for employee parking only. The YMCA will comply with the design standards for the Eagle Road corridor in regards to the street frontage (sidewalk with grass strip, fencing, lighting and landscaping).

Some items discussed were vehicle access into the lot, pedestrian access from the lot to the YMCA, performing a traffic study, employee's entrance into the YMCA, egress onto Lawrence Road being right-out only, the elevation/grade difference between the YMCA site and the proposed lot, the proposed aisle widths in the lot being substandard, and the amount of parking spots needed.

The Planning Commission stated that there would be no leeway from the design standards for the Eagle Road corridor and to be aware of any EPA impediments for these standards, and they prefer the access driveway and pedestrian walkway to be located off the YMCA's service road to the parking lot. It was suggested to review the depth of the parking spaces located around the perimeter of the lot to gain space for widening of the drive aisles. Also, any right-of-way requirements associated with proposed roadway improvements at the intersection of Eagle and Lawrence Roads (as identified in the traffic study for the YMCA Project) be incorporated into the parking lot design.

Item #3 101 Tenby Road – Minor Subdivision
Fuller Homes, LLC

Finton McCue, attorney for the applicant, spoke before the Planning Commission. Also present were Rick Fuller, the applicant, John Ryan, the realtor, Mike Ciocco, the engineer, Jim Byrne, Township Solicitor, and Dave Brooman, attorney for the neighbors.

Mr. McCue gave a brief overview of the project. The applicant is proposing to subdivide an existing parcel (consisting of Lots 76 and 77 as shown on the "Plan of Llanerch") into two lots. The existing dwelling on the property has been demolished and a new single family dwelling is proposed on each lot. The property is within the R-4 Low to Medium Density Residential Zoning District. The existing dwelling was 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 Tenby Road and Bewley Road.

The applicant is requesting to adjust the existing lot line between the two lots from a north-south orientation to an east-west orientation.

There is much neighborhood opposition to this development because of a private deed restriction that was created when the home at 101 Tenby Rd was built. Mr. McCue feels that this matter is to be resolved by the Delaware County Court System. The neighbors opposed to the development are of the opinion that only one home may be built instead of the proposed two homes because of the deed restriction.

There is no historical significance to the home which was demolished with Township permits.

Mike Ciocco, the engineer, discussed the setback requirements and how they are in conformance with the R-4 zoning requirements for each lot.

Since the proposed home on Lot 1 is located on a corner property, it is considered to have two front yards and therefore must comply with the front yard median setback requirements on both Bewley and Tenby Roads.

In regards to the attached Township Engineer's review letter dated December 30, 2014, the applicant will comply with and/or address all items (1- 13d). Regarding #4, the applicant will be requesting waivers from both cartway and right-of way width requirements.

Some items discussed were compensatory tree plantings for the trees already removed (to be discussed with the Shade Tree Commission), the architectural details of the homes to be built, the nature of the deed restriction, and whether the recorded deed for this property describes a single lot or two separate lots.

Dave Brooman, attorney for the neighbors, spoke before the Planning Commission. He stated that the neighbors are opposed to this subdivision. They prefer one home instead of the two homes proposed. They wish to maintain the character of the neighborhood. He spoke about the deed and its restrictions and what was intended by the "Plan of Llanerch" and the requirements stated in Zoning Ordinance Section 182-106.C.

Andrea Eastman, 102 Landaff Rd, spokesperson for the neighbors opposed to the development, addressed the Planning Commission. She stated that the majority of the neighbors present at the meeting were opposed to this development and she read a letter to the Planning Commission stating why they are opposed to breaking the deed restrictions.

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

Jean Angel, Tenby Rd, read a prepared letter stating her objection to the development. She also expressed her concern regarding the space in between the proposed homes and existing homes, the location of the seepage bed on Lot 2, and hopes that compensatory plantings will be provided for the trees that have been already removed from the property.

Barbara Lynne, 32 E Park Rd, just moved to the neighborhood into a home that Mr. Fuller built. She loves the home and the neighborhood, and feels that Mr. Fuller did a great job.

Robin Nazer, 8 Llandillo Rd, stated that she would like the “Save 101 Tenby” signs removed, that she did not care for the negative publicity that some of the neighbors directed towards Mr. Fuller and Mr. Ryan, stated that some neighbors have sold off some of their property for financial gain – not adhering to the deed restrictions, and feels they should work on maintaining a positive image instead of all the negativity.

Mr. Nazer, 8 Llandillo Rd, feels that there are many other issues in the neighborhood that are of more importance than what happens at 101 Tenby Rd.

John Ryan, 534 Kathmere Rd, the real estate agent for the property, stated that the value of the homes in the neighborhood will increase as a result of this development. The builder intends to mimic the architectural elements of some of the existing homes in the Llanerch area.

Jim Byrne, the Township Solicitor, addressed the audience and Planning Commission. He stated he received many case law decisions from Mr. McCue and Mr. Brooman to review. He asked for time to review these documents. He feels that the Planning Commission should meet in executive session and render a decision at the next meeting. There will be no action decided on this application at this time.

Mr. Brooman asked if the plans could be revised before the next meeting depicting the adjustment of the front yard set-back from Tenby Road for Lot 1.
The applicant agreed.

Item #4 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the meeting held on October 9, 2014.
Mr. Vitale seconded the Motion.
MOTION PASSED UNANIMOUSLY.

Mr. Russo made a Motion to adjourn the meeting at 9:24pm.
Mr. Reardon seconded the Motion.
MOTION PASSED UNANIMOUSLY.

A G E N D A

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY, JANUARY 22, 2015 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
William Rhodes, Member
Christopher Vitale, Member

ALSO PRESENT:

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

Item#1- 101 Tenby Road- Minor Subdivision
 Fuller Homes

Item #2 Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, February 12, 2015 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

Commission Members Present:

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

Commission Members Not Present:

Joe Russo, Chairman
Paul D'Emilio, Vice-Chairman
Chris Vitale, Member

Also Present:

Lori Hanlon-Widdop, Assistant Township Manager
Chuck Faulkner, Pennoni Associates
Kelly Krause, Codes Dept.
Jeff Heilmann, 5th Ward Commissioner
Jim McGarrity, 7th Ward Commissioner
Jim Byrne, Township Solicitor
Terry Coogan, Recording Secretary

Mr. Capuzzi called the meeting to order at 7:29pm.

Item #1 101 Tenby Road – Minor Subdivision
Fuller Homes

Mr. Capuzzi stated that the Planning Commission met with Mr. Jim Byrne, the Township Solicitor, in an executive work session prior to the meeting regarding this agenda item.

Finton McCue, attorney for the applicant, spoke before the Board. He stated that the applicant has submitted newly revised plans to the Commission.

The applicant is proposing to subdivide an existing parcel (consisting of Lots 76 and 77 as shown on the "Plan of Llanerch") into two lots. The existing dwelling on the property has been demolished and a new single family dwelling is proposed on each lot. The property is within the R-4 Low to Medium Density Residential Zoning District. The existing dwelling was 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 Tenby Road and Bewley Road.

In regards to the Township Engineer's review later dated February 11, 2015, the applicant will comply with and or address all items (1-15) with the Township Engineer.

Davis Brooman, attorney for the neighbors opposed to the subdivision, handed out to the Commission a copy of the front yard median set-back measurements that they had taken which they feel differs from the engineer's measurements.

Andrea Smith, 102 Llandaff Road, discussed the measurements taken and explains that she and two different neighbors measured from the middle of the road to the house and then from the edge of the curb to the house to get the front yard median set-back.

The Commission explained that there is a Township owned strip of land that has to be accounted for when measuring. The Township Engineer will review their findings and adjust to include the Township owned land.

There were no questions or comments from the audience.

The Commission stated that the job of the Planning Commission is not to decide property rights nor do they have a right to dictate the aesthetics of a proposed home.

Mr. Rhodes made a Motion that the “Subdivision Plan for Rick Fuller Homes LLC – 101 Tenby Road”, prepared by Catania Engineering Associates, Inc., dated November 6, 2014, last revised January 21, 2015, is recommended to the Board of Commissioners for final approval, subject to the following conditions:

1. All of the comments contained in the Pennoni Associates review letter dated February 11, 2015 are addressed to the satisfaction of the Township.
2. The architectural elements described to the Planning Commission at its January 8, 2015 meeting shall be incorporated into the construction of any and all houses erected on the property.
3. Waivers from the minimum right-of-way width and cartway width requirements along both Tenby Road and Bewley Road are recommended for approval.
4. **ONLY ONE HOUSE MAY BE BUILT ON THE 101 TENBY ROAD PROPERTY** (which measures 160’ x 110’) unless a legally binding and final decision has been issued by the appropriate judicial authority which states that the existing deed restriction which limits the number of houses which may be built on the property is not enforceable.
5. The final median set-back requirements from Bewley Road and Tenby Road will be determined by the Township Engineer.

Mr. Reardon seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #2 801 & 805 North Eagle Road – Zoning Change YMCA

Dave Falcone, attorney for the YMCA, spoke before the Commission. The applicant is seeking rezoning of the two properties directly adjacent to the YMCA from R-5 to LIN. They are proposing an employee parking lot where the homes are located.

Some items discussed were the traffic improvements needed, different access points to the parking lot and possible future uses of this site.

Jim McGarrity, 7th Ward Commissioner, stated that some of the neighbors are concerned about being contacted when there will be meetings held concerning the YMCA and would like to see a sketch of the proposed parking lot. Mr. McGarrity also asked the YMCA if the Township, County and School Board would be compensated in any way for the loss of income from taxes from the purchasing of this property.

The YMCA responded to Mr. McGarrity stating that in order to move forward with this development, the zoning has to change first. They will come back with a plan and gladly meet with the neighbors. They will also provide a buffer between the lot and the residential homes to the south.

The Commission stated that the neighbors, within 200 ft. of the parcel, will be notified when there is a public hearing by the Board of Commissioners for the zoning change, when the applicant appears before the Zoning Hearing Board, and when the applicant appears before the Planning Commission for Land Development.

The applicant at this time is working on the access point, the buffering and the EPA issues. If the access point is located on Eagle Road, the intersection of Lawrence Road and Eagle Road will be reconfigured with PennDot.

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

Richard Kerr, Meadows Lane, a Member of the Friends of Haverford Trails, read to the Commission the attached statement regarding providing a path for bikes.

Richard Abraham, 143 Colfax Road, expressed his concern with the overcrowding of the YMCA and is in favor of the bike path.

Art Manor, 545 Lawrence Road, lives directly behind the YMCA and stated that they have been good neighbors. He expressed his concern with the access point being located on Lawrence Road, and the increase of traffic with whatever is on that corner.

Mr. Rhodes made a Motion to recommend to the Board of Commissioners the approval of this zoning change from R-5 to LIN at 801 and 805 N. Eagle Road.

Mr. Gaumann seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #4 Review of Minutes

Mr. Capuzzi made a Motion to approve the minutes from the Reorganization meeting and the regular meeting held on January 8, 2015.

Mr. Rhodes seconded the Motion.

MOTION PASSED UNANIMOUSLY.

Mr. Capuzzi proposed that after the recording secretary records and sends out the minutes, the Commission members have three days to respond with any revisions which will then be incorporated and sent to him to approve any changes made. This was agreed to by all present.

Item #3 707 Millbrook Lane – Condominium Declaration plan
Daniel J. McCusker and Edward T. Brady, Sr.

Ed Robson, attorney for the applicant, spoke before the Board.

The applicant is here for a determination from the Planning Commission whether a change of ownership of a property to a site condominium with no further development and no change in use constitutes a land development or subdivision application. The applicant submitted a Condominium Declaration Plan and a copy of the Uniform Condominium Act to the Commission and Township Solicitor.

Some items discussed were the shared area of the condominium, how many units and parking spaces there are, parking spaces required by the Township Code for four dwelling units, impervious surface, and the location of the water service line and who is responsible for its maintenance.

Jim Byrne, the Township Solicitor, stated that he will read all information provided and review State and Township codes pertaining to Condominiums. He asked the applicant to come back to the next Planning Commission meeting and he will have an answer.

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

Mr. Capuzzi seconded the Motion.

MOTION PASSED UNANIMOUSLY.

A G E N D A

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY, FEBRUARY 26, 2015 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
William Rhodes, Member
Christopher Vitale, Member

ALSO PRESENT:

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

Item#1 - 707 Millbrook Lane – Condominium Declaration Plan
Daniel J. McCusker and Edward T. Brady, Sr.

Item#2- C-2 Neighborhood Commercial District Amendment

Item#3- Zoning Map Amendments-
Buck Lane, 22-05-00131-00: R-2 to R-6
Haydock Lane, 22-05-00415-00: INS to R-4
Clover Lane, 22-03-00505-00, 22-03-00504-00, 22-03-00503-00,
22-03-00502-00, 22-03-00501-00, 22-03-00500-00, 22-03-00858-00: INS to R-4

Item#4- Comprehensive Plan Discussion

Item #5- Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, February 26, 2015 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Pa 19083.

Commission Members Present:

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

Commission Members Not Present:

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

Also Present:

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

Mr. Capuzzi called the meeting to order at 7:47pm.

Item #1 707 Millbrook Lane – Condominium Declaration plan
Daniel J. McCusker and Edward T. Brady, Sr.

Mr. Capuzzi stated that the Planning Commission met with Mr. Jim Byrne, the Township Solicitor, in an executive work session prior to the meeting to discuss the legal issues regarding this agenda item.

Mr. Mark Zaid, the attorney for the applicant, spoke before the Commission.
He stated that the applicant revised the plans to show the location of all the required parking spaces.

When the property added the 4th condominium unit in 1994, the then property owner appeared before the Zoning Hearing Board and included with their testimony was a sketch depicting the proposed parking layout for the uses on the property. The Commission asked if the orders from the Zoning Hearing Board were being upheld. A discussion followed regarding the parking for the four units and the automobile repair facility.

The applicant will review the 1994 Zoning Board decision and make adjustments to the location of the Unit lines on the Condominium Plan so as to comply with the parking requirements for the four condominium units and an automobile repair facility.

The Commission prefers that the current uses on the property be documented on the Condominium Plan and the Declaration of Covenants. The applicant will revise the plans and resubmit them to the Township.

James Hiebert, a member of Llanerch Boy Scout Troop 434, was present at the meeting. He is working towards his Citizenship in the Community badge to become an Eagle Scout.

Item #2 C-2 Neighborhood Commercial District Amendment

The Commission discussed adding a single family detached or a single family semi-detached dwelling to the uses of the C-2 zoning district. The wording of the amendment was also discussed, specifically a cross-reference for the bulk and area requirements for a semi-detached dwelling use.

Mr. Rhodes made a Motion to recommend to the Board of Commissioners the adoption of Ordinance P-4-2015 as amended.

Mr. Vitale seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #3 Zoning Map Amendments –
Lorraine Street & Belmont Avenue, 22-06-00335-00
Clover Lane, 22-03-00505-00, 22-03-00504-00, 22-03-00503-00,
22-03-00502-00, 22-03-00501-00, 22-03-00500-00, 22-03-00858-00: INS to R-4

The Commission discussed the map amendments listed.

Mr. Reardon made a Motion to recommend to the Board of Commissioners the adoption of Ordinance P-5-2015 as amended.

Mr. Capuzzi 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 February 12, 2015.

Mr. Gaumann seconded the Motion.

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

Mr. Capuzzi made a Motion to adjourn the meeting at 8:40pm.

Mr. Gaumann seconded the Motion.

MOTION PASSED UNANIMOUSLY.

A G E N D A

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY, MARCH 26, 2015 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
William Rhodes, Member
Christopher Vitale, Member

ALSO PRESENT:

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

Item#1 - 707 Millbrook Lane – Condominium Declaration Plan
 Daniel J. McCusker and Edward T. Brady, Sr.

Item #2- Sign Ordinance Review

Item #3- Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, March 26, 2015 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

COMMISSION MEMBERS PRESENT:

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

COMMISSION MEMBERS NOT PRESENT:

Paul D'Emilio, Vice-Chairman

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager
Jim Byrne, Township Solicitor
Kelly Krause, Codes Dept.
Terry Coogan, Recording Secretary

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

Item #1 707 Millbrook Lane – Condominium Declaration Plan
Daniel J. McCusker and Edward T Brady, Sr.

This item was removed from the agenda.

Item #2 Sign Ordinance Review

The Commission discussed the location of billboard signs and sign criteria.

Item #3 Review of Minutes

Mr. Reardon made a Motion to approve the minutes from the meeting on February 26, 2015.

Mr. Gaumann seconded the Motion.

Roll call vote was taken.

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

Mr. Reardon made a Motion to adjourn the meeting at 9:40pm.

Mr. Russo seconded the Motion.

MOTION PASSED UNANIMOUSLY.

A G E N D A

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY, APRIL 9, 2015 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
William Rhodes, Member
Christopher Vitale, Member

ALSO PRESENT:

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

Item#1- 707 Millbrook Lane – Condominium Declaration Plan
Daniel J. McCusker and Edward T. Brady, Sr.

Item #2- Sign Ordinance Review

Item #3- Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, April 9, 2015 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

COMMISSION MEMBERS PRESENT:

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

COMMISSION MEMBERS NOT PRESENT:

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

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager
Jim Byrne, Township Solicitor
Kelly Krause, Codes Dept., Recording Secretary

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

Item #1 707 Millbrook Lane – Condominium Declaration Plan
Daniel J. McCusker and Edward T Brady, Sr.

The Commission and Mr. Byrne discussed the regulations of the Pennsylvania Uniform Condominium Act and the Haverford Township Subdivision and Land Development Ordinance.

Mr. Rhodes made a motion of the Haverford Township Planning Commission determining, pursuant to Sections 160-4.J (1) and (2)(b) of the Township's Subdivision and Land Development Ordinance (the "SALDO"), that the site condominium proposed for 707 Millbrook Lane, Haverford Twp, PA (the "Property") does not, in and of itself, constitute a subdivision or land development within the meaning of the SALDO, subject to the following assumptions, qualifications and conditions:

1. The Applicant accurately and completely confirms and documents on each of :
 - (i) the condominium plans required by Section 160-4.J(3),
 - (ii) the recorded condominium declaration, and
 - (iii) the condominium development agreement submitted to the Township, its Board of Commissioners and the Delaware County Planning Commission

that all existing conditions and uses, including parking, are now, and shall remain at all times in the future, in full conformity with all previously granted and effective orders, approvals and variances from the Township Zoning Hearing Board, the Zoning Officer and/or the Code Enforcement Officer.

2. There shall be no construction of any new buildings or other structures, no demolition or replacement of any existing buildings, no creation or expansion of any new road, nor any change in permitted uses on any condominium unit situated on the Property unless the same is properly submitted and approved as a land development plan in accordance with the SALDO.

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

Mr. Reardon left the meeting.

Item #2 Sign Ordinance Review

Ms. Hanlon-Widdop discussed additional changes to the sign ordinance, adding provisions and amending the first draft, previously reviewed at the Planning Commission meeting of March 26, 2015.

The Commission analyzed the proposed definitions, setback distances and illumination measurements.

Mr. Rhodes made a Motion to recommend to the Board of Commissioners the approval of P11-2015, amending various provisions of section 182-701, Signs, subject to the modifications discussed and agreed upon by the Planning Commission members in attendance.

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

Item #3 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the meeting on March 26, 2015.
Mr. Gaumann seconded the Motion.
Roll call vote was taken.
MOTION PASSED UNANIMOUSLY.

Mr. Russo made a Motion to adjourn the meeting at 9:50 p.m.
Mr. Rhodes seconded the Motion.
MOTION PASSED UNANIMOUSLY.

Minutes of the Planning Commission of Haverford Township held on Thursday, May 14, 2015 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

COMMISSION MEMBERS PRESENT:

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

COMMISSION MEMBERS NOT PRESENT:

Paul D'Emilio, Vice-Chairman
Chuck Reardon, Member
Chris Gaumann, Member

ALSO PRESENT:

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

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

Item #1 Zoning Map Amendments

22-07-00338-00; Darby Road, Correct property line, INS to C-3
22-07-00934-00; Darby Road, Revise INS boundary line
22-07-00278-00; Columbia Road; Unopened road to be labeled R-5

22-02-00113-00; 14 Darby Road, C-5 to C-1
22-02-00114-00; 20 Darby Road, C-5 to C-1
22-02-00116-00; 24 Darby Road, C-5 to C-1
22-02-00117-00; 26 Darby Road, C-5 to C-1
22-02-00118-00; 28 Darby Road, C-5 to C-1
22-02-00119-00; 30 Darby Road, C-5 to C-1
22-02-00121-00; 34 Darby Road, C-5 to C-1
22-02-00122-00; 36 Darby Road, C-5 to C-1
22-02-00123-00; 38 Darby Road, C-5 to C-1
22-02-01273-00; 200 West Chester Pike, C-5 to C-1

This agenda item was discussed by the Commission at a previous meeting (8/2014).
Some things discussed at this meeting were addresses and folio numbers and clarifying Columbia Road as R-5 on the zoning map.

Mr. Capuzzi made a Motion to recommend to the Board of Commissioners the adoption of Ordinance P-13-2015 subject to the clarification of the Columbia Road strip of land as R-5.

Mr. Russo seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #2 Zoning Code Revisions –
Adding Provisions for Accessory Structures

Some things discussed were the definitions of structure, building and accessory building.

Mr. Rhodes made a Motion to recommend to the Board of Commissioners the adoption of Ordinance P-12-2015 subject to the modification to the language presented at the meeting and the changes made to the definition of accessory building.

Mr. Vitale seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #3 Department of Community & Economic Development Grant
Chatham Glen – Flooding Issues

The Commission discussed converting 224 Foster Ave to open space, the installing of an underground stormwater management facility at Chatham Glen Elementary School, and converting 328 Spring Road to a nature preserve all of which are intended to be in agreement with the Township's Comprehensive Plan. They also discussed supporting this application for funding of these proposed projects.

Mr. Capuzzi made a Motion to provide a letter to the Township Manager indicating the Planning Commission's support of the projects which are being submitted to the Department of Community & Economic Development for grant monies as being consistent with the Township's Comprehensive Plan.

Mr. Russo seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #4 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the meeting held on April 9, 2015.

Mr. Rhodes seconded the Motion.

Roll call vote was taken.

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

Mr. Rhodes made a Motion to adjourn the meeting at 8:20pm.

Mr. Capuzzi seconded the Motion.

MOTION PASSED UNANIMOUSLY.

A G E N D A

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY, MAY 28, 2015 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
William Rhodes, Member
Christopher Vitale, Member

ALSO PRESENT:

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

Item#1 - Zoning Code Revisions-
 Sign Code Amendments

Item #2- Review of Minutes

ADJOURNMENT

ORDINANCE NO. P 11-2015

AN ORDINANCE REVISING AND SUPPLEMENTING THE GENERAL LAWS OF THE TOWNSHIP OF HAVERFORD, ORDINANCE NO. 1960, AS AMENDED, BY FURTHER AMENDING SECTION 182-701, SIGNS.

The Board of Commissioners of the Township of Haverford, Delaware County, Pennsylvania does hereby enact and ordain the following:

ARTICLE I. TEXT AMENDMENTS

The General Laws of the Township of Haverford, Chapter 182, *Zoning*, is hereby amended as follows:

A. GENERAL MODIFICATIONS TO CHAPTER 182, *ZONING*, SECTION 701, *SIGN REGULATIONS*.

The General Laws of the Township of Haverford, Chapter 182, *Zoning*, Section 701, *Sign regulations*, is hereby amended as follows:

1. §182-701.B, *General regulations*, is hereby amended by the addition of the following:

(6) No sign shall contain illuminated tubing or strings of lights which outline roof lines, doors, windows, or wall edges, except temporary lights erected to celebrate a holiday. Temporary lights must cease to be operated within 60 days of installation.

2. §182-701.B (7) is hereby amended as follows:

~~(7) No projecting signs, roof signs, vehicle signs, animated signs other than time and temperature signs or signs that emit smoke, vapor or noise shall be permitted.~~

(7) No roof signs, vehicle signs, animated signs other than time temperature signs, signs that emit smoke, vapor or noise, or signs which incorporate in any manner flashing or moving illumination, or illumination which varies in intensity or varies in color, and signs which have any visible moving part, visible revolving part, visible mechanical movement of any description or

other apparent visible movement achieved by electrical pulsation shall be permitted.

3. §182-701.B, *General regulations*, further subsection (17) is hereby amended to read as follows:

(17) Regulations governing temporary signs and special promotional devices.

(a) Permissible types and sizes shall be as follows:

[1] The sign area of freestanding or sandwich signs shall not exceed **twelve (12)** square feet in area.

[2] All portable signs with removable letters shall not exceed **thirty-two (32)** square feet.

[3] Banners shall not exceed **twenty-four (24)** square feet.

[4] Wall **signs not exceeding twenty (20) square feet** or window signs **not exceeding 30% of the window area**.

[5] Temporary projecting signs are permitted only upon marquees especially designed to receive such temporary signs, as in the case of a theater.

(b) All temporary signs shall require a permit valid for no more than 30 days. Temporary sign permits may be obtained not more than one time during a calendar year for any single property, regardless of the number of streets a property fronts upon.

(c) Special promotional devices **including flags, balloons, and inflatables are permitted for periods up to but not exceeding thirty (30) days.** ~~must be authorized by the Board of Commissioners as a conditional use, and are~~ subject to the following:

[1] ~~No special promotional device may be used which would create glare, confuse or distract the attention of motor vehicle operators or, by its size or composition, cause a public nuisance.~~ **No special promotional device may be used which by its size, composition, color or movement would create glare, confuse or distract the attention of motor vehicle operators.**

~~[2] Such devices shall be permitted for periods up to but not exceeding 10 days.~~ **Such devices shall not exceed the area of a sign permitted for permanent signs on the same property.**

[3] No such device shall be placed within ~~40~~ **twenty feet (20')** from the edge of a public right-of-way.

4. §182-701.C, *Signs in Residential, Institutional, Recreational and Open Space Districts*, , further subsection (1)(b)[2], is hereby amended to read as follows:

(b) Permanent signs identifying a recreational or institutional use, a grouping of 10 or more dwelling units, a personal care assisted-living residence, a permitted use other than a dwelling or a use accessory to a dwelling.

[1] The maximum size of the total of all permitted signs per street frontage shall not exceed one square foot for each five linear feet of building frontage or **fifteen (15)** square feet, whichever is less.

[2] Types of permissible signs shall be as follows:

[a] Wall signs which do not exceed 20% of the signable area or 10% of the first floor facade, whichever is less.

~~[b] Freestanding signs, the bottom of which is less than four feet in height from the finished grade.~~ **Monument sign, not exceeding four feet (4') in height and setback at least twenty feet (20') from the edge of an improved road and ten feet (10') from a property line.**

5. §182-701.E., *Signs in Neighborhood Commercial and General Commercial Districts*, further subsection (1) is hereby amended to read as follows:

E. Signs in Neighborhood Commercial and General Commercial Districts.

(1) In a C-2 or C-3 Zoning District, signs are permitted for the following purposes and the conditions imposed by this chapter:

(a) Any sign permitted in a residential, institutional or recreation and open space district.

(b) Permanent signs identifying a permitted use.

[1] The maximum size of the total of all permanent signs per street frontage shall not exceed **thirty-five (35)** square feet.

[2] Types of permissible signs shall be as follows:

[a] Wall signs not exceeding 40% of the signable area **as defined at §182-106.B** or 10% of the first floor area, whichever is less.

[b] Window signs.

[c] **A freestanding sign not exceeding an area equal to twenty-five hundredths (0.25) square feet for every linear foot of street frontage or twenty-five (25) square feet, whichever is less, and further limited as follows:**

(i) when erected within the triangular area described at §182-701.B(5), the bottom of which shall be not less than eight feet from the finished grade

(ii) when erected outside of the area described at §182-701.B(5) and within twenty feet (20') of the curb line the bottom of which is not less than four feet in height from the finished grade

(d) A monument sign, when erected outside of the area described at §182-701.B(5), and not less than twenty feet (20') from the curb line or five feet (5') from a property line.

(e) Projecting sign, not exceeding nine (9) square feet and further subject to the following:

(i) installed at the ground floor only and not exceeding a mounted height of sixteen (16) feet

(ii) a minimum clearance of ten (10) feet shall be provided from grade

(iii) shall not project more than five (5) feet from the building surface to which it is mounted

(iv) shall not be placed within thirty (30) feet of another projecting sign

(v) shall not extend over the portion of a public sidewalk with an unobstructed pedestrian travel lane of five (5) feet.

(c) Temporary signs subject to the regulations of § 182-701B(17).

6. The following shall be inserted at §182-701.H:

H. Gasoline service station signs.

Gasoline service station signs in any district shall be subject to the following regulations:

(1) Freestanding or monument sign.

(a) A maximum of one freestanding sign is permitted.

(b) The maximum sign area of a freestanding sign, including the sign frame, shall not exceed 80 square feet, inclusive of the gasoline service price sign. Such sign shall not be separated from the gasoline price sign, but shall appear as a single integrated sign.

(c) The maximum sign area of a monument sign, including the frame, shall not exceed 50 square feet, inclusive of the gasoline price sign.

(d) A monument sign shall be set back a minimum of five feet from any property line.

(2) Gasoline service station canopy signs.

(a) A gasoline service station with a canopy shall be permitted two canopy signs in total.

(b) The canopy sign or signs shall collectively not exceed 20 square feet in area.

(c) The canopy sign shall be a flat sign permanently affixed to the vertical face of the canopy and shall not project above or below or from any side of the vertical face of the canopy.

(d) The canopy sign may be illuminated by internal and non-intermittent light sources.

(e) A business logo, inclusive of striping or other symbols, may appear on this canopy sign as part of the allowable sign area. Any striped area of the canopy shall be counted towards the permissible area of the sign.

(3) Pump signs.

(a) Signs shall be allowed on gasoline pumps so as to provide the required information to the public regarding "octane rating," "price," type of fuel," "federal and state stamps," "pump use directions," and "no smoking."

(b) The trade name and any associated symbols shall be permitted on the sides of the pumps as flat signs located no more

than three feet above the ground and not to exceed one square foot in sign area per pump.

(c) "Self-service," "full-service" or other information signs may identify each pump island on the gasoline service station property. The location of such signs shall be limited to the gasoline pump or the canopy support located at each end of the pump island or between the canopy supports as a spandrel panel. A maximum of two such signs shall be allowed per pump island, and each sign shall not exceed two square feet in sign area when placed on the gasoline pump or when located at each end of the pump island or between the canopy supports as a spandrel panel.

(d) An off-site advertising sign not exceeding one square foot (1') mounted to the top of a pump, provided no audio or other sound is emitted.

(4) Gasoline service station price signs. Gasoline service station price information may be incorporated into a freestanding sign or monument sign, provided that the total area of the price sign shall not exceed 20 square feet in area, and further subject to the following:

(a) Such signs shall utilize LED digits to display price numbers;

(b) LED digits of each price line shall be one color: red, amber or green;

(c) LED arrays within the digits shall be designed such that if a group of LEDs go out, the correct numbers will continue to be legible;

(d) LED digits shall show static display only, flashing or moving action by digits is prohibited;

(e) LED light intensity shall be controlled automatically to dim or brighten in response to changing ambient light conditions;

(f) Signs shall also be equipped with LED light intensity limit via manual control;

(g) LED digits shall have a maximum brightness of 4,000 nits at maximum brightness level; and

(5) Wall signs.

(a) One wall-mounted business sign, with the copy limited to a company name and/or corporate logo, is permitted on a gasoline service station.

(b) The area of any wall sign shall be in accordance with the maximum sign area permitted in the district, less any signage provided on a canopy.

I. Nonconforming or abandoned signs.

(1) All signs **lawfully** erected prior to the enactment of this chapter or subsequent amendments which are not in conformity with the provisions thereof shall be deemed nonconforming uses.

~~(2) Amortization of nonconforming signs. Nonconforming signs shall be removed, replaced, repaired or otherwise brought into conformity with the provisions of this chapter in accordance with the following schedule:~~

~~(a) Temporary sidewalk, sandwich or A-frame signs, movable freestanding signs, banners, streamers, pennants and similar signs shall be abated or removed within 30 days of notification by the Zoning Officer.~~

~~(b) Signs painted on buildings, walls, fences or benches shall be abated or removed within 60 days of notification by the Zoning Officer.~~

~~(c) (Reserved)~~

~~(d) Upon change of occupancy and/or ownership, any nonconforming sign would be removed before the issuance of the certificate of occupancy.~~

(3) **(2)** No nonconforming sign may be altered or replaced unless the altered or new sign is in conformity with this chapter.

(4) **(3)** No person shall maintain or permit to be maintained on any premises owned or controlled by him a sign which has been abandoned. Any such abandoned sign shall be promptly abated by the owner or person controlling the property. An abandoned sign, for the purpose of this chapter, is:

(a) A sign, other than a real estate sale or rental sign, located on a property which becomes vacant and unoccupied for a period of two months or more.

(b) Any sign which was erected for an occupant or business unrelated to the present occupant in business.

(c) Any sign which relates to a time, event or purpose which is past.

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, May 28, 2015 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS NOT PRESENT:

Joe Russo, Chairman

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager
Kelly Krause, Codes Department
Terry Coogan, Recording Secretary

Mr. D'Emilio called the meeting to order at 7:30pm.

Item #1 Zoning Code Revisions-
 Sign Code Amendments

Some things discussed were illuminating lights/strings of lights, temporary lights, what kind of signs are prohibited, temporary signs, prohibiting inflatables, and the set-back requirements of monument signs.

Regarding projection signs, the height, clearance and size were discussed.

Also discussed were the number of signs permitted, the size of a free standing sign, canopy signs, the lighting under the canopy, price signs and wall signs at a gasoline service station.

Also discussed were the altering and/or replacing non-conforming signs.

Revisions will be made and reviewed again by the Planning Commission.

Item #2 Review of Minutes

This item was removed from the agenda until the next meeting.

Mr. D'Emilio made a Motion to adjourn the meeting at 9:25pm.

Mr. Capuzzi seconded the Motion.

MOTION PASSED UNANIMOUSLY.

A G E N D A

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY, JUNE 11, 2015 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
William Rhodes, Member
Christopher Vitale, Member

ALSO PRESENT:

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

Item#1 - Zoning Map Revision-
 5 Llandillo Road & Llanerch Ave

Item #2- Review of Minutes

ADJOURNMENT

ORDINANCE NO. P13-2015

AN ORDINANCE OF THE TOWNSHIP OF HAVERFORD, COUNTY OF DELAWARE, COMMONWEALTH OF PENNSYLVANIA, AMENDING AND SUPPLEMENTING THE GENERAL LAWS OF THE TOWNSHIP OF HAVERFORD, CHAPTER 182, “ZONING” BY RECLASSIFYING THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES KNOWN AS DELAWARE COUNTY FOLIO NOS. 22-02-00709-00, 22-02-00650-00 FROM THE INS – INSTITUTIONAL DISTRICT TO R-4 LOW- TO MEDIUM-DENSITY RESIDENTIAL DISTRICT.

BE IT ENACTED AND ORDAINED by the Board of Commissioners of the Township of Haverford, County of Delaware, Commonwealth of Pennsylvania by the authority granted to the Board in Section 601 of the Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247, as amended, that the General Laws of the Township of Haverford is hereby amended as follows:

ARTICLE 1. MAP AMENDMENTS

A. Chapter 182, §105, *Zoning Map; establishment of boundary lines*, is amended by reclassifying the following subject properties as provided on the attached Exhibits:

Exhibit D – 22-02-00650-00 -5 Llandillo Road, INS to R-4
 22-02-00709-00 - Lansdowne Road, INS to R-4

A copy of the Zoning Map and referenced Exhibits showing the affected parcel is attached hereto.

B. Except as specifically amended herein, Chapter 182 *Zoning, §105 Zoning Map; establishment of boundary lines*, remains unchanged in full force and effect.

ARTICLE 2. SEVERABILITY

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

ARTICLE 3. REPEALER

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

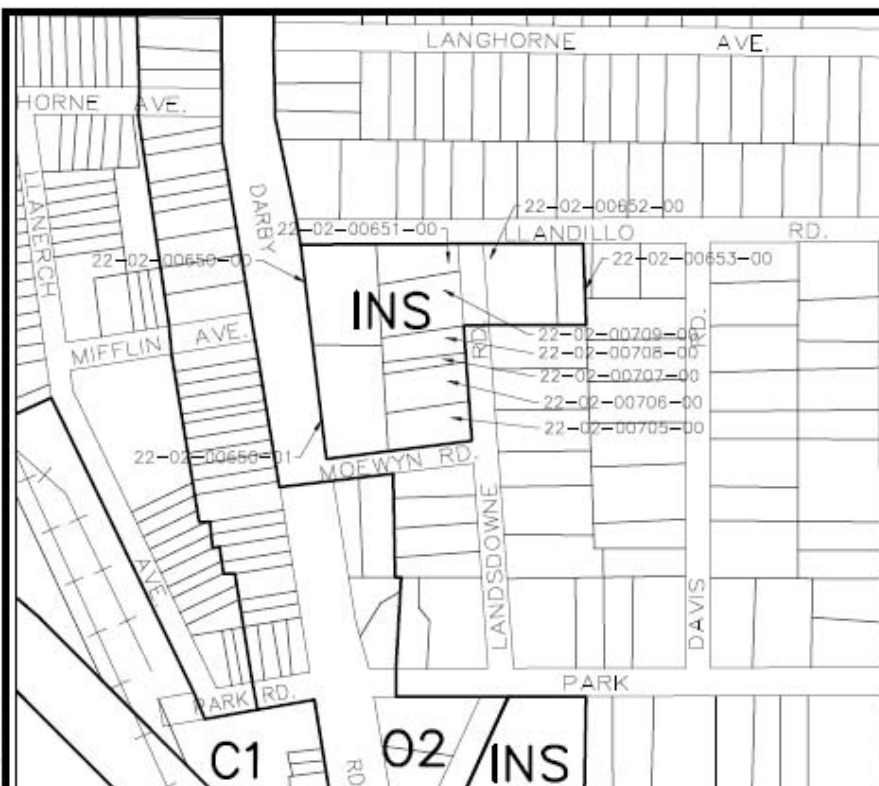
ADOPTED this day of , A.D., 2015.

TOWNSHIP OF HAVERFORD

By:

PRESIDENT
BOARD OF COMMISSIONERS

ATTEST: Lawrence J. Gentile
Township Manager/Secretary



PROPOSED ZONING BOUNDARY

EXHIBIT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, June 11, 2015 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
Chris Vitale, Member

ALSO PRESENT:

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

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

Item #1 Zoning Map Revision-
 5 Llandillo Road & Llanerch Ave

The Planning Commission discussed the best zoning classification for the property located at Llanerch Ave and Llandillo Road, the Strafford Friends School. The school has been purchased to possibly be used as a residential use. The Commission discussed rezoning the property from INS to R-4.

In regards to Exhibit F of the Ordinance concerning Columbia Road, the Commission changed the wording to state "Columbia Road; unopened road to be labeled R-5".

Mr. Rhodes made a Motion to recommend to the Board of Commissioners the adoption of Ordinance P-13 – 2015 as amended.

Mr. Capuzzi 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 May 14, 2015.
Mr. Rhodes seconded the Motion.
Motion passed with a vote of 4-0-3 with Mr. Reardon, Mr. Gaumann and Mr. D'Emilio abstaining.

Mr. Capuzzi made a Motion to approve the minutes from the meeting on May 28, 2015.
Mr. D'Emilio seconded the Motion.
Motion passed with a vote of 6-0-1 with Mr. Russo abstaining.

The meeting was adjourned at 7:50pm.

A G E N D A

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY, JUNE 25, 2015 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
William Rhodes, Member
Christopher Vitale, Member

ALSO PRESENT:

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

Item#1 - Zoning Code Revisions-
 Sign Code Amendments

Item #2- Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, June 25, 2015 at 7:30pm 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
Bill Rhodes, Member
Chris Vitale, Member

BOARD MEMBERS NOT PRESENT:

Paul D'Emilio, Vice-Chairman

ALSO PRESENT:

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

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

Item# 1 Zoning Code Revisions –
 Sign Code Amendments

The Commission received an amended copy of the sign ordinance.

Some items discussed were vehicle signs, community billboards, promotional signs, inflatables and projecting signs. There was also some minor rewording of the ordinance.

Mr. Capuzzi made a Motion to recommend to the Board of Commissioners the adoption of Ordinance P-11-2015 as amended and the forwarding of this Ordinance to the Delaware County Planning Commission for review.

Mr. Gaumann seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #2 Review of Minutes

Mr. Capuzzi made a Motion to approve the minutes from the meeting held on June 11, 2015.

Mr. Rhodes seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Mr. Russo made a Motion to adjourn the meeting at 8:20pm.

Mr. Reardon seconded the Motion.

MOTION PASSED UNANIMOUSLY.

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, July 23, 2015 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
Bill Rhodes, Member

BOARD MEMBERS NOT PRESENT:

Paul D'Emilio, Vice-Chairman
Chris Vitale, Member

ALSO PRESENT:

Kelly Krause, Haverford Township Codes Department
Chuck Faulkner, Pennoni Associates
Jane Hall, 3rd Ward Commissioner
Terry Coogan, Recording Secretary

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

Item #2 801 & 805 North Eagle Road – YMCA

Matt Witters from Eustace Engineering spoke before the Board. Also present were Michael Troope from the YMCA and Dave Falcone.

The applicant is proposing to consolidate two existing parcels at the southeast corner of north Eagle Road and Lawrence Road, remove the existing structures and construct a parking lot to accommodate employee parking for thirty (30) vehicles. An infiltration basin is proposed for stormwater management. The property is located in the LIN Light Industrial Zoning District.

Mr. Witters reviewed the seven waivers requested as noted on Sheet two of the plans and Page one of the Township Engineer's review letter dated July 21, 2015.

In regards to the Township Engineer's review letter, the applicant will comply with and/or address with the Township Engineer all items (1-29) listed.

Some items discussed were the waivers requested for the sidewalk width requirement and the open space requirement, the location of the driveway into the parking lot, the number of parking spaces, the intersection improvements (timing improvements, relocating the traffic pole, signal being replaced, synchronization with the nearby light at Hillcrest and Eagle, additional striping and signage and upgrading the curb ramps on all 4 corners), the width of the driveway in the parking lot in relation to circulation, lighting and grading plans, hours of operation of the YMCA and number of employees per shift, numerous questions concerning traffic conditions and impacts warranting a new comprehensive traffic study which should take into account the bike

trail which ends at the YMCA and the anticipated volume of additional bicyclists using elements of the bike trail system near the Eagle-Lawrence intersection.

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

Ernest Bernando, 709 N. Eagle Rd, asked if the service road at the YMCA could be used as an entrance into the parking lot. The Board responded that it was considered but wasn't feasible because of grading issues and impacts to existing EPA monitoring wells.

Mr. Bantor, 524 Lawrence Rd, expressed his concern with removing the trees along the proposed fence line, removing the 50' maple tree, drainage in the SE corner, the increase of traffic this lot will have on the intersection, and increased parking and traffic in the neighborhood.

Dr. Robert McGann, 2437 Darby Rd, Pastor at Grace Chapel, feels there would be ample parking spaces at Paddock Field. Dr. McGann asked that the minutes of the meeting reflect that Grace Chapel does pay taxes on all buildings they own except the Chapel and they were willing to sell a portion of their front yard to the Township for a right turn lane onto Darby Road until the previous proposed project across Eagle Road was not required by PennDot to install a right turn lane from Darby onto Eagle. He also stated that he would be more than willing to be part of the Comprehensive Plan improvements by installing a right turn lane in the Chapel's front yard if a right turn lane from Darby onto Eagle is incorporated into the proposed project across Eagle Road.

Jeff Steigerwalt, 726 Belvedere Rd, expressed his concern with the stormwater management system of the proposed parking lot. Also, questioned if speed bumps could be installed on the neighboring residential streets to control the traffic. He also asked if the YMCA could be independent and then restrict the number of families who join. Mr. Troupe answered no.

Jane Hall, 161 Golfview Rd, 3rd Ward Commissioner, stated that the Township installed speed bumps in the 2nd ward which everyone loved and then hated. The Township is working to try to control the speed in the Township. In regards to this project, she would like to see as many trees preserved as possible, and that the lighting not be too bright. She also stated that Grant Copeland from Downtown Dynamics will be heading the Economic Development Committee to help re-evaluate the Eagle Road corridor.

Mr. Rhodes made a Motion to recommend to the Board of Commissioners the approval of this Preliminary/Final Land Development Plan and the waivers requested by the applicant, subject the following conditions:

1. The applicant will comply with all items (1-29) on the attached Township Engineer's review letter dated July 21, 2015;
2. The proposed parking lot will not be made available for use until the Lawrence Road and Eagle Road intersection improvements are completed;
3. The applicant prepares and delivers to the Township Engineer a new comprehensive study of the traffic conditions existing as a result of the YMCA operations given due regard for the projected use of the proposed parking lot and the reasonably anticipated

bicycle traffic in the area, which study shall be in form and substance satisfactory of the Township Engineer;

4. The traffic signals at Lawrence Road and Hillcrest Ave will be directly connected and synchronized;
5. The Township Engineer will review the signage and channelization islands proposed for the entrance and exit lanes to the proposed parking lot from Lawrence Road;
6. The applicant will coordinate with neighboring residents regarding tree removal and pruning in connection with the removal, replacement and/or installation of any fencing on the site;
7. The applicant will assign specific parking spaces in this lot to those employees who work the longer shifts.

Mr. Reardon seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #1 5 Llandillo Road – Sketch Plan
Reuse Discussion

Jeff Steigerwalt, the developer, spoke before the Board.

The applicant is proposing to build 2 single-family homes on the existing parking area on Lansdowne Ave and to renovate/convert the existing Strafford Friends School into an apartment building with 13 apartments. Twenty-six parking spaces are also proposed for this project (2 spaces per unit).

Since the Strafford Friends School is an historic building, the outside of the building will not be changed. Some items discussed were: water run-off, retention of the existing 10' easement from the property to the playground, retention of the walking path in the front of the property, removing the existing oil tank, the possibility of speed bumps in the driveway, and installing a fence around the playground.

Also discussed were the width of the driveway in the parking lot, installing a 5' buffer between the homes and parking lot, installing an elevator and where it could be located, the number of parking spots needed, and instead of using grass pavers for parking, consider using porous asphalt. It was recommended that if fencing around the playground is being considered that the applicant use fence you see through, not privacy fencing.

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

Mike Patton, 314 Lansdowne Rd, feels that this is a great proposal.

Fran, 3 Moewyn Rd, feels that this is the best solution for this area.

Regina Pfeiffer, 11 E Langhorne Ave, is in favor of this development.

Debra Patton, 314 Lansdowne, Rd, is in support of this proposal.

Sandra House, founder of the Strafford Friends School, stated that it will be very difficult to install an elevator in the school.

Item #3 2400 West Darby Road – Sketch Plan

Matt Chartrand from Boehler Engineers spoke before the Board. Also present was Bob Brosman, the owner and operator of the location.

The applicant is proposing to expand the existing building by 864 sf in the rear and converting the auto bays into a convenience store. The applicant would also like to add two gasoline pump islands but the Township Engineer is concerned with its location in relation to the proposed parking spaces. The applicant is willing to install only one pump island if necessary. There are 15 parking spaces shown on the plan.

Since there is a change in use relative to the building, the applicant must go through the land development process.

The applicant will work with the Township to see if it is feasible to install a right turn lane on Eagle Road but thinks they might have to move existing gasoline pumps to do so.

The applicant will improve the landscape to incorporate the Eagle Road Corridor/Oakmont Village Comprehensive Plan Design Standards. It was recommended that the applicant look at how the YMCA incorporated the design standards and try to emulate their efforts.

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

Kelly Santangelo, 161 Cedarbrook Dr, asked what convenience store would be occupying the space. The applicant responded that A-Plus has an interest.

Regina Pfeiffer, 11 E Langhorne Ave, stated that his is a non-conforming property located within a C-3 zoning district and she would like to see something there that is conforming rather than a gas station with a convenience store. She would like the Planning Commission to re-think this proposal.

Nancy Boxer, Hirst Terrace, is concerned with the increase in traffic and doesn't feel a convenience store is the right choice.

The applicant stated that they will be performing a traffic impact study.

Jane Hall, 3rd Ward Commissioner, stated that she is against adding any more pumps and would like the applicant to look at the property more closely to see what other uses could be done on the site.

Anthony Galonzo, 127 Ellis Rd, stated that the traffic is already terrible at that location and would like the applicant to make Oakmont better, not worse.

Item #4 Proposed Floodplain Ordinance
Discussion

Mr. Reardon made a Motion to recommend to the Board of Commissioners the adoption of Ordinance P-18-2015 as amended.

Mr. Capuzzi seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #5 Planning Commission Recommendation – Multimodal Transportation Fund Program
Proposed Streetscape Improvements-
East Darby Road, Mill Road to Haverford Middle School

The Board discussed the proposal for streetscape improvements on East Darby Road and on Mill Road to Haverford Middle School. The Board determined that this proposal is consistent with the Comprehensive Plan.

Mr. Reardon made a Motion to support the application for the funding for the streetscape improvements located on East Darby Road and on Mill Road to the Haverford Middle School.

Mr. Rhodes seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #6 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the meeting held on June 25, 2015.

Mr. Reardon seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Mr. Reardon made a Motion to adjourn the meeting at 10:36pm.

Mr. Capuzzi seconded the Motion.

MOTION PASSED UNANIMOUSLY.

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, August 13, 2015 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
Chris Vitale, Member

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager
Kelly Krause-Kirk, Haverford Township Community Development Office
Joe Celia, Deputy Director - Codes Dept.
Chuck Faulkner, Pennoni Associates
Chris Connell, 8th Ward Commissioner
Jeff Heilmann, 5th Ward Commissioner
Terry Coogan, Recording Secretary

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

Item #1 Vacant Property Review –
 2508 Chestnut Avenue
 1504 Robinson Avenue

Joe Celia spoke before the Board.

Mr. Celia discussed the condition of the abandoned house located at 2508 Chestnut Ave and asked that the Planning Commission refer this property to the Vacant Property Review Board for review.

Mr. D'Emilio made a Motion to recommend that the house located at 2508 Chestnut Ave be referred to the Vacant Property Review Board for review.

Mr. Capuzzi seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Mr. Celia discussed the condition of the abandoned house located at 1504 Robinson Ave and asked that the Planning Commission refer this property to the Vacant Property Review Board for review.

Mr. Rhodes made a Motion to recommend that the house located at 1504 Robinson Ave be referred to the Vacant Property Review Board for review.

Mr. Reardon seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #2 726 Lawson Ave – Lot Line Change/Minor Subdivision
Simpson

Robert Simpson, the applicant, spoke before the Board.

The applicant is proposing to subdivide an existing parcel into two lots. Lot 1 will consist of the existing house and improvements. No development or redevelopment is proposed in conjunction with this application. Both properties are located within the R-4 Zoning District (Low to Medium Density Residential).

Some items discussed were the edge of the existing driveway in regards to the property line, the steep slopes on Lot 2 and the need for a variance for steep slope encroachment if being developed, steep slopes being noted on Sheet 1 of the plans, the origin of the slopes, requesting a waiver from the cartway width and right-of-way width requirements noted on the plans, parking on the street by users of the Norristown High Speed Line Penfield station, and if Lawson Ave is a State highway.

Chris Connell, 8th Ward Commissioner, stated that in regards to the Zoning Hearing Board meeting that the applicant attended, he received one opposing email and four supporting emails. In regards to the planning meeting he received no opposition regarding the subdivision.

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

Steve and Linda Baris, 738 Lawson Ave, are opposed to the subdivision. They feel that the applicant is proposing to develop and/or sell to develop the property. They are concerned with disturbing the steep slopes on the property near the street and expressed concern with the storm water management shown on the plans. Also, they are concerned with the increased parking on the street this application will cause if the lot is developed. They stated that Mr. Simpson never approached them with this plan when they were buying their house.

Mr. Simpson stated that he will be requesting a waiver from the cartway and right-of-way width requirements.

Mr. D'Emilio made a Motion to recommend to the Board of Commissioners the approval of this Minor Subdivision subject to the following:

1. The applicant will comply with all items (1-6) of the attached Township Engineer's review letter dated August 6, 2015;
2. Also, recommend the waiver for the cartway width and the right-of-way width requirements;

3. The applicant will show all steep slopes on the Title Plan (sheet 1);
4. Since Lawson Ave is a State Highway, the applicant will need to obtain a Highway Occupancy Permit in order to construct a new driveway and new utility services;
5. The applicant needs to state the proper names of the neighbors on the plans;
6. The applicant needs to note on the plans that this application is a subdivision, not a lot line change.

Mr. Gaumann seconded the Motion.

Roll call vote was taken.

Motion passed with a vote of 6-1-0 with Mr. Capuzzi voting no.

Mr. Connell addressed the audience regarding the parking issue on Lawson Ave in regards to the Norristown High Speed Line and some possible remedies to this situation if the neighbors want to pursue them.

Item #3 26 Tunbridge Road – Minor Subdivision
Piasecki

Joe Mongeluzi, from Momenee Associates, spoke before the Board.

The applicant is proposing to combine two existing parcels and then subdivide the combined parcel into six residential lots. Five of the new lots are proposed to have new dwellings. Lot six will include the existing dwelling and associated improvements. Proposed improvements include a 510 foot road with a cul-de-sac, utility extensions and stormwater management facilities. The new lots are to be serviced by public water and sewer. The tract is zoned Low-Density Residential (R-1).

Some items discussed were if an outlet for the existing pond exists and if it ever overflows, if there is a builder interested in the 5 lots to be developed, the drainage system to be installed on Tunbridge Rd, ownership and maintenance responsibilities for the drainage beds proposed to control the new road drainage, existing curbing on Tunbridge Rd, and if the driveway to Lot 6 is counting as part of the open space.

In regards to the Township Engineer's review letter dated August 12, 2015, the applicant will comply with and/or address all items (1-48).

Other items discussed were having the Township Solicitor review the trust document since this property is held in a trust, the grading plan, interconnecting the pipes in the seepage beds for better flow distribution on Lots 1, 2, 3, and 5, having the Fire Marshall check the location of the proposed fire hydrant, if the dedicated open space will be private or public property, removing more of the existing driveway on Lot 6 and the width of that driveway, and removing the existing driveway from the open space.

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

Jane Kattan, Tunbridge Rd and Exeter Rd, asked the applicant if the dedicated open space could be extended down to the rear of Lots 4 and 5 for beautification purposes and to preserve the existing mature trees located there.

Regina Reardon, 36 Tunbridge Rd, spoke on behalf of her parents, expressed her wishes for protecting the condition of the property and the protecting of the trees on Lots 1 and 2. She was told that the Shade Tree Commission would be reviewing the plans regarding the tree removal.

Carol Smith, 47 Tunbridge Rd, asked who owned the open space property, and if there was a developer involved yet.

Jeff Heilmann, 5th Ward Commissioner, stated that this project won't negatively impact the flooding on Tunbridge Rd and could possibly improve it.

The applicant will revise his plans and come back before the Planning Commission at a later date.

Item #4 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the meeting held on July 23, 2015.

Mr. Reardon seconded the Motion.

Roll call vote was taken.

Motion passed with a vote of 5-0-2 with Mr. D'Emilio and Mr. Vitale abstaining.

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

Mr. D'Emilio seconded the Motion.

MOTION PASSED UNANIMOUSLY.

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, September 10, 2015 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
Chis Gaumann, Member
Chuck Reardon, Member
Chris Vitale, Member

BOARD MEMBERS NOT PRESENT:

Angelo Capuzzi, Secretary
Bill Rhodes, Member

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager
Chuck Faulkner, Pennoni Associates
Kelly Krause-Kirk, Haverford Township Community Development Office
Jane Hall, 3rd Ward Commissioner
Jim McGarrity, 7th Ward Commissioner
Chris Connell, 8th Ward Commissioner
Terry Coogan, Recording Secretary

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

Item #1 Campbell Avenue & St. Denis Avenue – Subdivision
Terrador Properties

Fred Fromhold, attorney for the client, spoke before the Board. Also present was Dennis O'Neill, the engineer from MacCombie Engineers.

Mr. Fromhold stated that the applicant sent certified letters in addition to first class mail advising the neighbors of this meeting.

The applicant is proposing to subdivide a tract into two parcels. Parcel A will remain a cemetery and parking facilities. Parcel B will be further subdivided into five lots. Proposed improvements for these lots shall include single-family homes, driveways, utility extensions and stormwater management facilities. The new lots are to be serviced by public water and sewer. Parcel A is zoned Institutional (INS) and Parcel B is zoned Low-to-Medium Density Residential (R-4).

The applicant appeared before the Zoning Hearing Board who granted the applicant's request for a variance from the steep slope encroachment on Lots 3 & 4.

The applicant has requested a variance to allow driveways and stormwater management systems constructed in areas of steep to very steep slopes.

The applicant is requesting the following waivers:

1. From the Township Design Standards, Driveways: Requiring a 30' minimum distance between driveway and street intersection
2. From Township Design Standards, Driveways: Requiring a leveling area of 20-feet for driveways exceeding a 6-percent grade. No leveling area is proposed.
3. From the cartway width and right-of-way width requirements
4. From the 2-step review process

There was discussion regarding the 3-way stop sign at the intersection of Campbell Ave and Winton Rd.

In regards to the Township Engineer's review letter dated September 8, 2015, the applicant will comply with and/or address with the Township Engineer all items (1-27).

There was discussion regarding the open space waiver (#7 on the Township Engineer's letter). The Board of Commissioners can exercise their right to require open space under the ordinance provision and if they do, the applicant will be asking for a fee in lieu of the open space requirement.

Some other things discussed were installing a sidewalk on St. Denis Lane along Lot1, the location of the driveway (on Lot 4) leading into the 3-way intersection, reducing the elevation of the garages to soften the slope of the driveways, and the small retaining wall along Campbell Ave.

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

Jane Hall, 3rd Ward Commissioner, feels the wall along Campbell Ave should be removed, asked about the elevation of the proposed homes in regards to the homes adjacent and across the street, ask that the applicant take precaution with the existing tree, asked if the curbing will be replaced and expressed her concern with the location of the driveway leading into the 3-way intersection.

Jim McGarrity, 7th Ward Commissioner, asked the applicant to take precautions with the existing tree and feels that the Planning Commission and the applicant will work together.

Chad Brooks, 400 Campbell Ave, stated that he didn't receive notification about the meeting and asked how the Township decides who receives these mailings and would like to see the retaining wall removed.

Greg Eger, 234 Campbell Ave, owner of the existing tree is worried that the tree's root system will be cut during construction.

Mr. D'Emilio made a Motion to recommend to the Board of Commissioners the approval of this final subdivision subject to the following:

1. The applicant will comply with all items on the attached Township Engineer's review letter dated September 8, 2015;
2. The slopes of all driveways be reduced to a degree approved by the Township Engineer;
3. The applicant install a sidewalk along Lot 1 on St Denis Lane;

4. Recommend a fee in lieu of open space requirements;
5. The applicant will abide by the findings of the Shade Tree Commission;
6. Also, the granting of the waivers listed on Sheet 2 of the Plans as well as the waivers from the cartway and right-of-way width requirements and from the two-step review process.

Mr. Gaumann seconded the Motion.

Roll call vote was taken.

Motion passed with a vote of 4-1-0 with Mr. Vitale voting NO

Item #2 1010 Darby Road – Sketch Plan
 Haverford Township Municipal Services Building

Mr. Gaumann recused himself from this agenda item.

Ed Mangold from KCBA Architects spoke before the Board. Also present were Jim Bannon, the engineer, from Nave Newell, and Bill McLaughlin, the Haverford Township Construction Manager.

The applicant is proposing a new Haverford Township Municipal Services Building. It will be a 2-story building with the Police Station located on the 1st floor accessed by the lower parking lot and the administration offices located on the 2nd floor accessed by the upper parking lot.

Jim Bannon, the engineer, went over the sketch plan with the Board. The applicant is proposing an exit off Manoa Rd in addition to the existing exit onto Darby Rd, widening the left turn lane onto Darby Rd off Manoa Rd, proposing a drive onto Columbia Rd for police use only and proposing widening Columbia Rd. Mr. Bannon discussed the number of parking spaces and stated that there is a parking lot with a fenced lot strictly for police use.

Also discussed were the number and location of the handicapped parking spaces, the pedestrian walkway and crosswalk in the parking lot, a left-turn onto Darby Rd, that all ball fields will remain but the skate park is being removed, the site distance for the driveway off Manoa Rd and it was stated that Pennoni Associates will be in charge of all off-site improvements. The fueling station and underground tank are being relocated on site into a secured lot.

Mr. Bannon went over the lay-out of the building. The project will meet all DEP requirements and the Police Dept. will function normally during construction.

The applicant will appear before the Planning Commission with Preliminary/Final Plans in January, 2016.

A representative from Boyle Brothers Oil stated he was in favor of the revised plans.

Chris Connell, 8th Ward Commissioner, spoke about developing an area near the proposed building for the Veterans' Memorial.

Bob McCreight, St Denis Lane, is concerned with the location of the handicapped parking. Feels more should be near the entrance of the building.

Item #3 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the meeting held on August 13, 2015.

Mr. Gaumann seconded the Motion.

MOTION PASSED UNANIMOUSLY.

Mr. D'Emilio made a Motion to adjourn the meeting at 9:30pm.

Mr. Reardon seconded the Motion.

MOTION PASSED UNANIMOUSLY.

A G E N D A

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY, OCTOBER 22, 2015 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
William Rhodes, Member
Christopher Vitale, Member

ALSO PRESENT:

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

Item#1 - 5 Llandillo Road and Lansdowne Road
 Llandillo Road Development Partners, LLC

Item #2- Historic District Overlay Ordinance- Discussion

Item #3- Review of Minutes

ADJOURNMENT

THIS AGENDA IS TENTATIVE
Items and order are subject to change

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, October 22, 2015 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
Chris Vitale, Member

ALSO PRESENT:

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

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

Item #1 5 Llandillo Road and Lansdowne Road
 Llandillo Road Development Partners, LLC

Jeff Steigerwalt, the applicant, spoke before the Board. Also present was Rhett Chiliberti, the engineer from Maser Consulting Pa.

Mr. Steigerwalt stated that he submitted revised plans to the Township after receiving the Township Engineer's review letter dated October 16, 2015 and that he was in contact with Steve Poole, the fire codes official, after receiving Mr. Poole's letter regarding the recommended changes to the parking lot.

The applicant is proposing to consolidate two existing parcels and then subdividing them into three residential lots. Lot C will include the existing vacant school and driveway. Lots A and B, which will front on Lansdowne Road, will each include a new single family detached dwelling and driveway on each lot. Infiltration beds on Lots A and B are proposed for stormwater management. The existing vacant school on Lot C is proposed to be renovated to include 13 dwelling units. Additional parking is also indicated to support the proposed use. The new lots are to be serviced by public water and sewer. The site is currently zoned INS-Institutional. The Township is considering reclassifying the parcels from INS to R-4 (Low-Medium Residential). The applicant has received a use variance from the Zoning Board for the development of apartments in an R-4 Zoning District.

Some things discussed were the number of parking spaces proposed and their location, and the drive aisle and parking space dimensions, the handicap accessible route from the parking lot to the building, obtaining a waiver from the Department of Labor and Industry from the requirement to provide a handicap accessible route into the building, having a 20' driveway width in the parking lot, the location of the guy wire relative to the location of the Township access route to the adjacent playground and contacting PECO regarding the guy wire, and the location of the utility services.

In regards to the Township Engineer's review letter dated October 16, 2015, the applicant will comply with and/or address all items (1-44).

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

Robin Naser, 4 Llandillo Road, submitted and read a formal letter to the Board. Some things included in the letter were her concern about the variance granted to the applicant for allowing 13 apartments. Also, she would like to see just one home built and she also submitted three sketch plans for the Township and applicant to consider instead of the proposed plan.

Jeffrey Weiss, 4 Llandillo Road, expressed his concern with the angled parking spaces in the front parking lot. He stated he is against this type of parking. He feels that a viable solution would be for the applicant to switch the location of the park with the parking lot.

There was a discussion regarding the pros and cons of the three sketch plans submitted by Robin Naser.

Andrea Smith, 101 Llandaff Road, a member of the Historical Commission, asked about the possibility of installing a traffic light at Moewyn Rd and Darby Road.

It was recommended that the neighbors meet with their Commissioner with their ideas. The neighbors present stated that there is no consensus with the neighbors to agree upon any ideas.

Jeanne Angell, 25 Tenby Road, stated that she is against losing any open space, losing any part of the park and trees and is against the angled parking located in the front of the building. She would like to see the proposed homes and lots be smaller to gain space.

This application was submitted for review to the Historical Commission but the Commission has not yet made any formal recommendations.

The Board would like the Historical Commission to provide an opinion as to whether or not the construction of the angled parking spaces in front of the building would detract from the historical significance and character of the building.

This agenda item will be continued to the November 12, 2015 Planning Commission meeting.

Item #2 Historical District Overlay Ordinance – Discussion

This agenda item was removed.

Item #3 Review of Minutes

Mr. Reardon made a Motion to approve the minutes from the meeting held on September 10, 2015.

Mr. Vitale seconded the Motion.

Motion passed with a vote of 5-0-2 with Mr. Capuzzi and Mr. Rhodes abstaining.

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

Mr. Vitale seconded the Motion.

MOTION PASSED UNANIMOUSLY.

AGENDA

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY, NOVEMBER 12, 2015 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
William Rhodes, Member
Christopher Vitale, Member

ALSO PRESENT:

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

Item#1- Vacant Property Review Committee Findings
2508 Chestnut Avenue
1504 Robinson Avenue

Item#2 - 5 Llandillo Road and Lansdowne Road- Subdivision and Land Development
Llandillo Road Development Partners, LLC

Item #3- 109 & 115 West Eagle Road- Land Development
DN Group, LLC

Item #4- Review of Minutes

ADJOURNMENT

THIS AGENDA IS TENTATIVE
Items and order are subject to change

Minutes of the Minutes of the Planning Commission of Haverford Township held on Thursday, November 12, 2015 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS NOT PRESENT:

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

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager
Chuck Faulkner, Pennoni Associates
Kelly Krause-Kirk, Haverford Township Community Development Office
Joe Celia, Deputy Director of Haverford Township Codes Dept.
Terry Coogan, Recording Secretary

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

Item #1 Vacant Property Review Committee Findings
2508 Chestnut Ave
1504 Robinson Ave

Mr. Celia spoke before the Board.

Mr. Celia discussed the finding of the Vacant Property Review Committee regarding the properties located at 2508 Chestnut Ave and 1504 Robinson Ave.

Mr. Rhodes made a Motion that the properties located at 2508 Chestnut Ave and 1504 Robinson Ave be recommended for condemnation for meeting the criteria needed as stated in the attached resolutions of the Vacant Property Review Committee.

Mr. Reardon seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item# 2 5 Llandillo Road and Lansdowne Avenue – Subdivision and Land Development
Llandillo Road Development Partners, LLC.

Jeff Steigerwalt, the applicant, spoke before the Board. Also present was Rhett Chiliberti, PE, from Maser Consulting Pa.

The applicant submitted revised plans to the Township today. Also, drilling and perk test were performed with favorable results and the findings were submitted. The applicant stated that he

met with the Township and Fire Chief from Llanerch Fire Company to discuss the parking and aisle width. Mr. Steigerwalt also stated that it was not possible to swap the park with the parking area as previously discussed.

Mr. Chiliberti, the engineer, addressed the Board. The previous plan was compared to the revised plan. Some things discussed were eliminating the access entrance to the lot, the 24' drive aisle, the number and location of the parking spaces and reserve spaces, installing a landscape buffer, 2 large trees remaining, the stormwater complying with all Township requirements, installing a fence with a gate for Township access between the playground and apartment building, parking on Llandillo Road, the fire chiefs findings regarding the aisle width, the impervious coverage, and removing the bollards and chains at the access entrance

The applicant will comply with all items on the Township Engineer's review letter dated October 16, 2015.

The applicant will be submitting to the Township a written waiver from the time constraints to allow the Township an additional 30 days to review the plans. The waiver will be submitted within one week.

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

Robin Naser, 8 Llandillo Road, feels the applicant is trying to squeeze too much into the lot, expressed her concern with the grass pavers proposed for the parking lot, and would like the plan to be more accommodating to the neighbors and children.

Jeff Weist, 4 Llandillo Rd, asked if there will be anything installed to block the view of the parking lot from his home and also asked if any additional parking spaces could be placed in the rear of the building. He also would like to see the applicant use some area of the park for parking in the rear.

John Janis, 312 Lansdowne Rd, is not in favor of any reduction of the size of the park.

Francis Mann, 3 Moewyn Rd, stated that the neighborhood needs the park and does not want the applicant to touch the park for parking.

Dave Naser, 8 Llandillo Rd, asked again about swapping the park for the parking area or using some of the park for parking so the grassy area in front could be larger.

The Planning Commission recommended that the neighbors speak to their Commissioner about land transfers.

Jeanne Angell, 25 Tenby Rd, asked for clarification of the green space on the plans, supports the plan if the escrow parking is available and also is not in favor of installing chain link fence between the properties. The Planning Commission explained why a chain link fence is used around a playground – safety of the children.

The Planning Commission wants the applicant to stipulate on the plans that all future owners of the property will abide by all conditions set forth by the Township if the application is approved.

The applicant will look at screening the dumpster.

The Board asked the applicant to return with a rendered plan showing the green space and the proposed landscaping.

Item #3 109 & 115 West Eagle Road – Land Development
DN Group, LLC

Michael Bowker from Momenee & Associates spoke before the Board. Also present was Tam Do, the applicant.

The applicant is proposing to consolidate two existing parcels into a single acre lot. The existing dwellings are to be demolished and a new office building and associated parking are proposed. An infiltration bed is proposed for stormwater management. The new building will be serviced by public water and sewer. The site is currently zoned C-3 General Commercial District.

The applicant is requesting waivers from the minimum cartway width requirement, from providing a traffic study and from providing additional street lighting on Oakmont Ave as listed on the Township Engineer's review letter.

Some things discussed were the use of the building (retail on 1st floor and office on 2nd floor), correcting the owners' names of the properties on the plans, the requested waiver from the traffic study, eliminating curb cuts and adding green space along Eagle Road.

In regards to the Township Engineer's review letter dated November 12, 2015, the applicant will comply with and/or address all items (1-20).

Some things discussed were implementing the required design standards along Eagle Rd, parking and the drive aisle width, parking in relation to the walkway into the building, and the light standards proposed.

The applicant will note on the plans that the building proposed is a 2-story building.

The property in the rear will remain residential since it is zoned for residential use.

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

Art Matter, 5455 Lawrence Rd, feels a traffic study is needed and feels the plans show the building set too close to the street.

Dennis Pernaci, 107 Eagle Rd, asked if the applicant will be installing a fence between the two buildings and doesn't want the building built close to Eagle Rd.

Bill Hatton, 2310 Oakmont Ave, feels there needs to be a traffic study, expressed his concern with parking on Oakmont Ave and asked about parking in the rear of the building.

Steve Cassell, 107 W Eagle Rd, asked about the size of the building and how many retail stores are proposed.

Tony Iacobucci, 107 Eagle Rd, expressed her concern with cars coming onto her property. Curbing will be installed between the two buildings to prevent this.

Jeff Steigerwalt, 2036 Belvedere Rd, expressed his concern with traffic overflowing into the neighborhood and asked if there was a way to limit traffic into the neighborhood. The Planning Commission can ask the traffic engineer to add the neighborhood streets their study.

It was suggested to inform PennDot of the increase in traffic that this proposed project may generate which may impact their study of the Lawrence Road /Eagle Road corridor.

Item #4 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the meeting on October 22, 2015.

Mr. Gaumann seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

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

Mr. Russo seconded the Motion.

MOTION PASSED UNANIMOUSLY.

Minutes of the Minutes of the Planning Commission of Haverford Township held on Thursday, November 12, 2015 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS NOT PRESENT:

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

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager
Chuck Faulkner, Pennoni Associates
Kelly Krause-Kirk, Haverford Township Community Development Office
Joe Celia, Deputy Director of Haverford Township Codes Dept.
Terry Coogan, Recording Secretary

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

Item #1 Vacant Property Review Committee Findings
2508 Chestnut Ave
1504 Robinson Ave

Mr. Celia spoke before the Board.

Mr. Celia discussed the finding of the Vacant Property Review Committee regarding the properties located at 2508 Chestnut Ave and 1504 Robinson Ave.

Mr. Rhodes made a Motion that the properties located at 2508 Chestnut Ave and 1504 Robinson Ave be recommended for condemnation for meeting the criteria needed as stated in the attached resolutions of the Vacant Property Review Committee.

Mr. Reardon seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item# 2 5 Llandillo Road and Lansdowne Avenue – Subdivision and Land Development
Llandillo Road Development Partners, LLC.

Jeff Steigerwalt, the applicant, spoke before the Board. Also present was Rhett Chiliberti, PE, from Maser Consulting Pa.

The applicant submitted revised plans to the Township today. Also, drilling and perk test were performed with favorable results and the findings were submitted. The applicant stated that he

met with the Township and Fire Chief from Llanerch Fire Company to discuss the parking and aisle width. Mr. Steigerwalt also stated that it was not possible to swap the park with the parking area as previously discussed.

Mr. Chiliberti, the engineer, addressed the Board. The previous plan was compared to the revised plan. Some things discussed were eliminating the access entrance to the lot, the 24' drive aisle, the number and location of the parking spaces and reserve spaces, installing a landscape buffer, 2 large trees remaining, the stormwater complying with all Township requirements, installing a fence with a gate for Township access between the playground and apartment building, parking on Llandillo Road, the fire chiefs findings regarding the aisle width, the impervious coverage, and removing the bollards and chains at the access entrance

The applicant will comply with all items on the Township Engineer's review letter dated October 16, 2015.

The applicant will be submitting to the Township a written waiver from the time constraints to allow the Township an additional 30 days to review the plans. The waiver will be submitted within one week.

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

Robin Naser, 8 Llandillo Road, feels the applicant is trying to squeeze too much into the lot, expressed her concern with the grass pavers proposed for the parking lot, and would like the plan to be more accommodating to the neighbors and children.

Jeff Weist, 4 Llandillo Rd, asked if there will be anything installed to block the view of the parking lot from his home and also asked if any additional parking spaces could be placed in the rear of the building. He also would like to see the applicant use some area of the park for parking in the rear.

John Janis, 312 Lansdowne Rd, is not in favor of any reduction of the size of the park.

Francis Mann, 3 Moewyn Rd, stated that the neighborhood needs the park and does not want the applicant to touch the park for parking.

Dave Naser, 8 Llandillo Rd, asked again about swapping the park for the parking area or using some of the park for parking so the grassy area in front could be larger.

The Planning Commission recommended that the neighbors speak to their Commissioner about land transfers.

Jeanne Angell, 25 Tenby Rd, asked for clarification of the green space on the plans, supports the plan if the escrow parking is available and also is not in favor of installing chain link fence between the properties. The Planning Commission explained why a chain link fence is used around a playground – safety of the children.

The Planning Commission wants the applicant to stipulate on the plans that all future owners of the property will abide by all conditions set forth by the Township if the application is approved.

The applicant will look at screening the dumpster.

The Board asked the applicant to return with a rendered plan showing the green space and the proposed landscaping.

Item #3 109 & 115 West Eagle Road – Land Development
DN Group, LLC

Michael Bowker from Momenee & Associates spoke before the Board. Also present was Tam Do, the applicant.

The applicant is proposing to consolidate two existing parcels into a single acre lot. The existing dwellings are to be demolished and a new office building and associated parking are proposed. An infiltration bed is proposed for stormwater management. The new building will be serviced by public water and sewer. The site is currently zoned C-3 General Commercial District.

The applicant is requesting waivers from the minimum cartway width requirement, from providing a traffic study and from providing additional street lighting on Oakmont Ave as listed on the Township Engineer's review letter.

Some things discussed were the use of the building (retail on 1st floor and office on 2nd floor), correcting the owners' names of the properties on the plans, the requested waiver from the traffic study, eliminating curb cuts and adding green space along Eagle Road.

In regards to the Township Engineer's review letter dated November 12, 2015, the applicant will comply with and/or address all items (1-20).

Some things discussed were implementing the required design standards along Eagle Rd, parking and the drive aisle width, parking in relation to the walkway into the building, and the light standards proposed.

The applicant will note on the plans that the building proposed is a 2-story building.

The property in the rear will remain residential since it is zoned for residential use.

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

Art Matter, 5455 Lawrence Rd, feels a traffic study is needed and feels the plans show the building set too close to the street.

Dennis Pernaci, 107 Eagle Rd, asked if the applicant will be installing a fence between the two buildings and doesn't want the building built close to Eagle Rd.

Bill Hatton, 2310 Oakmont Ave, feels there needs to be a traffic study, expressed his concern with parking on Oakmont Ave and asked about parking in the rear of the building.

Steve Cassell, 107 W Eagle Rd, asked about the size of the building and how many retail stores are proposed.

Tony Iacobucci, 107 Eagle Rd, expressed her concern with cars coming onto her property. Curbing will be installed between the two buildings to prevent this.

Jeff Steigerwalt, 2036 Belvedere Rd, expressed his concern with traffic overflowing into the neighborhood and asked if there was a way to limit traffic into the neighborhood. The Planning Commission can ask the traffic engineer to add the neighborhood streets their study.

It was suggested to inform PennDot of the increase in traffic that this proposed project may generate which may impact their study of the Lawrence Road /Eagle Road corridor.

Item #4 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the meeting on October 22, 2015.

Mr. Gaumann seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

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

Mr. Russo seconded the Motion.

MOTION PASSED UNANIMOUSLY.

AGENDA

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY, DECEMBER 10, 2015 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
William Rhodes, Member
Christopher Vitale, Member

ALSO PRESENT:

Chuck Faulkner, Pennoni Assoc.
Terry Coogan, Scribe

Item#1- 5 Llandillo Road and Lansdowne Road- Subdivision and Land Development
Llandillo Road Development Partners, LLC

Item#2- Harvard & Columbia Roads- Lot Line Change/Lot Consolidation
Harvard Seven, LLC

Item #3- Planning Commission Recommendation
PennDOT Multimodal Transportation Fund
Proposed Streetscape Improvements–
E. Darby Rd, Mill Road to Haverford Middle School

Item #4- Review of Minutes

ADJOURNMENT

THIS AGENDA IS TENTATIVE
Items and order are subject to change

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, December 10, 2015 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
Bill Rhodes, Member
Chris Vitale, Member

BOARD MEMBERS NOT PRESENT:

Paul D'Emilio, Vice-Chairman

ALSO PRESENT:

Kelly Krause-Kirk, Haverford Township Community Development Office
Chuck Faulkner, Pennoni Associates
Terry Coogan, Recording Secretary

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

Item #1 5 Llandillo Road and Lansdowne Road – Subdivision and Land Development
 Llandillo Road Development Partners, LLC.

Jeff Steigerwalt, the applicant addressed the Board. Also present was Rhett Chiliberti, PE from Maser Consulting Pa.

The applicant is proposing to consolidate two existing parcels and then subdivide the consolidated parcel into three residential lots. Lot C will include the existing vacant school and driveway. Proposed improvements for Lots A and B include a new single family dwelling and driveway on each lot. Infiltration beds on Lots A and B are proposed for stormwater management. The existing vacant school on Lot C is proposed to be renovated to include 13 apartment dwelling units. Parking is indicated to support the proposed use. The new lots are to be serviced by public water and sewer. The site is currently zoned INS-Institutional. The Township is considering rezoning the parcels from INS to R-4 (Low to Medium Residential). The applicant received a variance for the use of apartments in an R-4 Zoning District.

The applicant revised the plans and presented a rendering of the landscaping proposed for the front of the school building. Mr. Steigerwalt stated that he met with the neighbors again to discuss the parking issue.

Mr. Chiliberti discussed the revisions made to the plan. Revisions made were closing off the existing access driveway on the NW corner of the property and replacing it with landscaping, relocating three proposed parking spots from the front to the rear, maintaining the existing sidewalk to the front to the building from Llandillo Road (as recommended by the Historic

Commission) and having a striped crosswalk to the building, the screening of the dumpster in the rear, and converting the proposed grass pavers to porous paver stones.

Some items discussed were the proposed parking in the rear and the turning radius, the 14' wide striped crosswalk at the front entrance to the building, trash removal, the building being handicapped accessible and the applicant seeking a waiver from the State Department of Labor and Industry for the ADA requirements for the building. If granted, proof of this waiver must be sent to the Township.

The Township will have the final decision as to if and when the parking spaces put in reserve will be constructed. There was a discussion of a time frame for when the reserve spaces if needed should be built.

In regards to the Township Engineer's review letter dated December 9, 2015, the applicant will address and/or comply with all items (1-49). There was a discussion regarding # 31 of the review letter. It was suggested flipping the reserve spaces in the SE corner of the rear and flipping the designated handicapped space with the adjacent loading zone in each case to achieve a better access to those spaces.

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

Jeff Weist, 4 Llandillo Road, (i) requested that the applicant install surface planting across the front of the property to minimize disturbance to the roots of the existing tree, asked (ii) that the landscaping be maintained properly, and (iii) asked that the landscaping be continued across the front walkway if the reserve spaces in the front are needed. He also discussed the timing of the traffic light at Darby Road and Llandillo Road in relation to the pedestrian crossing.

Mr. Rhodes made a Motion to recommend (A) granting the waiver from the cartway width and right of way requirements and the waiver from the 2-step Preliminary/Final application and (B) the approval of this Land Development Plan to the Board of Commissioners subject to the following conditions:

1. The applicant complying with all items on the attached Township Engineer's review letter dated December 9, 2015.
2. Switching the reserved parking spot in the SE corner of the rear with the adjacent indicated parking spot on the plan and switching the ADA designated parking spot in the rear with the adjacent loading area.
3. The 7 reserved parking spots will be constructed within 90 days upon receipt of notification from the Township to do so.
4. Plant surface plantings along the front, guaranty all plantings for at least two years and properly maintain all plantings on an ongoing basis.
5. Continue the landscaping screening across the pedestrian walkway if and when when reserved parking spaces in the front of the building are installed.
6. Provide copies of requisite waivers of all ADA requirements to the Township.
7. Recommend that the Board of Commissioners consider the installation of a handicap accessible ramp to the park in the rear (from Moewyn Road) and survey the current condition of all playground equipment to ensure they are safe and properly maintained.

8. All conditions of approval imposed by the Township shall be applicable for the current applicant and binding upon future owners.
9. The applicant will comply with the recommendations of the traffic study.

Mr. Reardon seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #2 Harvard & Columbia Roads – Lot Line Change/Lot Consolidation
Harvard Seven, LLC

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

The applicant is proposing to amend the previously approved subdivision by modifying the existing lot lines between Lots 2 and 3 and Lots 5 and 6. The applicant still owns Lot 5. The existing lot line between Lots 2 and 3 is proposed to be removed to consolidate these lots into a single parcel. For Lots 5 and 6, approximately 527 s.f. of land is proposed to be conveyed from Lot 6 to Lot 5. The property is within the R-5 Low to Medium Density Residential Zoning District.

In regards to the Township Engineer's review letter dated December 7, 2015, the applicant will comply with all items (1-2).

On Lot 5, the foundation is existing but built 9 inches over the set-back line. Nothing is built on Lot 6 yet.

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

John Ryan, 534 Kathmere Rd, questioned the reason behind the lot line change between Lots 5 and 6.

David Freed, 548 Washington Ave, expressed his concern with the contamination found on site and asked if the contamination was the reason behind the changes. He also was concerned with the height of the proposed homes in comparison to the homes on Washington Ave. He asked if it was ok to move ahead with the infiltration beds proposed for Lots 4-7 because of the contamination.

Tom Duffy, 568 Washington Ave, questioned what the stakes the surveyor put in the rear of the lots were for.

Tom Booth, 545 Washington Ave, asked the Township to look at the grade heights of the proposed homes as compared to the grade heights on Washington Ave.

Scott McClellan, 307 Virginia Ave, asked why he received a certified letter telling him about this meeting. It was explained to him.

The maintenance agreement for the property was discussed.

Mr. Rhodes made a Motion to recommend to the Board of Commissioners the approval of the Lot Line changes between Lots 2 and 3 and Lots 5 and 6 on the Harvard Road Subdivision subject to the applicant complying with all items on the attached Township Engineer's review letter dated December 7, 2015.

Mr. Capuzzi seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #3 Planning Commission Recommendation
 PennDot Multimodal Transportation Fund
 Proposed Streetscape Improvements
 E. Darby Rd, Mill Road to Haverford Middle School

The Board discussed the proposed streetscape improvements for E. Darby Road.

Mr. Capuzzi made a Motion to recommend to the Board of Commissioners the approval of the proposed streetscape improvements for E. Darby Road, Mill Road to Haverford Middle School.

Mr. Reardon seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #4 Review of Minutes

Mr. Rhodes made a Motion to approve the minutes from the meeting held on November 12, 2015.

Mr. Reardon seconded the Motion.

MOTION PASSED with a vote of 5-0-1 with Mr. Capuzzi abstaining.

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

Mr. Rhodes seconded the Motion.

MOTION PASSED UNANIMOUSLY.