

AGENDA

REORGANIZATION MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP, THURSDAY JANUARY 26, 2017 AT 7:30 P.M. IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERFORD, PA 19083

BOARD MEMBERS:

Angelo Capuzzi
Paul D'Emilio
Robert Fiordimondo
Christian Gaumann
Chuck Reardon
Joseph Russo
Christopher Vitale

ALSO PRESENT:

Chuck Faulkner, Pennoni Assoc.
Kelly Kirk, Department of Community Development

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 2017.

C. Motion to set the following 2017 calendar of meetings for the Planning Commission:

January 26 th	July 13 th
February 2 nd & 16 th	August 10 th
March 9 th & 23 rd	September 14 th & 28 th
April 13 th & 27 th	October 12 th & 26 th
May 11 th & 25 th	November 9 th
June 8 th & 22 nd	December 14 th & 28 th

Meetings shall convene at _____ P.M.

Item#2- 401 & 403 Virginia Avenue- Lot Line Change
Heath

ADJOURNMENT



TOWNSHIP OF
HAVERFORD
DELAWARE COUNTY

2325 DARBY ROAD HAVERTOWN, PA 19083-2251

MANAGER 610-446-1000 ext. 2208
HUMAN RESOURCES 610-446-1000 ext. 2233
FAX 610-446-3930

CHRIS CONNELL, SR., *President*
MARIO A. OLIVA, *Vice President*
LARRY GENTILE, BS, NREMT, *Manager/Secretary*
TIM DENNY, *Assistant Manager*
LORI HANLON-WIDDOP, *Asst. Manager*
GARY ZLOTNICK, ESQ., *Auditor*
JAMES J. BYRNE, JR., ESQ., *Solicitor*
PENNONI ASSOCIATES, INC., *Engineer*

WARD COMMISSIONERS

1st Ward	STEPHEN D'EMILIO
2nd Ward	MARIO A. OLIVA
3rd Ward	KEVIN McCLOSKEY, ESQ.
4th Ward	DANIEL J. SIEGEL, ESQ.
5th Ward	ANDY LEWIS
6th Ward	LARRY HOLMES, ESQ.
7th Ward	JAMES E. McGARRITY
8th Ward	CHRIS CONNELL, SR.
9th Ward	WILLIAM F. WECHSLER

HAVT 30222

February 20, 2017

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

**RE: Minor Subdivision Plan – Subdivision/Reverse Subdivision
Heath- 401 Virginia Avenue**

Dear Ms. Hanlon-Widdop:

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

- “*Subdivision/Reverse Subdivision Plan*” (one sheet) dated December 19, 2016.

The applicants, Richard and Ellen Heath, propose to acquire a portion of existing parcel owned by their adjacent neighbor, Paul and Ann Buckley (Tax Map No 22-26-792). The existing parcel will be subdivided into two (2) parcels. Parcel ‘A’ will be retained by the current owner, Buckley. Parcel ‘B’ is proposed to be conveyed to Parcel ‘C’ owned by Richard and Ellen Heath. No development is proposed at this time. The property is in the R-5 Residential Zoning District.

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

1. Based on the description from the deed provided, it appears that a portion of the Parcel B property to be conveyed to Tax Map No 22-26-793 (Heath) may extend into the adjacent property to the west Geraghty (Tax Map No 22-26-794). The applicant should provide further documentation to clarify this issue. (§160-4.G(2)(b)).
2. Zoning information should be provided for the proposed Buckley Parcel. (§160-4.G(2)(a)).

3. The tax map number noted for Parcel A should be revised to be consistent with the number for the Buckley parcel.

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

Sincerely,

PENNONI ASSOCIATES INC.



David Pennoni, PE
Township Engineer

CF/

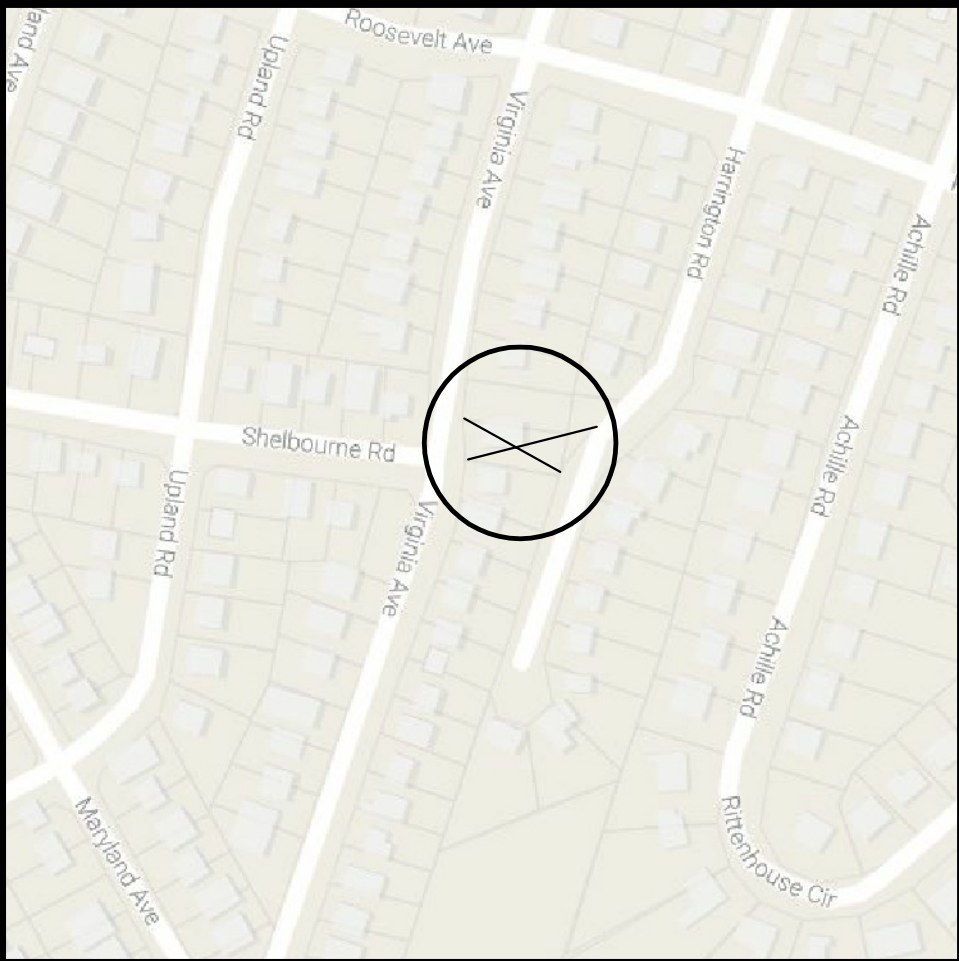
cc: Richard & Ellen Heath
Robert W. Mattox, PLS- Catania Engineering Associates, Inc.

ZONING INFORMATION			
R-5 LOW-MEDIUM DENSITY RESIDENTIAL	REQUIRED LOT AREA	5,500 S.F.	
	FRONT YARD	30 FT.	
	SIDE YARD	8 FT./16 FT. AGG.	
	REAR YARD	25 FT.	
	BUILDING COVERAGE	30%	
	IMPERVIOUS COVERAGE	45%	

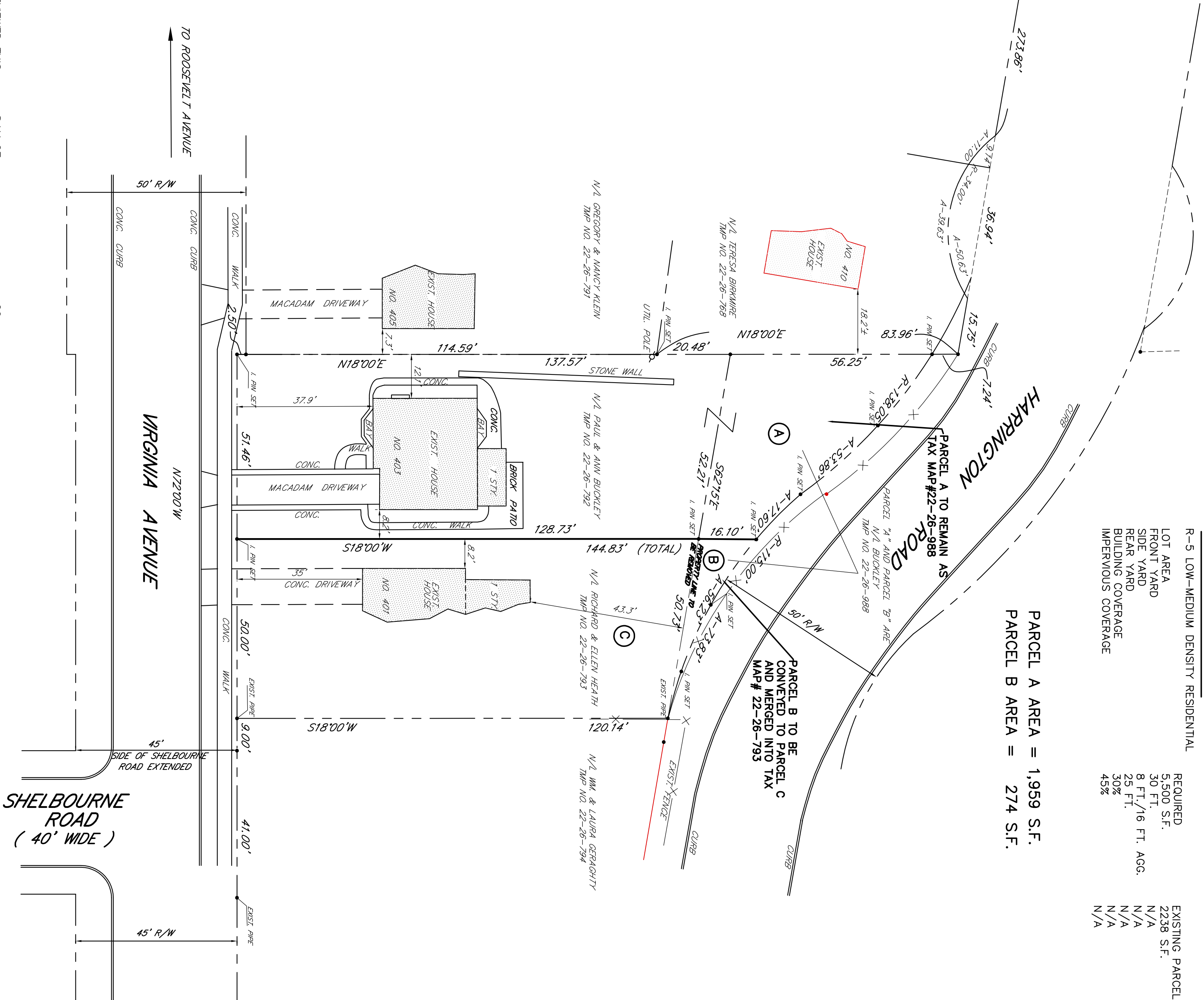
EXISTING PARCEL (A & B)	EXISTING PARCEL C	PROPOSED PARCEL C
2,238 S.F.	6,221.5 S.F.	6,495.5 S.F.
N/A	35 FT.	35 FT.
N/A	8.2 FT.	8.2 FT.
N/A	43.3 FT.	43.3 FT.
N/A	N/A	N/A
N/A	N/A	N/A

PARCEL A AREA = 1,959 S.F.
 PARCEL B AREA = 274 S.F.

LOCATION MAP
 SCALE: 1" = 200'



- NOTES:
- THE PURPOSE OF THIS PLAN TO SUBDIVIDE AN EXISTING PARCEL OF LAND OWNED BY PAUL AND ANN BUCKLEY INTO TWO PARCELS OF LAND, PARCEL A AND B. PARCEL A IS TO BE RETAINED BY PAUL AND ANN BUCKLEY. PARCEL B IS TO BE CONVERTED TO PARCEL C OWNED BY RICHARD AND ELLEN HEATH.
 - NO CONSTRUCTION IS PROPOSED.



EXIST PARCEL A & B

PAUL A. & ANN R. BUCKLEY
 403 VIRGINIA AVENUE
 HAVERTOWN, PA. 19083
 TAX MAP #22-26-988-000
 FOLIO #22-01-00579-01
 DEED BOOK/PAGE:2450/0357
 DEED DATE: 10/30/1972

EXIST PARCEL C

RICHARD A. & ELLEN C. HEATH
 401 VIRGINIA AVENUE
 HAVERTOWN, PA. 19083
 TAX MAP #22-26-793-000
 FOLIO #22-01-02076-11
 DEED BOOK/PAGE:2542/0326
 DEED DATE: 7/21/1975

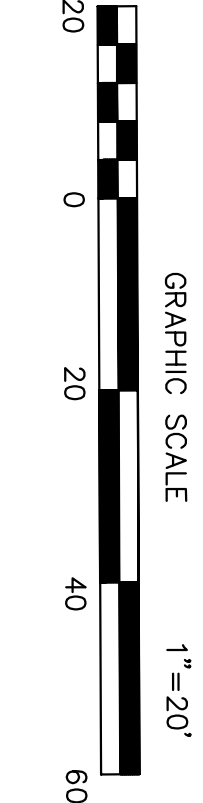
INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF PROFESSIONAL SURVEYING AND ENGINEERING BY CATANIA ENGINEERING ASSOCIATES, INC. REPRODUCTION OF THIS PLAN FOR THE PURPOSE OF CREATING ADDITIONAL COPIES FOR RECORD OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF CATANIA ENGINEERING ASSOCIATES, INC. IS PROHIBITED. CERTIFICATION FOR THE WORK CONTAINED HEREIN IS LIMITED TO THE ENTRY FOR WHOM THE WORK WAS PERFORMED, AS OF THE DATE SHOWN ON THE PLAN.			
NO.	DATE	REVISION	DWN. BY

CATANIA ENGINEERING ASSOCIATES, INC.
 Consulting Engineers

520 WEST MODOAKE BOULEVARD
 WILMONT PARK, PA. 19033-3311
 TEL. (610) 532-2883
 FAX. (610) 532-2923

SUBDIVISION/REVERSE SUBDIVISION PLAN
 FOR
RICHARD A. & ELLEN C. HEATH
 401 VIRGINIA AVENUE
 DELAWARE COUNTY, PA

DWN. BY	J.M.D.	DSG. BY		FIELD BOOK/PAGE		SCALE	1" = 20'	DRAWING NO.	85667	SHEET	1	OF	1	SHEETS
CRD. BY	C.M.C.			DATE	12/19/16									



State of Pennsylvania:
 : ss

County of Delaware : ss

On this _____ day of _____, a.d. 20____, before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____, personally appeared _____, who being duly sworn according to law, depose and say, that they are the owners or equitable owners of the property shown on this plan, that the said plan was made at their direction and that they acknowledge the same to be their lot and plan and desire the same to be duly recorded.

WITNESS my hand and seal the day and date above written.

Signature of Owner _____

Notary Public _____

My Commission Expires _____

State of Pennsylvania:
 : ss

County of Delaware : ss

On this _____ day of _____, a.d. 20____, before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____, personally appeared _____, who being duly sworn according to law, depose and say, that they are the owners or equitable owners of the property shown on this plan, that the said plan was made at their direction and that they acknowledge the same to be their lot and plan and desire the same to be duly recorded.

WITNESS my hand and seal the day and date above written.

Signature of Owner _____

Notary Public _____

My Commission Expires _____

APPROVED THIS _____ DAY OF _____, 20____, BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF HAVERTOWN, AND EXECUTED THIS _____ DAY OF _____, 20____, PRESIDENT _____ SECRETARY _____

APPROVED THIS _____ DAY OF _____, 20____, BY THE PLANNING COMMISSION OF HAVERTOWN TOWNSHIP, AND EXECUTED THIS _____ DAY OF _____, 20____, CHAIRMAN _____ SECRETARY _____

Minutes of the Reorganization Meeting of the Planning Commission of Haverford Township held on Thursday, February 23, 2017 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

Joe Russo
Robert Fiordimondo
Chuck Reardon
Chris Vitale

BOARD MEMBERS NOT PRESENT:

Angelo Capuzzi
Paul D'Emilio
Chris Gaumann

ALSO PRESENT:

Kelly Kirk, Dept. of Community Development
Chuck Faulkner, Pennoni Associates
Terry Coogan, Recording Secretary

Kelly Kirk called the meeting to order at 7:30pm.

Item #1 Reorganization/Appointments

Ms. Kirk called for nominations for the position of Chairman.

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

Mr. Vitale 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. Reardon made a Motion to nominate Mr. Capuzzi for the position of Vice-Chairman.

Mr. Vitale seconded the Motion.

MOTION PASSED UNANIMOUSLY.

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

Mr. Russo made a Motion to nominate Mr. Gaumann 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. Reardon seconded the Motion.

MOTION PASSED UNANIMOUSLY.

During 2017, the Planning Commission will generally meet on the second and fourth Thursdays of each month at 7:30pm. The amended calendar is attached.

Item #2 401 & 403 Virginia Avenue – Lot Line Change
Heath

Mike Ciocco, from Catania Engineers, spoke before the Board.

The applicants are proposing to acquire a portion of the existing parcel owned by their adjacent neighbor. The existing parcel will be subdivided into two parcels. Parcel A will be retained by the current owner. Parcel B is proposed to be conveyed to parcel C. No development is proposed at this time. The property is in the R-5 Residential Zoning District.

In regards to the Township Engineer's review letter dated February 20, 2017, the applicant will comply with and/or address all items (1-3). Regarding Item #1, the applicant was asked to submit clarification on this issue from a surveyor.

Mr. Reardon made a Motion to recommend to the Board of Commissioners the approval of this Lot Line change subject to the applicant complying with all items (1-3) on the attached Township Engineer's review letter dated February 20, 2017 and submitting a letter from a surveyor to the satisfaction of the Township Engineer explaining the closure of the point along the property line with the Geherty's.

Mr. Russo 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 held on November 10, 2016.
Mr. Vitale seconded the Motion.
Motion passed with a vote of 2-0-2 with Mr. Reardon and Mr. Fiordimondo abstaining.

Mr. Reardon made a Motion to adjourn the meeting at 7:50pm.
Mr. Russo seconded the Motion.
MOTION PASSED UNANIMOUSLY.

A G E N D A

REORGANIZATION MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP, THURSDAY, MARCH 23, 2017 AT 7:30 P.M. IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083

BOARD MEMBERS:

Joseph Russo, Chairman
Angelo Capuzzi, Vice Chairman
Christian Gaumann, Secretary
Paul D'Emilio
Robert Fiordimondo
Chuck Reardon
Christopher Vitale

ALSO PRESENT:

Kelly Kirk, Community Development
Terry Coogan, Recording Secretary

Item #1 Zoning Code Amendment Review-
 Regulating Medical Marijuana Dispensary and Grower/Processor Facilities
 Pennsylvania Medical Marijuana Act 16 of 2016

Item#2- Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, March 23, 2017 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

Joe Russo, Chairman
Angelo Capuzzi, Vice-Chairman
Chris Gaumann, Member
Robert Fiordimondo, Member
Chris Vitale, Member

BOARD MEMBERS NOT PRESENT:

Paul D'Emilio, Member
Chuck Reardon, Member

ALSO PRESENT:

Kelly Kirk, Community Development
Lori Hanon-Widdop, Assistant Township Manager
Jim Byrne, Township Solicitor
Terry Coogan, Recording Secretary

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

Item #1 Zoning Code Amendment Review-
 Regulating Medical Marijuana Dispensary and Grower/Processor Facilities
 Pennsylvania Medical Marijuana Act 16 of 2016

The Planning Commission, along with Kelly Kirk from Community Development, Jim Byrne, the Township Solicitor, and Lori Hanlon-Widdop, the Assistant Township Manager, had a discussion regarding the ordinance pertaining to regulating medical marijuana dispensary and grower/processor facilities.

It was stated that the dispensary facilities are proposed to be permitted in the C-5 zoning district with conditional use approval by the Board of Commissioners and the grower/processing facilities are proposed to be permitted in the LIN zoning district, also with conditional use approval.

Some items discussed were that security is noted in the ordinance for the dispensary facilities but not noted as required in the grower/processing facilities (as required by State Law), the maximum floor area of the grower/processor facility and deleting Section 182-1208 A from the proposed ordinance. Also discussed were the hours of operation of the dispensaries and prohibiting "walk-up" service at the dispensaries.

Changes will be made to the ordinance and the Planning Commission will discuss these changes at a later date.

Item #2 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the meeting held on February 23, 2017.
Mr. Vitale seconded the Motion.
Motion passed with a vote of 3-0-2 with Mr. Capuzzi and Mr. Gaumann abstaining.

Mr. Russo made a Motion to adjourn the meeting at 8:00pm.
Mr. Capuzzi seconded the Motion.
MOTION PASSED UNANIMOUSLY.

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, April 27, 2017 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

Joe Russo, Chairman
Paul D'Emilio, Member
Robert Fiordimondo, Member
Chuck Reardon, Member
Chris Vitale, Member

BOARD MEMBERS NOT PRESENT:

Angelo Capuzzi, Vice-Chairman
Chris Gaumann, Secretary

ALSO PRESENT:

Kelly Kirk, Community Development
Terry Coogan, Recording Secretary

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

Item #1 Special Exception – Indoor Recreational Use in C-3 Zoning District
Review for Conformance with the Comprehensive Plan
31 South Eagle Road – Breakout Games

Jonathon Keller, construction manager, spoke before the Board.

Mr. Keller gave a brief description of a breakout game/room. Also, the applicant currently has 42 existing stores in 37 different cities.

The applicant is before the Planning Commission to request a special exception use for an indoor recreational facility in a C-3 Zoning District, which is permitted, but must be reviewed by the Planning Commission.

Some items discussed were the number of rooms proposed, how large these rooms will be, the maximum amount of people allowed in the rooms at one time, plus the number of people allowed in the facility at one time, hours of operation, the parking lot and number of handicapped spaces, the number of egresses from the facility, the installation of an elevator, and if the facility will be ADA accessible.

The Planning Commission will issue a letter to the Zoning Hearing Board confirming this use is in conformity with the Comprehensive Plan.

Mr. Reardon made a Motion to recommend that the Zoning Hearing Board allow this special exception use in the C-3 Zoning District since it was determined to be in conformity with the Comprehensive Plan.

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

Item #2 Zoning Code Amendment Review-
 Regulating Medical Marijuana Dispensary and Grower/Processor Facilities
 Pennsylvania Medical Marijuana Act 16 of 2016

The Board reviewed Sections 182-1207 and 182-1208 of the Ordinance.

Mr. D’Emilio made a Motion to recommend to the Board of Commissioners the approval of this ordinance as amended with the removal of Section 182-1207, letters B, C, and D, and Section 182-1208, letters C and D, along with adding some grammatical corrections.

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

Item #3 Review of Minutes

Mr. Vitale made a Motion to approve the minutes from the meeting held on March 23, 2017.
Mr. Russo seconded the Motion.
Roll call vote was taken.
Motion passed with a vote of 3-0-2 with Mr. D’Emilio and Mr. Reardon abstaining.

Mr. Reardon made a Motion to adjourn the meeting at 8:15pm.
Mr. Russo seconded the Motion.
MOTION PASSED UNANIMOUSLY.

AGENDA

REORGANIZATION MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP, THURSDAY, MAY 25, 2017 AT 7:30 P.M. IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERFORD, PA 19083

BOARD MEMBERS:

Joseph Russo, Chairman
Angelo Capuzzi, Vice Chairman
Christian Gaumann, Secretary
Paul D'Emilio
Robert Fiordimondo
Chuck Reardon
Christopher Vitale

ALSO PRESENT:

Chuck Faulkner, Pennoni Assoc.
Kelly Kirk, Community Development
Terry Coogan, Recording Secretary

- Item #1 Planning Commission Recommendation- Grant Application
PA Department of Community & Economic Development-
Greenways, Trails and Recreation Program
Field and Park Improvements – Steel Field
- Item #2- Planning Commission Recommendation- Grant Application
PA Department of Community & Economic Development-
Flood Mitigation Grant
Proposed Underground Retention Facility – Chatham Park Elementary School
- Item #3- Planning Commission Recommendation- Grant Application
PA Department of Community & Economic Development-
Greenways, Trails and Recreation Program
Dog Park – 224 Foster Avenue
- Item#4- Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, May 25, 2017 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

Angelo Capuzzi, Vice-Chairman
Paul D'Emilio, Member
Robert Fiordimondo, Member
Chuck Reardon, Member
Chris Vitale, Member

BOARD MEMBERS NOT PRESENT:

Joe Russo, Chairman
Chris Gaumann, Secretary

ALSO PRESENT:

Kelly Kirk, Community Development
Terry Coogan, Recording Secretary

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

Item #1 Planning Commission Recommendation – Grant Application
PA Department of Community & Economic Development-
Greenways, Trails and Recreation Program
Field and park Improvements – Steel Field

The Board discussed the improvements proposed for Steel Field and determined that they were consistent with the Comprehensive Plan.

Mr. Capuzzi made a Motion to recommend to the Board of Commissioners that since this proposal is consistent with the Comprehensive Plan of Haverford Township they submit the application for funding for the improvements at Steel Field.

Mr. D'Emilio seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #2 Planning Commission Recommendation-Grant Application
PA Department of Community & Economic Development-
Greenways, Trails and Recreation Program
Stormwater Facility – Chatham Park Elementary School

The Board discussed the stormwater facility proposed to be installed at Chatham Park Elementary School and determined that it was consistent with the Comprehensive Plan.

Mr. Capuzzi made a Motion to recommend to the Board of Commissioners that since this proposal is consistent with the Comprehensive Plan of Haverford Township they pursue the

application for the funding for the installation of the underground stormwater management facility at Chatham Park Elementary School.

Mr. D'Emilio seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #3 Planning Commission Recommendation – Grant Application
PA Department of Community & Economic Development-
Greenways, Trails and Recreation Program
Dog Park – 224 Foster Avenue

The Board discussed converting 224 Foster Ave to a dog park and determined that this was consistent with the Comprehensive Plan.

Mr. Capuzzi made a Motion to recommend to the Board of Commissioners that since this proposal is consistent with the Comprehensive Plan of Haverford Township they submit the application for the funding for the proposed dog park at 224 Foster Avenue.

Mr. D'Emilio 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 held on April 27, 2017.

Mr. Vitale seconded the Motion.

Roll call vote was taken.

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

Mr. Capuzzi made a Motion to adjourn the meeting at 7:45pm.

Mr. Reardon seconded the Motion.

MOTION PASSED UNANIMOUSLY.

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, November 9, 2017 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

Joe Russo, Chairman
Angelo Capuzzi, Vice-Chairman
Chris Gaumann, Secretary
Paul D'Emilio, Member
Robert Fiordimondo, Member
Chuck Reardon, Member
Chris Vitale, Member

ALSO PRESENT:

Kelly Kirk, Community Development
Chuck Faulkner, Pennoni Associates
Terry Coogan, Recording Secretary

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

Item #1 Sketch Plan Review-
986 & 996 East Railroad Avenue – Medical Office Building
Bryn Mawr Medical Specialists Association d/b/a BMMSA Railroad, LLC

John Iannozzi, attorney for the applicant, spoke before the Board. Also present was Robert Blue, the project engineer.

Mr. Iannozzi gave a brief overview of the proposed project. The applicant is proposing to consolidate two lots into one lot with a proposed medical building. The site is bounded by Haverford Road on the west, County Line Road on the north and Railroad Avenue on the east. Both lots are located in the O-1 Office District. Some things mentioned were the need of a variance for proposed parking within the front yard setback, the existing building being a non-conforming use, improving circulation and the parking.

Mr. Blue, the project engineer, reviewed the plans with the Board and audience. Some items he discussed were the locations of the three existing access points into the lots and consolidating then into one access point, the size and location of the existing lots, appearing before the Zoning Hearing Board for a parking setback variance (three of the yards on the property are front yards), the removal of the existing building, preserving the existing 8-foot high stone wall located along Railroad Avenue, impervious coverage, parking and location of the handicapped parking spaces, and installing sidewalk along Railroad Ave.

Mr. Blue also mentioned that the applicant will abide by the sign ordinance of the Township and will follow the recommendations of the Shade Tree Commission regarding any trees on the property.

Some items discussed by the Board were the property that abuts the site along Railroad Ave, if there are any historic properties on the property, rebuilding the existing wall, the existing trees on the corner of Haverford Rd and County Line Rd, emergency vehicle access, the number of ingresses and egresses, the maximum number and types of doctors in the practice, installing a sidewalk if the wall cannot be preserved, the need for a traffic study, the increase of traffic on Polo Road, the days and hours of operation, the electric service for the site, the existing handicapped curb-cuts at the intersection of Haverford Road and County Line Road, who leases the property now, the need for more handicapped parking spaces, the conformity of the building set-backs and how to measure for the building set-backs, the open space requirements as per the code, pedestrian circulation in the parking lot, looking at putting a slight curve in the entrance driveway to improve the angle of its intersection with the proposed parking lot, performing a turn for the largest vehicle using the site, and sight visibility for drivers and pedestrians at the intersection of County Line Road and Railroad Ave.

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

Cathy Case, 121 County Line Road, expressed her concern with the pedestrian and vehicle traffic and would like a traffic study done.

Mr. and Annie McNelly, 822 Morton Rd, was concerned where the vehicles that are on the lot now will go when this building is built.

David Buzzard, 26 Haverford Rd, asked what the address of the new building will be, and asked if there will be access to the building for walkers along Haverford Rd. He is also concerned with the increase of traffic.

John Christanza, Polo Rd, would like to see an entrance from Haverford Rd. He also asked about the neighbors approaching PennDot to look into the intersection of County Line Rd and Railroad Ave.

Terry Shields, 741 Polo Rd, expressed her concern about the traffic and stated she didn't receive notice about the meeting. She stated that this area is dangerous for walkers and runners and kids with the Polo field right up the street. Many people walk to public transportation.

George Harding, 621 Railroad Ave, would like to see the intersection of Railroad Avenue and County Line Road improved with a traffic light. He also recommended delaying the opening of the office until later in the morning to avoid the rush hour traffic on Haverford Rd.

Diane Salvin, 701 Polo Circle, expressed her concern with the traffic.

Lynne Elliot, Polo Rd, expressed her concern with the traffic and asked if this was a medical office or clinic. She also questioned the emergency access, any access from Haverford Rd and the proposed storm water management.

Kelly Kirk addressed the definition of clinic vs medical office and how they have been interpreted by the Township's Zoning Officer.

The applicant thanked the Planning Commission for their insight and recommendations. The applicant must appear before the Zoning Hearing Board before returning to the Planning Commission.

Item #2 Review of Minutes

Mr. Reardon made a Motion to approve the minutes from the meeting on May 25, 2017.

Mr. Russo seconded the Motion.

Motion passed with a vote of 5-0-2 with Mr. Russo and Mr. Gaumann abstaining.

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

Mr. Russo seconded the Motion.

MOTION PASSED UNANIMOUSLY.

A G E N D A

THE SPECIAL MEETING OF THE PLANNING COMMISSION OF HAVERFORD
TOWNSHIP, THURSDAY, NOVEMBER 30, 2017 AT 7:30 P.M. IN THE COMMISSIONERS
MEETING ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083

BOARD MEMBERS:

Joseph Russo, Chairman
Angelo Capuzzi, Vice Chairman
Christian Gaumann, Secretary
Paul D'Emilio
Robert Fiordimondo
Chuck Reardon
Christopher Vitale

ALSO PRESENT:

Chuck Faulkner, Pennoni Assoc.
Kelly Kirk, Community Development
Terry Coogan, Recording Secretary

Item #1 **Conformance with the Comprehensive Plan- Special Exception Review**
Handmaids of the Sacred Heart of Jesus
608 Coopertown Road
§182-202.B(3)(a), to allow the property to be utilized for religious use

Item#2- Review of Minutes

ADJOURNMENT

Minutes of the Special Meeting of the Haverford Township Panning Commission held on Thursday, November 30, 2017 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

Joe Russo, Chairman
Chris Gaumann, Secretary
Paul D'Emilio, Member
Robert Fiordimondo, Member
Chuck Reardon, Member

BOARD MEMBERS NOT PRESENT:

Angelo Capuzzi, Vice-Chairman
Chris Vitale, Member

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager/Zoning Officer
Andy Lewis, 5th Ward Commissioner
Terry Coogan, Recording Secretary

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

Item #1 Conformance with the Comprehensive Plan – Special Exception Review
Handmaids of the Sacred Heart of Jesus
§182-202.B(3)(a), to allow property to be utilized for religious use

Rob Lewis, attorney for the applicant, spoke before the Board. Also present was John DiBenedetto, the architect.

Mr. Lewis gave an overview of the proposed project. They are before the Planning Commission to see if the special exception pending before the Zoning Hearing Board is consistent with the Comprehensive Plan. The applicant purchased (under agreement) the house located at 608 Coopertown Road and is proposing to use this house as an adjunct retreat facility. The property is located within the R-1 Zoning District where religious use is allowed with a special exception.

Some items discussed were that there will be no changes to the exterior of the home to retain the character of the neighborhood (other than installing a rear door), installing a handicap ramp, all parking for this facility will be at St Raphael's (the main retreat house), they will not be eliminating the lot line so there will be two separate parcels, only deliveries and people with disabilities will be using the gated driveway, limiting or having no signage because of being in a neighborhood, the future use and restrictions of this property if ever sold, if any teaching will be done in this house, the pool use, the walkway from the main house to the new house, and the size of the existing parking lot at the main house.

Andy Lewis, the 5th Ward Commissioner, asked about the number of bedrooms, how many people will be staying at one time and about the renovations to be done to the new house.

John DiBenedetto, the architect, responded to Mr. Andy Lewis.

The maximum amount of people staying at one time will be between 12-18 people. There will be people who stay overnight during the week as well as the week-end. There are 9 bedrooms with single and double beds. Mr. DiBenedetto also discussed the security system, and that maintenance people will be at the house when empty. He discussed some physical modifications to the interior including upgrades for ADA requirements some of which are installing a ramp at the door, modifying the bathroom and adding a chair lift.

There will be no TV or music from this house. It will be a passive, quiet facility. There will be no masses said at this house; however, there will be a chapel for meditation. There will be a meditation garden out back.

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

Arthur Mann, 151 Coopertown Rd, asked if this was going to be used for educational purposes, is concerned with increased traffic, and questioned that since they are charging money to stay here is this not considered a boarding house or bed and breakfast. Mr. Mann is working with an attorney and would like some conditions on record that he has discussed with the applicants attorney such as no additional signage on Coopertown Rd, no signage or statues on the new property, installing pervious walkways because of the water problems in the area, no widening of the existing driveway, installing a buffer landscape and that the property be well maintained.

Diane McNamara, 433 College Ave, stated that she has no issues with the existing retreat house, but is concerned that this proposal doesn't comply with the low-density residential zoning as stated in the Comprehensive Plan for this area. She is also concerned with the comings and goings of the residents of the new house, the traffic and flooding in the area.

Lisa Hall, 437 College Ave, questioned the set-back requirements for an institutional use and is concerned with the increased traffic. Mrs. Hanlon-Widdop explained about the set-back requirements. Ms. Hall also asked if this property could be rezoned as a multi-family use if ever sold. The Board answered that it could not be used for a multi-family use.

Diane Crips, 151 Coopertown Rd, expressed her concern with the maintenance of the property, and if buses would be coming and going.

The Board stated that by keeping this property zoned R-1 and not rezoning to Institutional, there will be restrictions as to its future use.

Mr. D'Emilio made a Motion to recommend to the Board of Commissioners that this application is consistent with the Comprehensive Plan and recommends that all conditions from the Zoning Hearing Board be upheld.

Mr. Gaumann 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 held on November 9, 2017.

Mr. Gaumann seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Mr. Russo made a Motion to adjourn the meeting at 8:45pm.

Mr. Reardon seconded the Motion.

MOTION PASSED UNANIMOUSLY.