

AGENDA

REORGANIZATION MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP, THURSDAY, JANUARY 25, 2018 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
Jesse Pointon
Chuck Reardon
Joseph Russo

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 2018.

C. Motion to set the following 2018 calendar of meetings for the Planning Commission:

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

Meetings shall convene at _____ P.M.

Item#2- Greenberg & Fox Fields Homeowners Association-
Minor Subdivision/Lot Line Change
538 Ramblewood Drive

ADJOURNMENT

THE REORGANIZATION MEETING OF THE PLANNING COMMISSION OF
HAVERFORD TOWNSHIP, THURSDAY, JANUARY 25, 2018 AT 7:30 P.M. IN THE
COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERFORD, PA 19083

BOARD MEMBERS PRESENT:

Angelo Capuzzi
Robert Fiordimondo
Christian Gaumann
Jesse Pointon
Chuck Reardon
Joseph Russo

BOARD MEMBER NOT PRESENT:

Paul D'Emilio

ALSO PRESENT:

Kelly Kirk, Dept. of Community Development
Chuck Faulkner, Pennoni Associates
Lisa Favacchia, Recording Secretary

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

Item #1 Reorganization/Appointments

Ms. Kirk called for nominations for the position of Chairman.
Mr. Gaumann made a Motion to nominate Joe Russo for Chairman.
Mr. Capuzzi 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 Mr. Capuzzi for Vice Chairman
Mr. Reardon seconded the motion.
MOTION PASSED UNANIMOUSLY

Mr. Russo called for nominations for the position of Secretary.
Mr. Russo motioned to nominate Chuck Reardon for Secretary
Mr. Gaumann seconded the motion.
MOTION PASSED UNANIMOUSLY

Mr. Capuzzi made a Motion to appoint Lisa Favacchia to the position of Recording Secretary.
Mr. Russo seconded the Motion
MOTION PASSED UNANIMOUSLY

Mr. Russo made a Motion to accept the 2018 calendar, below. The Planning Commission will generally meet on the second and fourth Thursdays of each month at 7:30pm.

Mr. Gaumann seconded the motion.

MOTION PASSED UNANIMOUSLY

January 25th
February 8th & 22nd
March 8th & 22nd
April 12th & 26th
May 10th & 24th
June 14th & 28th

July 26th
August 23rd
September 13th & 27th
October 11th & 25th
November 8th
December 13th

Item#2- Greenberg & Fox Fields Homeowners Association-
Minor Subdivision/Lot Line Change
539 Ramblewood Drive

To rectify the incorrect placement of a swimming pool, deck, and fence by the previous homeowners, the applicants are proposing to transfer an equal amount of lot area (936 square feet) between 539 Ramblewood Drive and the adjacent opens space of the Fox Fields Homeowners Association. Three parcels will be subdivided to correct the encroachment. Parcel A, containing 31 square feet, and Parcel C, containing 905 square feet will be conveyed to the Foxfields Homeowners Association for open space. Parcel B, containing 936 square feet, will be incorporated into 539 Ramblewood Drive. All properties will be retained by the current owners. The property is zoned R-1, Low Density Residential, Special Residential District. R-1A district requirements apply.

The Township Engineer's review letter, dated January 24, 2018, was discussed with the applicant. The majority of the items were addressed by the applicant's engineer who provided a revised plan, dated January 25, 2018. The Greenberg's indicated that the plan will comply with and/or address all items (1-5).

Dale Laramore of the Fox Fields Homeowners Association was present to confirm that the proposed changes are supported by the majority of homeowners. 121 members voted in favor of land swap, 90% of voting requirements were met.

Mr. Greenberg & Ms. Nolan moved into house in 1994. The pool, deck, and fence were existing at the time of purchase. The township has no documentation of permits for the construction.

Mr. Capuzzi made a Motion to recommend approval of the minor subdivision plan for Martin Greenberg and Patricia Nolan subject to the following conditions:

The remainder of the items from the Township Engineer's letter, dated January 24, 2018 shall be addressed.

The plan should be revised to eliminate any new encroachment of the wood deck within the side yard, adjacent to 541 Ramblewood Drive.

A G E N D A

THE MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP,
THURSDAY, FEBRUARY 22, 2018 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
Chuck Reardon, Secretary
Paul D'Emilio
Robert Fiordimondo
Christian Gaumann
Jesse Pointon

ALSO PRESENT:

Chuck Faulkner, Pennoni Assoc.
Kelly Kirk, Community Development
Lisa Favacchia, Recording Secretary

Item #1 Zoning Ordinance Amendment Review-
Consumer Firework Sales
Fireworks Law, Act No. 43 of 2017

Item #2 Planning Commission Recommendation-
PA Small Water and Sewer Grant Program
Sanitary Sewer Rehabilitation

Item#3 Review of Minutes

ADJOURNMENT

Planning Commission Agenda- March 22, 2018

A G E N D A

THE MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP,
THURSDAY, MARCH 22, 2018 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

Chuck Reardon, Secretary

Paul D'Emilio

Robert Fiordimondo

Christian Gaumann

Jesse Pointon

ALSO PRESENT:

Kelly Kirk, Community Development

Lisa Favacchia, Recording Secretary

Item #1	Zoning Ordinance Amendment Review-
	Consumer Firework Sales
	Fireworks Law, Act No. 43 of 2017

Item#2 Review of Minutes

ADJOURNMENT

THE REGULAR MEETING OF THE PLANNING COMMISSION OF HAVERFORD
TOWNSHIP, THURSDAY, March 22, 2018 AT 7:40 P.M. IN THE COMMISSIONERS
MEETING ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083

BOARD MEMBERS PRESENT:

Angelo Capuzzi, Vice Chairman
Paul D'Emilio, Member
Christian Gaumann, Secretary
Jesse Pointon, Member

BOARD MEMBERS NOT PRESENT:

Robert Fiordimondo, Member
Chuck Reardon, Member
Joseph Russo, Chairman

ALSO PRESENT:

Kelly Kirk, Dept. of Community Development
Lisa Favacchia, Recording Secretary

The Vice Chairman, Angelo Capuzzi, called the meeting to order at 7:40 pm

Lisa Favacchia called the roll.

AGENDA ITEM #1 – FIREWORKS ORDINANCE NO. P8-2018

Mr. Capuzzi brings to the Board's attention the requirements regarding temporary structures. Utility connections are NOT required for temporary structures.

Kelly Kirk amended the wording in the ordinance for clarification purposes, to add references to the definitions section and to add information about the temporary sales of fireworks. The whole ordinance is about 99% taken from the State Act. Kelly has consulted with the Township Solicitor, disclosing that the wording in the Township's ordinance must mimic that of the State's Act. She only added relevant information to the ordinance about zoning requirements and wording regarding the inspection of temporary storage facilities by the Township's Fire Code Official.

The State Act allows for temporary structures. Therefore the Township must allow it as well. The fireworks may be stored in a temporary structure. The ordinance did not address this. A structure other than a temporary facility must have fixed connections. Mr. Capuzzi explains that The State Act states a temporary structure does not require fixed utility connections. Fireworks sales and storage are only permitted in the C4 zoning district. The wall of the fireworks facility must be at least 250 feet from the actual storage area for gasoline and/or propane tanks, not the property line.

Mr. Capuzzi makes a motion to recommended approval of Ordinance P8-2018 by the Board of Commissioners

Motion was seconded by Mr. D'Emilio
Roll call was taken
Motion passed unanimously.

Mr. Capuzzi makes a motion to adjourn the meeting.
Motion was seconded and passed unanimously.
Meeting was adjourned at 7:55 P.M.

AGENDA

THE MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP,
THURSDAY, MAY 10, 2018 AT 7:30 P.M. IN THE COMMISSIONERS MEETING ROOM,
1014 DARBY ROAD, HAVERTOWN, PA 19083

Item #1

Conformance with the Comprehensive Plan- Special Exception Review

David & Sarah Fask

15 Brennan Drive, Bryn Mawr

182-202(B)(3) to allow a portion of the premises to be used as a psychologists office

Item#2

Review of Minutes

THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION OF
HAVERFORD TOWNSHIP, THURSDAY, May 10, 2018 AT 7:30 P.M. IN THE
COMMISSIONERS MEETING ROOM, 1014 DARBY ROAD, HAVERTOWN, PA 19083

BOARD MEMBERS PRESENT:

Angelo Capuzzi, Vice Chairman
Chuck Reardon, Secretary
Robert Fiordimondo
Jesse Pointon

BOARD MEMBERS NOT PRESENT:

Joseph Russo
Paul D'Emilio
Christian Gaumann

ALSO PRESENT:

Sarah Fask
Kelly Kirk, Community Development
Lisa Favacchia, Recording Secretary

Angelo Capuzzi calls the meeting to order at 7:30 P.M.

Lisa Favacchia calls roll.

Item #1 Conformance with the Comprehensive Plan-Special Exception Review

David & Sarah Fask

15 Brennan Drive, Bryn Mawr

Zoning Ordinance Section 182-202(B)(3) to allow a portion of the premises to be used as a professional (psychologists) office

Mr. Capuzzi brings everyone's attention to Haverford Township Comprehensive Plan adopted by the Township in 1988. This plan is thirty years old and the Township is now in the process of updating it. In 1988, the comprehensive plan identified each different neighborhood in the Township, what their particular land uses were and what changes, if any, should be considered for each neighborhood. The comprehensive plan is basically a suggestion to the Board of Commissioners as to how they may wish to move forward in the future as far as land use goes.

The consensus in the Comprehensive Plan was for the Township plans to keep things the way that they currently are within the Brennan Drive neighborhood. The area is a low density residential area and it would make sense to keep it this way. There is no opportunity for an expanded development.

Back in 1988 the zoning requirements applicable to this neighborhood allowed professional offices as a by-right accessory use. A garage, shed, swimming pool, etc. could be constructed simply by applying for the appropriate permit from the Township. No additional approvals, either

from the Zoning Board or Board of Commissioners, would have been required. As such, professional offices were permitted.

In 1996, the Township amended the zoning ordinance, requiring that a proposed professional office would require a special exception approval from the Zoning Board. The sole purpose of tonight's Planning Commission meeting is to determine whether or not the proposed use is consistent with the recommendations in the 1988 Comprehensive Plan.

Mr. Capuzzi allows the neighbors of Brennan Drive to give their input on the matter of the professional office.

Mike Dershowitz from 1 Brennan is first to speak. Has a copy of zoning decision and is concerned about restriction in hours and parking. He has general safety concerns also. The neighborhood is mainly concerned about a patient who might have a psychological condition that might possibly be a danger to those in the neighborhood. Dershowitz would like to have reports on clients, without their names, from Dr. Fask, but others in the audience disagree. As long as Mike Dershowitz receives copies of compliance reports, he is fine with 15 Brennan Drive's business.

Mr. Capuzzi reminds the neighbors in attendance that the Comprehensive Plan which was adopted in 1988 is still valid today. He also reminds them that the Planning Commission has no control over the operation of Dr. Fask's business in regards to hours, parking, and patients. Mr. Capuzzi asks if anyone had received a certified letter in regards to the Zoning Board's hearing on Dr. Fisk's application, but no one in attendance indicated that they had.

Kelly Kirk finds in her notes that three certified letters were sent out and neighbors within 150 ft of the property were notified about this meeting. She brings this to Mr. Capuzzi's attention. These notices go out so that neighbors will have a chance to appear before the Zoning Board in order to present their concerns. Once with process happens the Zoning Board will take neighbors testimonies into account and within 45 days a decision will be made.

Andy from 28 Brennan Drive is next to speak. He asks if there are any other properties that the Zoning Board knows of that is near their area and has received a special exception approval for a similar use. As far as the neighbors and the PC know, no other special exceptions have been granted in the area. A sign for the office at 15 Brennan Drive will not appear on the premises.

Stuart from 33 Brennan Drive speaks next and address how he was upset over the lack of notice the neighbors have gotten for this meeting. Stuart has concerns about the traffic issues as well.

Mr. Capuzzi reminds Stuart that if the neighbors have concerns about the traffic, that they may need to hire an attorney and appeal the Zoning Board's decision because of this matter.

61 Brennan Drive is also upset about the lack of notice and emails. Has a main concern of the house being located on a hill and how dangerous this is in regards to accessing the property.

Wendy Smith from 53 Brennan Drive has concerns about none of the neighbors being notified in time. Mr. Capuzzi has reminded her that everyone within 150 ft of the property should have received a notice about 15 Brennan Drive. She is mainly upset that the people who don't live within 150 ft of the property will not be receiving these notifications because this affects them as well. Mr. Capuzzi goes over the rules of the commission.

Dr. Mitchell Shmokler from 5 Brennan Drive is next. One point he makes is that Dr. Fask is only going to see one patient an hour, but this can increase the volume of patients coming in and out. He is concerned about the patients leaving Fask's house unmonitored; these patients could be walking around or waiting for a car service to pick them up and Dr. Shmokler believes that this is not in the best interests of the neighborhood.

John Smith from 53 Brennan Drive has concerns about the safety and traffic.

Jim from 18 Brennan Drive is next to speak and explains that things have changed in this world.

Romani from 14 Brennan Drive is next to speak and also expresses how upset she is with only getting a notification a couple days in advance about 15 Brennan Drive. She is also familiar with the Zoning Board rules. She does not have full notification of the clients that Dr. Fask will be able to see. Safety is a main concern.

Vicky Sallee from 9 Brennan Drive is next. She would like to talk about the Comprehensive Plan. After doing her research she believes that turning a residential area into an office takes away from the charm that the 1988 Comprehensive Plan has outlined.

Dr. Eve Atkinson from 76 Brennan Drive has concerns about the notification issue and having very little time to brief themselves on 15 Brennan Drive. She would like the Zoning Board to rescind their decision in order to give the neighbors more time to brief themselves on 15 Brennan Drive. She has a letter from her brother from out of state addressed to the Haverford Board of Commissioners. One document is from her brother, who is partial owner of the house.

Schoonyoung from 57 Brennan Drive states that there should be some modest accommodations to the house for the patients.

The neighbors have suggested that they will retain the services of a lawyer to appeal this.

1 Brennan Drive asks Sarah Fask to go back to the Zoning Board to avoid a lot of legal troubles.

Wormley 9 Brennan Drive addresses his concerns about the lack of notification. They were given less than 48 hours to prepare for this meeting. A second concern is about the safety. Mr. Capuzzi asks if his concerns were brought to the attention of the Zoning Board on the night of the hearing. They were, but according to his neighbors the Board did nothing to address these concerns in its decision.

Vince DicCicio from 21 Brennan Drive is concerned about the narrow driveways.

14 Brennan Drive makes a point that fire departments and police departments are the farthest away from the area so naturally it takes them longer to get there. She is interested in being notified about the Planning Commission's decision regarding 15 Brennan Drive. Mr. Reardon speaks and talks about how the Planning Commission will address certain things like parking.

The Planning Commission has no legal authority in regards to appealing the Zoning Board's decisions.

1 Brennan Drive asks who has the authority to determine what can be allowed at 15 Brennan Drive. Kelly Kirk has explained that anything that has to do with this order would be in violation of these conditions. 1 Brennan Drive asks if, by law, can the neighbors have a copy of the patients Dr. Fask is seeing.

The neighbors have said if they do not get a copy of the ordinance within 30 days they will call an attorney to appeal. Mr. Reardon responds by saying that this decision was made by the Zoning Board and there will be a 30 day of an appeal.

Sarah responds that Dr. Fask has not started his practice yet.

1 Brennan Drive states that they plan on hiring an attorney for the appeal.

Smith from 53 Brennan Drive has three points to make. One point is that the neighbors will not have any way of monitoring the restrictions on the special exceptions. 53 Brennan Drive has thanked the Planning Commission for taking time to listen to the neighbors. The third point has been directed to Sarah Fask by being asked if she would be willing to reopen this case so everyone in the community can get together to work this out. Ms. Fask is not in a position at this time to either agree or disagree with this request.

The neighbors would like Dr. Fask to open his practice somewhere else in a commercial setting.

Mr. Capuzzi would like to thank everyone for coming out to this meeting.

Mr. Capuzzi makes a motion to confirm that the proposed accessory use of a professional office at 15 Brennan Drive is consistent with the recommendations contained in the 1988 Comprehensive Plan.

Mr. Fiordimondo seconds the motion.

The motion passes on a 3 to 1 vote, with Mr. Reardon opposed.
Item #2: Review of Minutes

Minutes of the March 22, 2018 meeting approved unanimously.

Mr. Capuzzi makes a motion to adjourn the meeting.

Mr. Pointon seconds the motion.

Meeting is adjourned at 8:55 pm.

A G E N D A

THE MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP,
THURSDAY, MAY 24, 2018 AT 7:30 P.M. IN THE COMMISSIONERS MEETING ROOM,
1014 DARBY ROAD, HAVERTOWN, PA 19083

BOARD MEMBERS:

Joseph Russo, Chairman

Angelo Capuzzi, Vice Chairman

Chuck Reardon, Secretary

Paul D'Emilio

Robert Fiordimondo

Christian Gaumann

Jesse Pointon

ALSO PRESENT:

Chuck Faulkner, Pennoni Assoc.

Kelly Kirk, Planning & Zoning Officer

Lisa Favacchia, Recording Secretary

Item #1

Sketch Plan Review- Land Development

1440 Lawrence Road, aka 1400 Lawrence Road

Lynnewood Elementary School

School District of Haverford Township

Item#2

Review of Minutes

ADJOURNMENT

A G E N D A

THE MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP,
THURSDAY, JUNE 14, 2018 AT 7:30 P.M. IN THE COMMISSIONERS MEETING ROOM,
HAVERFORD TOWNSHIP MUNICIPAL SERVICES BUILDING, 1014 DARBY ROAD,
HAVERTOWN, PA 19083

BOARD MEMBERS:

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

ALSO PRESENT:

Chuck Faulkner, Pennoni Assoc.
Kelly Kirk, Planning & Zoning Officer
Terry Coogan, Recording Secretary

- | | |
|---------|---|
| Item #1 | 986 & 996 E. Railroad Avenue- Preliminary Land Development Plan
BMMSBA Railroad, LLC (aka Bryn Mawr Medical Specialists)
Applicant proposes to construct a 3 story medical building and associated site improvements. |
| Item #2 | Planning Commission Recommendation-
Multimodal Transportation Fund (MTF) Program
Proposed Park and Ride Facility and Pedestrian Improvements
Mill Road and Karakung Drive |
| Item#3 | Review of Minutes |

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, June 14, 2018 at 7:30pm in the Commissioners' Meeting Room, Haverford Township Municipal Services Building, 1014 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

Joe Russo, Chairman
Chuck Reardon, Secretary
Paul D'Emilio, Member
Robert Fiordimondo, Member
Jesse Pointon, Member

BOARD MEMBERS NOT PRESENT:

Angelo Capuzzi, Vice-Chairman
Chris Gaumann, Member

ALSO PRESENT:

Kelly Kirk, Planning & Zoning Officer
Chuck Faulkner, Pennoni Associates
Terry Coogan, Recording Secretary

Item #1 986 & 996 E. Railroad Ave – Preliminary Land Development Plan
BMMSBA Railroad, LLC (aka Bryn Mawr Medical Specialists)
Applicant proposes to construct a 3-story medical building and associated site improvements.

Christen Pionzio, attorney for the applicant, spoke before the Board. Also present were Josh Petersohn, from Moreland Developers, Greg Richardson, traffic engineer from Traffic Planning and Design, Inc., Robert Blue and Brian Madsen from Robert Blue Consulting Engineers, and Russ Militello, Chief Executive Officer of Bryn Mawr Specialists Association.

The applicant is proposing to demolish the existing dwelling, garage and driveways, and construct a new three-story building with associated parking. Two underground stormwater management facilities and three rain gardens are proposed for stormwater management. The property is in the O-1 Office Zoning District. The site will be serviced by public water and sanitary sewer.

Ms. Pionzio gave a brief overview of the project. Photos of the existing property and the proposed property were handed out to the Board.

Some items discussed were the relief given to the applicant by the Zoning Hearing Board (listed on the Township Engineers review letter dated June 11, 2018), the number of doctors and employees, the amount of parking spaces, access to the site off Haverford Road, the waivers requested, and the existing wall on County Line Road.

The applicant will comply with and/or address all items (1-38) on the Township Engineer's Review Letter dated June 11, 2018.

In regards to #28, the applicant stated that PennDot has preliminarily signed off on the project. However, no formal submissions have been sent to PennDot yet.

The existing wall located on County Line Road was discussed at length. Some Board members felt it should be removed to install a sidewalk for safety reasons. It was stated that one of the Zoning Hearing Board's requirements was that the wall remain.

Some other items discussed were the installation and maintenance of the "quick curb" if needed, pedestrian circulation and the drop-off zone in the parking lot, emergency vehicle ingress and egress from Haverford Road and Railroad Ave, moving the location of the dumpster, and revising the radii on the plans.

A traffic study was submitted to the Township and the certified mailing receipts were handed in to Ms. Kirk.

Also discussed were the architecture and appearance of the building. The applicant stated that plans were not finalized with the architect at this time.

The applicant is requesting the fee in lieu of the open space requirement. The other waivers requested are from the sidewalk requirements, the right-of-way and cartway width requirements, and the storm drainage and sanitary sewer and public water lines requirements.

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

Lynne Elliot, 704 Polo Road, requested that the building have a "Haverford Rd" address to cut down on the traffic on the back roads. The applicant stated they have requested one. She also expressed her concern with the amount of parking as the practice continues to grow.

Mr. Reardon made a Motion to recommend to the Board of Commissioners the approval of this Preliminary Land Development Plan subject to the applicant complying with all items (1-38) on the attached Township Engineer's Review Letter dated June 11, 2018, and the granting of all waivers requested.

Mr. Pointon seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #2 Planning Commission Recommendation
 Multimodal Transportation Fund (MTF) Program
 Proposed Park and Ride Facility and Pedestrian Improvements
 Mill Road and Karakung Drive

The Board discussed the proposed commuter parking and improvements in this residential area. Septa has given permission for these improvements.

The Board determined that this proposal is consistent with the Comprehensive Plan of Haverford Township.

Mr. Reardon made a Motion to recommend to the Board of Commissioners the support of this application for funding for the proposed parking lot and pedestrian improvements at this location.

Mr. Pointon seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #3 Review of Minutes

Mr. Pointon made a Motion to approve the minutes from the meeting held on May 10, 2018.

Mr. Fiordimondo seconded the Motion.

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

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

Mr. Reardon seconded the Motion.

MOTION PASSED UNANIMOUSLY.

A G E N D A

THE MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP,
THURSDAY, SEPTEMBER 13, 2018 AT 7:30 P.M. IN THE COMMISSIONERS MEETING
ROOM, HAVERFORD TOWNSHIP MUNICIPAL SERVICES BUILDING, 1014 DARBY
ROAD, HAVERFORD, PA 19083

BOARD MEMBERS:

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

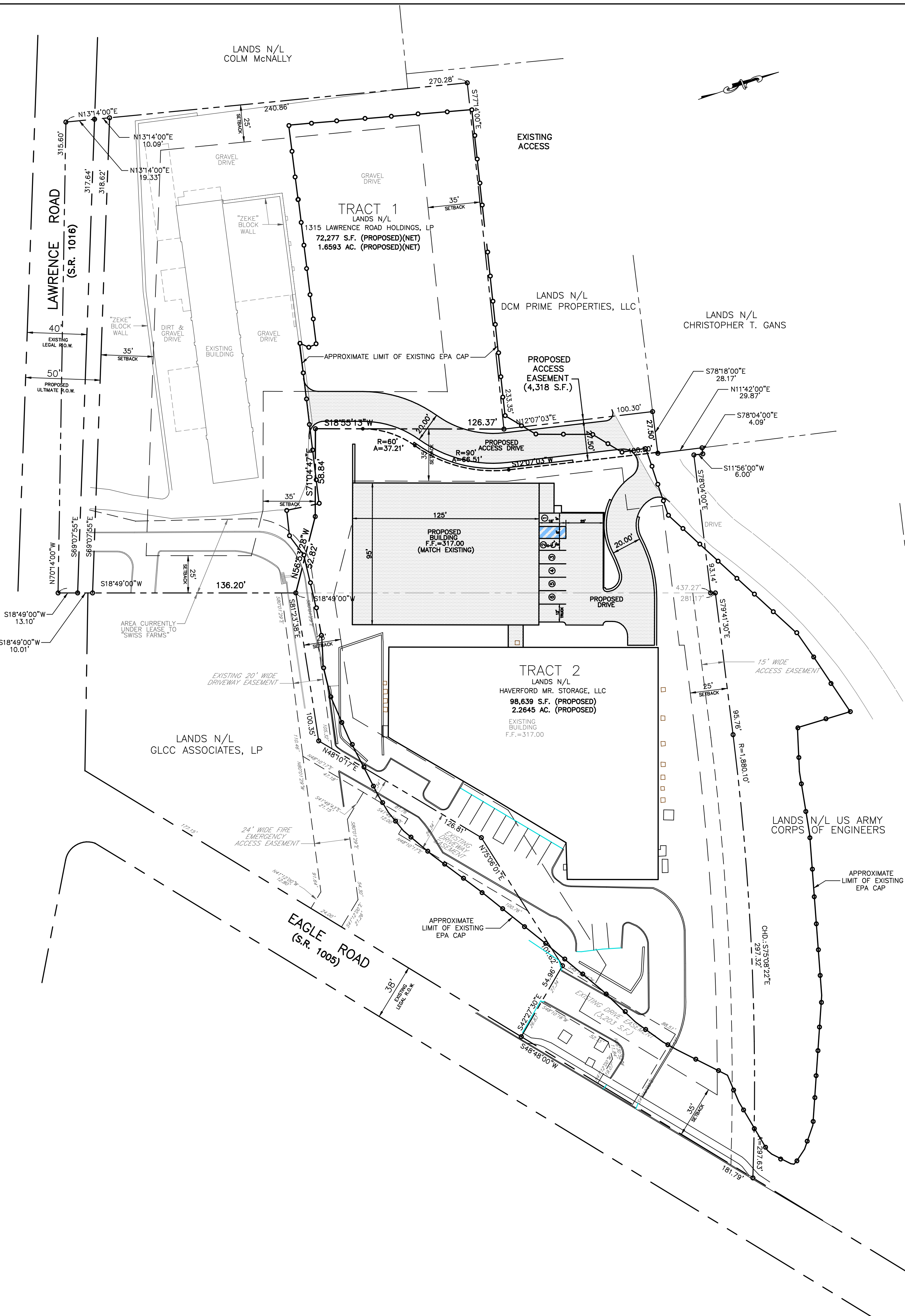
ALSO PRESENT:

Chuck Faulkner, Pennoni Assoc.
Kelly Kirk, Planning & Zoning Officer
Lisa Favacchia, Recording Secretary

Item #1 Sketch Plan-
Conceptual Land Development Plan and Proposed Addition
Haverford Mr. Storage, LLC
1305 Lawrence Road & 850 Eagle Road

Item#2 Review of Minutes

ADJOURNMENT



ZONING COMPLIANCE TABLE					
LIN REGULATIONS		EXISTING	EXISTING	PROPOSED	PROPOSED
		TRACT 1	TRACT 2	TRACT 1	TRACT 2
LOT SIZE	REQUIRED	2.3243 AC.	1.5995 AC.	1.6593 AC.	2.2645 AC.
STREET FRONTAGE	65 FT. (MIN.)	318.62 FT.	181.79 FT.	318.62 FT.	181.79 FT.
LOT WIDTH AT BLDG. LINE	75 FT. (MIN.)	302.06 FT.	161.08 FT.	302.06 FT.	161.08 FT.
BUILDING COVERAGE	30% (MAX.)	5.65%	30.00%	7.91%	33.58% **
FRONT YARD	35 FT. (MIN.)	56.60 FT.	106.01 FT.	46.01 FT.	106.01 FT.
SIDE YARD (MIN. EACH)	25 FT. (MIN.)	62.04 FT.	42.57 FT.	62.04 FT.	25.00 FT.
SIDE YARD (MIN. ADJACENT TO RESIDENTIAL)	35 FT. (MIN.)	N/A	N/A	N/A	N/A
REAR YARD	35 FT. (MIN.)	168.16 FT.	36.62 FT.	35.00 FT.	36.25 FT.
BUILDING HEIGHT	35 FT. (MAX.)	35 FT. (MAX.)	35 FT. (MAX.)	35 FT. (MAX.)	35 FT. (MAX.)
IMPERVIOUS SURFACE RATIO	60% (MAX.)	91.97% *	92.81% *	88.75% ***	94.65% ***

* - EXISTING NON-CONFORMING
** - VARIANCE REQUIRED
*** - VARIANCE REQUIRED (EXISTING NON-CONFORMING)

BUILDING COVERAGES:
EXISTING
TRACT 1: (1315 LAWRENCE ROAD HOLDINGS, L.P.)(101,243 S.F. NET)
EXISTING BUILDING: 5,715 S.F. (5.65%)
TRACT 2: (HAVERFORD Mr. STORAGE, LLC)(69,673 S.F.)
EXISTING BUILDING: 20,900 S.F. (30.00%)
PROPOSED
TRACT 1: (1315 LAWRENCE ROAD HOLDINGS, L.P.)(72,277 S.F. NET)
EXISTING BUILDING: 5,715 S.F. (7.91%)
TRACT 2: (HAVERFORD Mr. STORAGE, LLC)(98,639 S.F.)
EXISTING BUILDING: 20,900 S.F.
PROPOSED BUILDING: 12,225 S.F.
TOTAL BUILDING: 33,125 S.F. (33.58%)

IMPERVIOUS COVERAGES:
EXISTING
TRACT 1: (1315 LAWRENCE ROAD HOLDINGS, L.P.)(101,243 S.F. NET)
EXISTING BUILDING: 5,715 S.F.
AREA OF CAP: 52,410 S.F.
DRIVES/GRAVEL/OTHER IMPERVIOUS: (NOT OVER CAP) 32,280 S.F.
SWISS FARMS/Mr.STORAGE DRIVE: 2,710 S.F.
TOTAL IMPERVIOUS: 93,115 S.F. (91.97%)
TRACT 2: (HAVERFORD Mr. STORAGE, LLC)(69,673 S.F.)
EXISTING BUILDING ON CAP: 20,900 S.F.
DRIVES/WALKS ON CAP: 7,860 S.F.
PADS / WALLS / OTHER ON CAP: 503 S.F.
AREA OF CAP: (NOT COVERED BY OTHER IMPERVIOUS) 30,601 S.F.
DRIVES/WALKS NOT ON CAP: 4,350 S.F.
PADS / WALLS / OTHER NOT ON CAP: 447 S.F.
TOTAL IMPERVIOUS: 64,661 S.F. (92.81%)

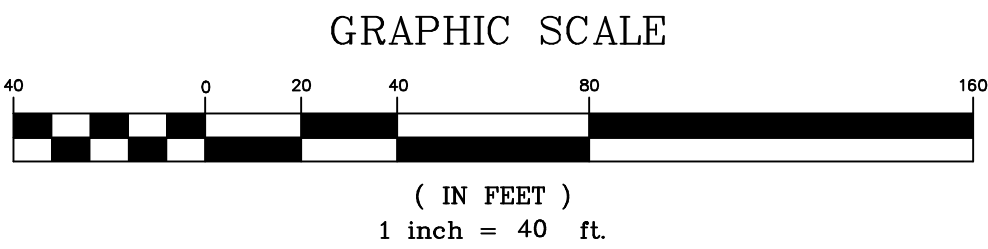
PROPOSED
TRACT 1: (1315 LAWRENCE ROAD HOLDINGS, L.P.)(72,277 S.F. NET)
EXISTING BUILDING: 5,715 S.F.
AREA OF CAP: 26,270 S.F.
DRIVES/GRAVEL/OTHER IMPERVIOUS: (NOT OVER CAP) 29,454 S.F.
SWISS FARMS/Mr.STORAGE DRIVE: 2,710 S.F.
TOTAL IMPERVIOUS: 64,149 S.F. (88.75%)
TRACT 2: (HAVERFORD Mr. STORAGE, LLC)(98,639 S.F.)
EXISTING BUILDING ON CAP: 20,900 S.F.
PROPOSED BUILDING ON CAP: 12,225 S.F.
EXIST. DRIVES/WALKS ON CAP: 7,860 S.F.
EXIST. PADS/WALLS/OTHER ON CAP: 503 S.F.
EXIST. DRIVES/WALKS NOT ON CAP: 4,350 S.F.
EXIST. PADS/WALLS/OTHER NOT ON CAP: 2,427 S.F.
PROP. DRIVES/WALKS ON CAP: 5,985 S.F.
PROP. ACCESS DRIVE ON CAP: 2,205 S.F.
PROP. ACCESS DRIVE NOT ON CAP: 585 S.F.
PROP. PADS/WALLS/OTHER ON CAP: 750 S.F.
AREA OF CAP: (NOT COVERED BY OTHER IMPERVIOUS) 35,576 S.F.
TOTAL IMPERVIOUS: 93,366 S.F. (94.65%)

NOTE: ENVIRONMENTAL PROTECTION AGENCY (EPA) APPROVAL IS REQUIRED PRIOR TO CONSTRUCTION.

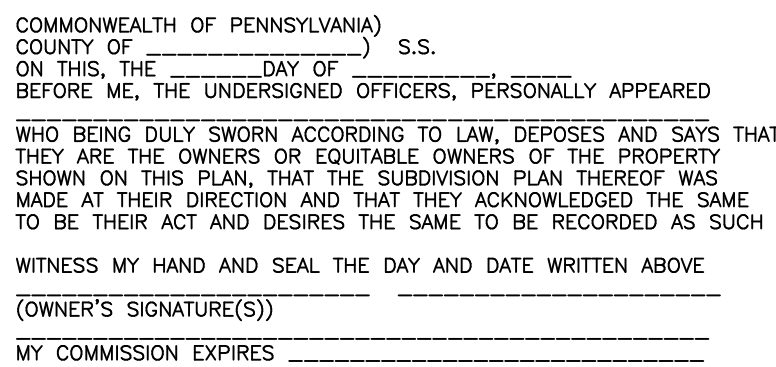
NOTE: VARIANCES AND/OR OTHER RELIEF AS DEEMED NECESSARY MAY BE REQUIRED FROM THE ZONING HEARING BOARD AND THE BOARD OF COMMISSIONERS FOR IMPERVIOUS COVERAGE, BUILDING COVERAGE, MANMADE AND NATURAL STEEP AND VERY STEEP SLOPE DISTURBANCES, SUBDIVISION OF EXISTING NON-CONFORMING TRACTS, AND OTHER RELIEF DEEMED NECESSARY.

- NOTES:
1. SITE AREA: TRACT 1: 2.3243 AC. (NET)
TRACT 2: 1.5995 AC. (NET)
 2. SITE IS ZONED LIN-LIGHT INDUSTRIAL.
LIN REGULATIONS: LOT SIZE: 1/2 AC. (MIN.)
STREET FRONTAGE: 65 FT. (MIN.)
LOT WIDTH AT BLDG. LINE: 75 FT. (MIN.)
BUILDING COVERAGE: 30% (MAX.)
FRONT YARD: 35 FT. (MIN.)
SIDE YARDS: 25 FT. (MIN.)
35 FT. (MIN. ADJACENT TO RESIDENTIAL DIST.)
IMPERVIOUS SURFACE RATIO: 60% (MAX.)
REAR YARD: 35 FT. (MIN.)
 3. SITE IS SERVICED BY PUBLIC WATER AND SEWER.
 4. PLAN REFERENCE: "PLAN OF PROPOSED SUBDIVISION LAWRENCE ROAD PREPARED FOR JOHN WILLARD - HOWARD W. HARRISON, JR. & EUGENE MILLER CONTINENTAL AUTO PARTS" PLAN PREPARED BY HERBERT E. MacCOMBIE, JR., P.E. CONSULTING ENGINEERS AND SURVEYORS PLAN DATED SEPTEMBER 27, 1985.
 5. PLAN REFERENCE: "ALTA/ACSM LAND TITLE SURVEY PENN REAL ESTATE GROUP, INC." PLAN PREPARED BY MILLENNIUM SURVEYING & ENGINEERING PITMAN, NEW JERSEY PLAN DATED 10/22/02.
 6. PLAN REFERENCE: "SUBDIVISION PLAN FOR HAVERFORD Mr. STORAGE LLC, EAGLE ROAD, HAVERFORD TOWNSHIP, DELAWARE COUNTY, PA." PLAN PREPARED BY HERBERT E. MacCOMBIE, JR., P.E. CONSULTING ENGINEERS AND SURVEYORS PLAN DATED AUGUST 26, 2014 WITH LATEST DATED 10-3-14.
 7. BENCHMARK REFERENCE: TAKEN ON DATE OF INLET AS SHOWN ON REFERENCED PLAN. ELEVATION=307.76.
 8. EXISTING SOIL TYPES: Mc-MADE LAND, SILT AND CLAY MATERIALS
Me-MADE LAND, SCHIST AND GNEISS MATERIALS
 9. PRIOR TO THE START OF ANY CONSTRUCTION, DEMOLITION OR EXCAVATION THE CONTRACTOR SHALL HAVE THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE AREA OF WORK VERIFIED IN THE FIELD IN ACCORDANCE WITH PA. ACT 187.
 10. PROPERTY CORNERS SHALL BE MARKED BY IRON PIPES.
 11. BY LAW A COPY OF THIS APPROVED PLAN SHALL BE ON-SITE AT ALL TIMES DURING CONSTRUCTION.
 12. ANY CONSTRUCTION OR GRADING TO BE DONE SHALL BE DONE IN ACCORDANCE WITH TOWNSHIP OF HAVERFORD EROSION AND SEDIMENT CONTROL ORDINANCE No. 1505.
 13. EXTREME CARE SHALL BE UNDERTAKEN DURING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT IN ORDER TO PROTECT THE HEALTH AND VIGOR OF THE EXISTING TREES LOCATED WITHIN THE TREE PROTECTION ZONE AS OUTLINED IN HAVERFORD TOWNSHIP ORDINANCE No. 1680, SECTION II, PARAGRAPH 8.
 14. PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428) KNOWN AS THE "STATE HIGHWAY LAW", A STATE HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR WORK WITHIN THE RIGHT OF WAY OF EAGLE ROAD (S.R. 1005).
 15. SITE DOES NOT CONTAIN ANY FLOOD PLAIN OR FLOOD HAZARD AREAS.

SKETCH PLAN



REVISION	DATE
CONCEPTUAL LAND DEVELOPMENT PLAN PROPOSED ADDITION FOR HAVERFORD Mr. STORAGE LLC EAGLE ROAD	
HAVERFORD TOWNSHIP	DELAWARE COUNTY, PA.
SCALE:1"=40'	AUGUST 23, 2018
HERBERT E. MacCOMBIE, JR., P.E. CONSULTING ENGINEERS AND SURVEYORS, INC. P.O. BOX 118 BROOMALL, PA. 19008	
SDSK FILE "APERLRHT"	HAVERFORD FILE #587



1. SITE AREA: TRACT 1.2: 2,324.3 AC. (NET)
TRACT 2: 1.5995 AC. (NET)
2. SITE IS ZONED LN-LIGHT INDUSTRIAL.
LIN REGULATIONS:
 - LOT SIZE: 1/2 AC. (MIN.)
 - STREET FRONTAGE: 65 FT. (MIN.)
 - LOT WIDTH AT BLDG. LINE: 75 FT. (MIN.)
 - BUILDING COVERAGE: 30% (MAX.)
 - FRONT YARD: 35 FT. (MIN.)
 - SIDE YARDS: 25 FT. (MIN.)
 - REAR YARD: 35 FT. (MIN.)
 - IMPERVIOUS SURFACE RATIO: 60% (MAX.)
3. SITE IS SERVICED BY PUBLIC WATER AND SEWER.
4. PLAN REFERENCE: "PLAN OF PROPOSED SUBDIVISION LAWRENCE ROAD, PREPARED FOR JOHN WILLARD, HOWARD W. HARRISON, JR. & EUGENE MILLER CONTINENTAL AUTO PARTS" PLAN PREPARED BY HERBERT E. MacCOMBIE, JR., P.E. CONSULTING ENGINEERS AND SURVEYORS PLAN DATED SEPTEMBER 27, 1985.
5. PLAN REFERENCE: "ALTA/ACSM LAND TITLE SURVEY PENN REAL ESTATE GROUP, INC." PLAN PREPARED BY MILLENNIUM SURVEYING & ENGINEERING PITMAN, NEW JERSEY PLAN DATED 10/22/02.
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12. ANY CONSTRUCTION OR GRADING TO BE DONE SHALL BE DONE IN ACCORDANCE WITH TOWNSHIP OF HAVERFORD EROSION AND SEDIMENT CONTROL ORDINANCE.
13. EXTREME CARE SHALL BE UNDERTAKEN DURING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT IN ORDER TO PROTECT THE HEALTH AND VIGOR OF THE EXISTING TREES LOCATED WITHIN THE TREE PROTECTION ZONE AS OUTLINED IN HAVERFORD TOWNSHIP ORDINANCE NO. 1680, SUBSECTION I, PARAGRAPH 8.
14. REFERENCE TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428) KNOWN AS THE "STATE HIGHWAY LAW", A STATE HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR WORK WITHIN THE RIGHT OF WAY OF EAGLE ROAD (S.R. 1005).
15. SITE DOES NOT CONTAIN ANY FLOOD PLAIN OR FLOOD HAZARD AREAS.

NOTE:
THIS PLAN SHALL BE A BLUELINE OR BLACKLINE PRINT WITH A RED
OR GREEN REGISTRATION SEAL TO BE CONSIDERED A VALID PLAN.
REPRODUCTION OF THIS PLAN FOR ANY PURPOSE WITHOUT THE
APPROVAL OF HERBERT E. MacCOMBIE, JR., P.E. CONSULTING
ENGINEERS AND SURVEYORS, INC. IS STRICTLY PROHIBITED.

SDSK FILE "APERLRHT" HAVERFORD FILE #587

Planning Commission Agenda- October 11, 2018
A G E N D A

THE MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP, THURSDAY,
OCTOBER 11, 2018 AT 7:30 P.M. IN THE COMMISSIONERS MEETING ROOM, HAVERFORD
TOWNSHIP MUNICIPAL SERVICES BUILDING, 1014 DARBY ROAD, HAVERFORD, PA 19083

BOARD MEMBERS:

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

ALSO PRESENT:

Chuck Faulkner, Pennoni Assoc.
Kelly Kirk, Planning & Zoning Officer
Lisa Favacchia, Recording Secretary

Item #1 Final Land Development Plan-
 986 & 996 E. Railroad Avenue
 BMMSBA Railroad, LLC (aka Bryn Mawr Medical Specialists)

Item#2 Review of Minutes

ADJOURNMENT

A G E N D A

THE MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP,
THURSDAY, OCTOBER 25, 2018 AT 7:30 P.M. IN THE COMMISSIONERS MEETING
ROOM, HAVERFORD TOWNSHIP MUNICIPAL SERVICES BUILDING, 1014 DARBY
ROAD, HAVERFORD, PA 19083

BOARD MEMBERS:

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

ALSO PRESENT:

Chuck Faulkner, Pennoni Assoc.
Kelly Kirk, Planning & Zoning Officer
Lisa Favacchia, Recording Secretary

- | | |
|---------|---|
| Item #1 | Preliminary/Final Land Development Plan
1400 Lawrence Road- Lynnewood Elementary School
School District of Haverford Township |
| Item#2 | Zoning Map Amendment- Portions of 599 Glendale Road
Recreational Open Space (ROS) to R-4 Residential |
| Item#3 | Sketch- Minor Subdivision Plan
599 Glendale Road- Recreation Department Offices
Township of Haverford |
| Item#3 | Review of Minutes |

ADJOURNMENT

T:\LAND DESIGN\2017\20171007_Lynwood Elementary School\DESIGN\CAD\Production Drawings\171007_RECORD.dwg Layout: 2 SITE IMPROVEMENT PLAN (RECORD PLAN) Plotted By: ashtank, on Thu Sep 27, 2018 at 8:01pm

- LEGEND**
- EXISTING MAJOR CONTOURS
 - EXISTING MINOR CONTOURS
 - RIGHT-OF-WAY LINE
 - EXISTING PAVEMENT EDGE
 - EXISTING CURB
 - PROPOSED CURB
 - EXISTING FENCE
 - EXISTING ELECTRIC METER
 - EXISTING WATER VALVE
 - EXISTING STORM INLET
 - PROPOSED WALKWAY
 - PROPOSED BOLLARD
 - EXISTING CONCRETE MONUMENT
 - PROPOSED CONCRETE MONUMENT

GENERAL SURVEY NOTES:

1. SITE SURVEY IS BASED ON THE FOLLOWING INFORMATION:
 - A PLAN ENTITLED "EXISTING FEATURES PLAN" FOR LYNNWOOD ELEMENTARY SCHOOL COMPILED BY KELLY & CLOSE ENGINEERS, DATED JUNE 16, 2017 WITH THE FOLLOWING REFERENCES:
 - A FIELD SURVEY PERFORMED BY BOUCHER & JAMES, INC. DURING AUGUST 2002
 - A PLAN ENTITLED "SITE IMPROVEMENTS PLAN" AS PREPARED FOR LYNNWOOD ELEMENTARY SCHOOL BY H.F. LENZ COMPANY DATED MAY 19, 2008.
 - THE ORIGINAL SITE BLUEPRINT (UNTITLED CIRCA 1949)
 - GOOGLE MAPS/ AERIAL DOWNLOADED IN JUNE 2017
 - DEED BOOK 1455, PAGE 0518
2. VERTICAL DATUM IS NAVD83.
3. PROPERTY IS LOCATED IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BASED ON MAP NO. 42045C0102F, REVISED NOVEMBER 16, 2009.
4. PUBLIC WATER SERVICE TO BE PROVIDED BY AQUA PA.
5. PUBLIC SEWER SERVICE TO BE PROVIDED BY HAVERFORD TOWNSHIP.
6. GAS AND ELECTRIC UTILITIES TO BE PROVIDED BY PECO ENERGY
7. THE FOLLOWING PA ONE CALL SERIAL NUMBER HAS BEEN OBTAINED FOR THIS PROJECT: 2051488.

GENERAL NOTES

1. AT LEAST THE FIRST 30 FEET ADJACENT TO ANY STREET LINE AND 5 FEET ADJACENT TO ANY LOT LINE SHALL NOT BE USED FOR PARKING AND SHALL BE PLANTED AND MAINTAINED IN LAWN AREA, GROUND COVER OR LANDSCAPED WITH EVERGREEN SHRUBBERY. THERE IS AN EXISTING NONCONFORMITY ALONG THE SOUTHERN BOUNDARY OF THE PROPERTY.
2. SHEETS 1 THRU 21 OF 21 ON RECORD AT HAVERFORD TOWNSHIP SHALL BE PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME.
3. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE UNDERGROUND UTILITY LINE PROTECTION LAW, PA. ACT 187 OF 1996. CONTRACTORS SHALL OBTAIN A PA ONE CALL NUMBER FOR CONSTRUCTION PURPOSES.
4. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
5. THE BURYING OF TREES AND OTHER CONSTRUCTION DEBRIS ON THE SITE IS PROHIBITED.
6. IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER CONTROL BMP REQUIRED BY AN APPROVED STORMWATER CONTROL AND BMP OPERATIONS AND MAINTENANCE PLAN, OR TO ALLOW THE PROPERTY TO REMAIN IN A CONDITION WHICH DOES NOT CONFORM TO AN APPROVED STORMWATER CONTROL AND BMP OPERATION AND MAINTENANCE PLAN.
7. ALL CONSTRUCTION MATERIALS AND WORKSMANSHIP SHALL BE IN ACCORDANCE WITH PENNDOT FORM 408, HAVERFORD TOWNSHIP MUNICIPAL SPECIFICATIONS OR EQUAL, OR AS DIRECTED BY THE TOWNSHIP ENGINEER.
8. NO PERSON SHALL MODIFY, REMOVE, FILL, OR ALTER ANY EXISTING STORMWATER CONTROL OR BMP UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.
9. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER CONTROL OR BMP OR WITHIN A DRAINAGE EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE STORMWATER CONTROL OR BMP WITHOUT THE WRITTEN APPROVAL OF HAVERFORD TOWNSHIP.
10. THE MUNICIPALITY AND ITS DULY AUTHORIZED REPRESENTATIVES MAY, AT REASONABLE TIMES, ENTER UPON THE PROPERTY TO INSPECT THE IMPLEMENTATION, CONDITION, OR OPERATION AND MAINTENANCE OF THE STORMWATER CONTROLS OR BMPs. THE OWNERS AND OPERATORS OF THE STORMWATER CONTROLS AND BMPs ON SITE SHALL ALLOW PERSONS WORKING ON BEHALF OF HAVERFORD TOWNSHIP READY ACCESS TO ALL PARTS AND PREMISES FOR THE PURPOSES OF DETERMINING COMPLIANCE WITH THE OPERATION AND MAINTENANCE PROCEDURES OF THE TOWNSHIP CODE AND THE OPERATIONS AND MAINTENANCE AGREEMENT. PERSONS WORKING ON BEHALF OF HAVERFORD TOWNSHIP SHALL HAVE THE RIGHT TO TEMPORARILY LOCATE ON ANY STORMWATER CONTROL OR BMP SUCH DEVICES AS ARE NECESSARY TO CONDUCT MONITORING AND/OR SAMPLING OF THE DISCHARGES FROM SUCH STORMWATER CONTROLS OR BMPs.

CHAPTER 93 - SURFACE WATER CLASSIFICATION

RECEIVING WATER NAME: DARBY CREEK, CHAPTER 93 EXISTING/ DESIGNATED USE: CWF, MF

ZONING TABULATION

1. ZONING DISTRICT: INS - INSTITUTIONAL
2. PROPOSED USE: ELEMENTARY SCHOOL - CONDITIONAL USE*
3. GROSS SITE AREA: 11.82 AC (515,052 S.F.)
LAWRENCE ROAD RIGHT OF WAY: 0.77 AC (33,391 S.F.)
NET SITE AREA: 11.06 AC (481,661 S.F.)
4. AREA AND DEVELOPMENT REGULATIONS:

CRITERIA	REQUIREMENT	EXISTING	PROPOSED
A. MINIMUM TRACT AREA	2.00 ACRES	11.82 ACRES	11.82 ACRES
B. MINIMUM LOT FRONTAGE	150 FT	1059 FT	1059 FT
C. MINIMUM FRONT YARD	100 FT	59.8 FT	105.00 FT **
D. MINIMUM SIDE YARD	50 FT	117.2 FT	91.36 FT
E. MINIMUM REAR YARD	75 FT	82.7 FT	282.04 FT
F. MAXIMUM BUILDING HEIGHT	35 FT (OR 3 STORIES)	2 STORIES	37 FT **
G. MAXIMUM BUILDING COVERAGE	20%	10.49% (50,536 S.F.)	8.86% (42,690 SF)
H. MAXIMUM IMPERVIOUS SURFACE	40%	30.54% (147,054 S.F.)	35.85% (172,665 S.F.)
5. A 30' BUFFER PLANTING STRIP IS REQUIRED IN THE FRONT YARD IN INSTITUTIONAL DISTRICTS PER SECTION 182-718.B(2)(c) OF THE HAVERFORD TOWNSHIP ZONING ORDINANCE.
- * THE PROPOSED ELEMENTARY SCHOOL IS A CONTINUATION OF THE EXISTING USE. NO CU HEARING REQUIRED AS CONFIRMED BY HAVERFORD TOWNSHIP.
- ** PER ORDINANCE SECTION 182-802.C(7), BUILDING HEIGHT MAY BE INCREASED ABOVE 35 FEET PROVIDED THAT, FOR EVERY FOOT ABOVE 35 FEET, AN ADDITIONAL 2 FEET OF BUILDING SETBACK IS PROVIDED. THE REQUIRED MINIMUM EXTRA 4 FEET OF BUILDING SETBACK HAS BEEN PROVIDED FOR ALL FRONT, SIDE AND REAR YARD SETBACKS.

PARKING TABULATION

PARKING SPACES REQUIRED PER SECTION 182-707:
1 SPACE PER 1000 S.F. OF G.F.A. + 1 SPACE PER 2 EMPLOYEES
G.F.A. = 81,493 S.F. 81,493 X 1 SPACE/1000 S.F. = 82 SPACES
STAFF = 76 EMPLOYEES 76 EMPLOYEES X 1 SPACE/2 EMPLOYEES = 38 SPACES
TOTAL REQUIRED SPACES: 82 + 38 = 120 SPACES
TOTAL SPACES PROVIDED: 131 SPACES (INCLUDING 6 H.C. SPACES)

HANDICAPPED SPACES REQUIRED:
TOTAL HANDICAPPED SPACES REQUIRED: 5 SPACES, INCLUDING 1 VAN ACCESSIBLE SPACE
TOTAL HANDICAPPED SPACES PROVIDED: 6 SPACES, INCLUDING 2 VAN ACCESSIBLE SPACES

PARKING BUFFER REQUIREMENT:
5' PLANTING STRIP REQUIRED ALONG ANY PROPERTY LINES ADJACENT TO RESIDENTIAL DISTRICTS.
EXISTING PARKING SPACES CONSIDERED EXISTING NONCONFORMITY.

IMPERVIOUS TABULATION

BUILDING COVERAGE: 42,690 S.F.
PARKING, SIDEWALK & PAVING: 119,587 S.F.
HARD PLAY AREAS: 10,498 S.F.
TOTAL IMPERVIOUS COVERAGE: 172,665 S.F.

IMPERVIOUS SURFACE PERCENTAGE: (172,665 / 481,661) * 100 = 35.85%

PROFESSIONAL ENGINEER'S CERTIFICATION:

I, THOMAS M. HANNA, # PE-50120-E, ON THIS DATE
HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND
CRITERIA OF THE HAVERFORD TOWNSHIP STORMWATER MANAGEMENT CODE.

(APPLICANT), ACKNOWLEDGE THAT ANY REVISION TO THE
APPROVED DRAINAGE PLAN MUST BE APPROVED BY HAVERFORD TOWNSHIP, AND THAT A
REVISED EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE
CONSERVATION DISTRICT FOR DETERMINATION OF ADEQUACY.

TO ALL WHOM THESE PRESENTS MAY COME KNOW YE THAT I/WE _____ HAVE LAID OUT UPON OUR LAND
SITUATED IN THE TOWNSHIP OF HAVERFORD, COUNTY OF DELAWARE, COMMONWEALTH OF PENNSYLVANIA, LOTS AND STREETS ACCORDING
TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED. WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____

OWNER
COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF DELAWARE:
ON THE _____ DAY OF _____ BEFORE ME THE SUBSCRIBER A NOTARY PUBLIC OF THE
COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED THIS PLAN TO BE
THE OFFICIAL PLAN OF PROPERTY SHOWN HEREON, LOCATED IN HAVERFORD TOWNSHIP, DELAWARE COUNTY, PA. AND DESIRED THE
SAME TO BE RECORDED.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

REVIEWED BY THE HAVERFORD TOWNSHIP ENGINEER ON THE _____ DAY OF _____

RECOMMENDED FOR APPROVAL BY THE HAVERFORD TOWNSHIP PLANNING COMMISSION ON THE _____ DAY OF _____

APPROVED BY RESOLUTION OF THE BOARD OF COMMISSIONERS OF HAVERFORD TOWNSHIP, COUNTY OF DELAWARE, COMMONWEALTH OF
PENNSYLVANIA, AT A MEETING HELD ON THE _____ DAY OF _____

DELAWARE COUNTY PLANNING COMMISSION

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES, INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON NOVEMBER 4, 2016 PENNSYLVANIA ACT 160. GILMORE & ASSOCIATES, INC. HAS NOT OBTAINED A PA-ONE CALL SERIAL NUMBER FOR DESIGN PURPOSES.



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE,
DRILL, BLAST OR COLD-CHISEL

REFERENCES:

1. TAX MAP FOR HAVERFORD TOWNSHIP, COUNTY OF DELAWARE, COMMONWEALTH OF PENNSYLVANIA.
2. PLAN ENTITLED FLOOD INSURANCE RATE MAP, BUCKS COUNTY, PENNSYLVANIA, MAP NUMBER 42045C0102F, REVISED NOVEMBER 16, 2009.
3. DEED BOOK 1455, PAGE 0518.



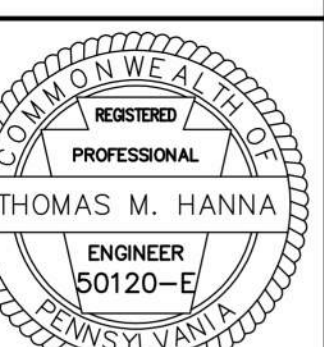
GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
505 CORPORATE DRIVE WEST, LANCASTER, PA 17601 • (717) 396-3805 • www.gilmoreassoc.com

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT. THE SEAL IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED.
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JOB NO.:	1711057	TAX MAP PARCEL NO.:	DEED #1455 PAGE 0518
MUNICIPAL FILE NO.:	XX	SCALE:	1"=40'
OWNER:	THE SCHOOL DISTRICT OF HAVERTOWN, PA 19088 50 EAST EAGLE ROAD P.O. BOX 5000 HAVERTOWN, PA 19088	TOTAL LOTS:	1
DATE:	09/28/18	SCALE:	1"=40'
DESIGNED BY:	ANS	DRAWN BY:	MAC
CHECKED BY:	TMH		

LAND DEVELOPMENT PLAN
SITE IMPROVEMENT PLAN (RECORD PLAN)
LYNNWOOD ELEMENTARY SCHOOL
HAVERFORD TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA

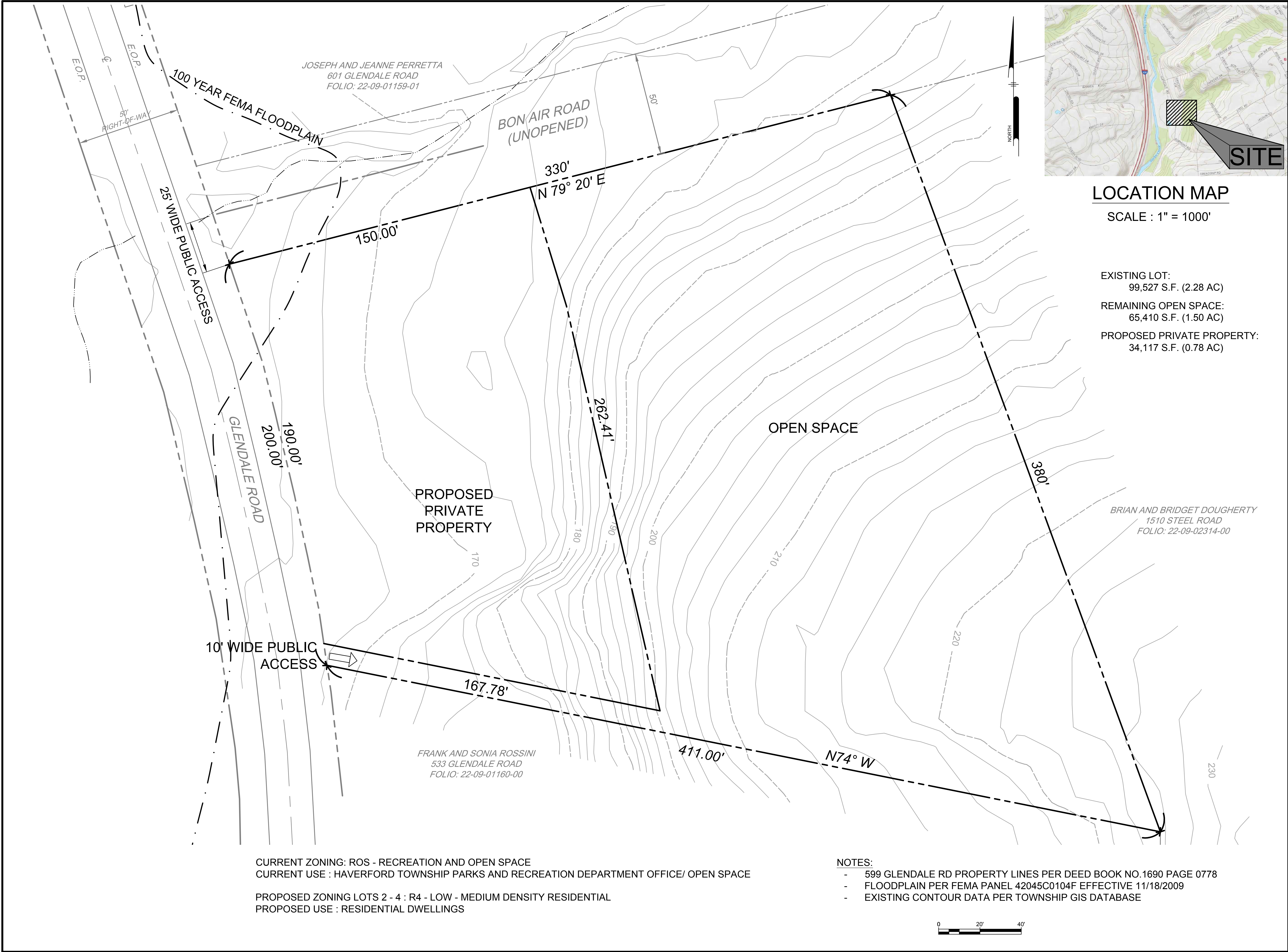


DATE: 09/28/18

REV.	DESCRIPTION	DATE	BY

NOT APPROVED FOR CONSTRUCTION

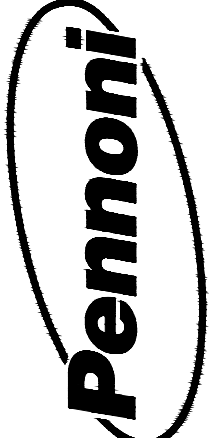
P:\Projects\HAVT21400 - GLENDALE ROAD RECREATION\H21400.dwg
PLOTTER: 4/20/2014 1:23 PM BY: Ryan Galsworthy
PLOTSTYLE: Pennoni\PCSub
PROJECT STATUS: ---



CURRENT ZONING: ROS - RECREATION AND OPEN SPACE
CURRENT USE : HAVERFORD TOWNSHIP PARKS AND RECREATION DEPARTMENT OFFICE/ OPEN SPACE

PROPOSED ZONING LOTS 2 - 4 : R4 - LOW - MEDIUM DENSITY RESIDENTIAL
PROPOSED USE : RESIDENTIAL DWELLINGS

- NOTES:
- 599 GLENDALE RD PROPERTY LINES PER DEED BOOK NO.1690 PAGE 0778
 - FLOODPLAIN PER FEMA PANEL 42045C0104F EFFECTIVE 11/18/2009
 - EXISTING CONTOUR DATA PER TOWNSHIP GIS DATABASE



PENNONI ASSOCIATES INC.
1900 Market Street, Suite 300
Philadelphia, PA 19103
T 215.222.3000 F 215.222.3588

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
AND OWNER MUST BE NOTIFIED OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH WORK

599 GLENDALE RD

SKETCH PLAN

HAVERFORD
1014 DARBY RD
HAVERTOWN, PA 19063

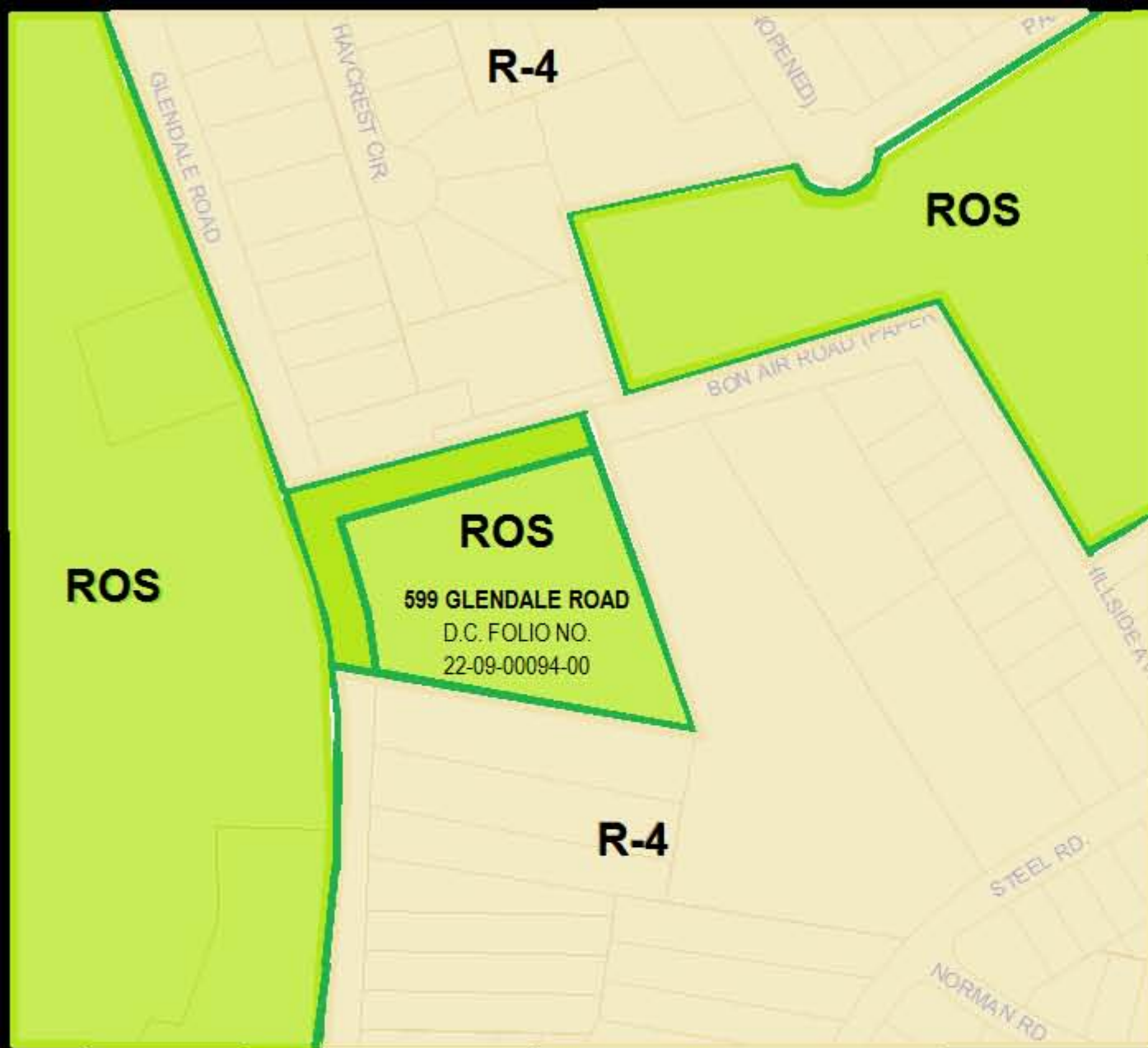
NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

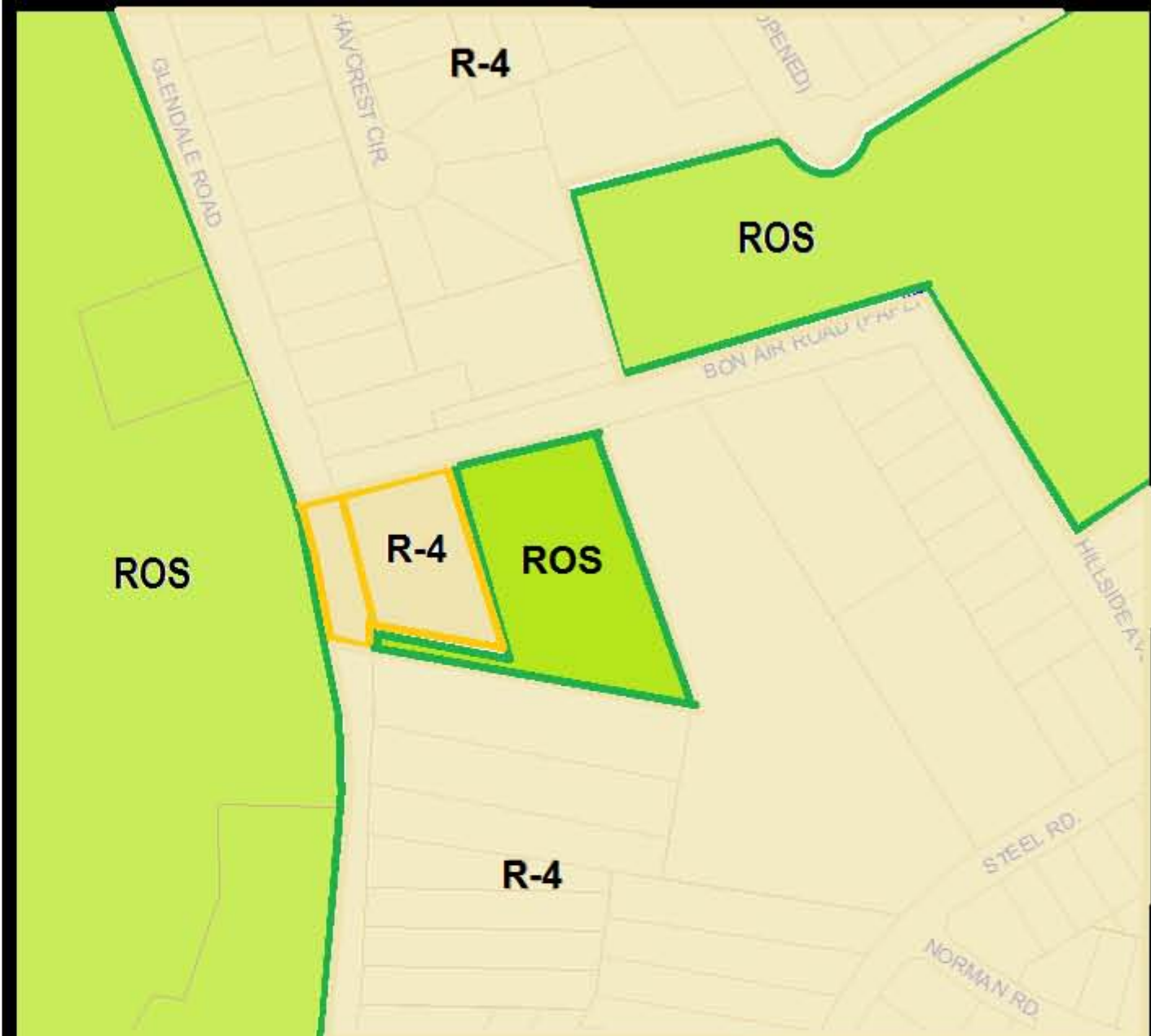
PROJECT	HAVT 21400
DATE	2018-03-27
DRAWING SCALE	1" = 20'
DRAWN BY	KJB
APPROVED BY	EPJ

EX-3

SHEET 1 OF 1



EXISTING ZONING BOUNDARY
 599 GLENDALE ROAD: FOLIO NO. 22-09-00094-00
 ROS- Recreational Open Space Zoning District



PROPOSED ZONING BOUNDARY
 599 GLENDALE ROAD: FOLIO NO. 22-09-00094-00
 Partially Rezone Property From ROS to R-4 Med Density Residential

EXHIBIT "A"
PROPOSED ZONING CHANGE
ORDINANCE NO. P22-2018

D N A N E N

**AN D N A N E E N A E D N D E A A E
N E A E N N A N A A E N D N G A N D E E N N G
E G E N E A A E N A E D A E
“ZONING” BY RECLASSIFYING THE ZONING A A N A N
E E N N A D E A A E N N
G E N D A E A D D E E A N A N D E N A E
D E D D E N E D E N A D**

E E N A E D A N D 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 property as provided on the attached Exhibit:

Exhibit A – 22-09-00094-00
599 Glendale Road, ROS to R-4

A copy of the Zoning Map and the referenced Exhibit 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.

AD E D this day of , A.D., 2019.

N A E D

By:

**PRESIDENT
BOARD OF COMMISSIONERS**

ATTEST: Lawrence J. Gentile
Township Manager/Secretary

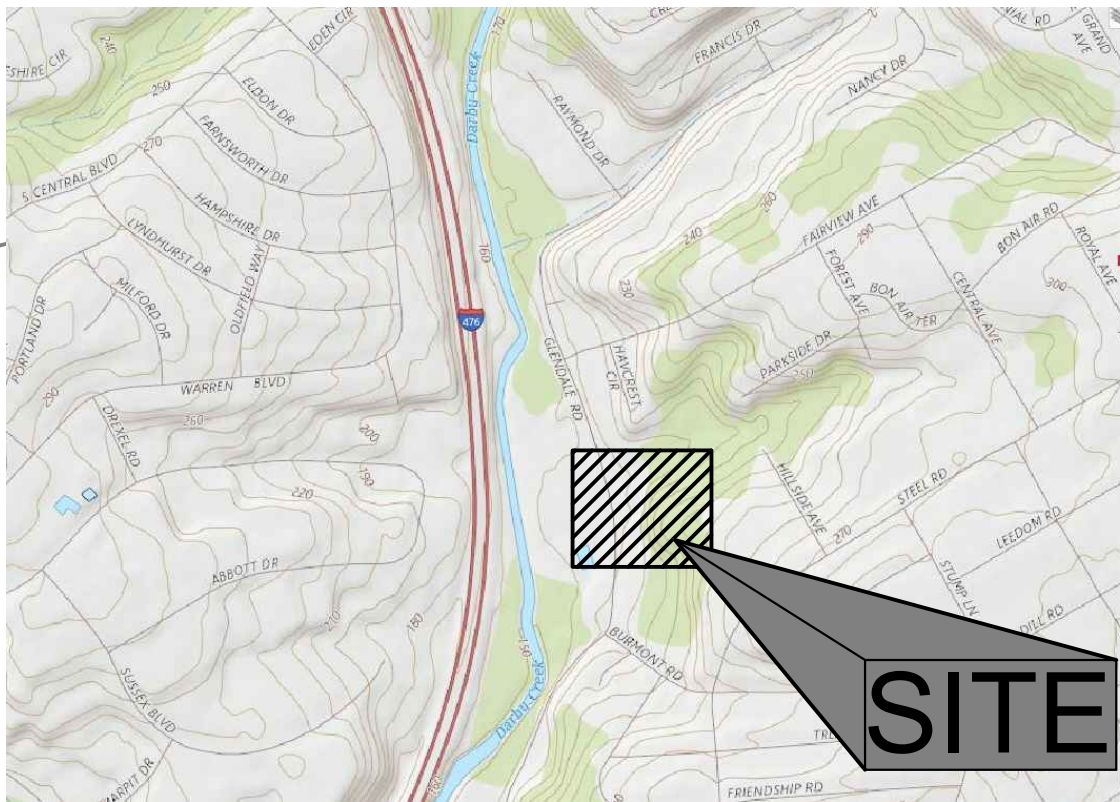
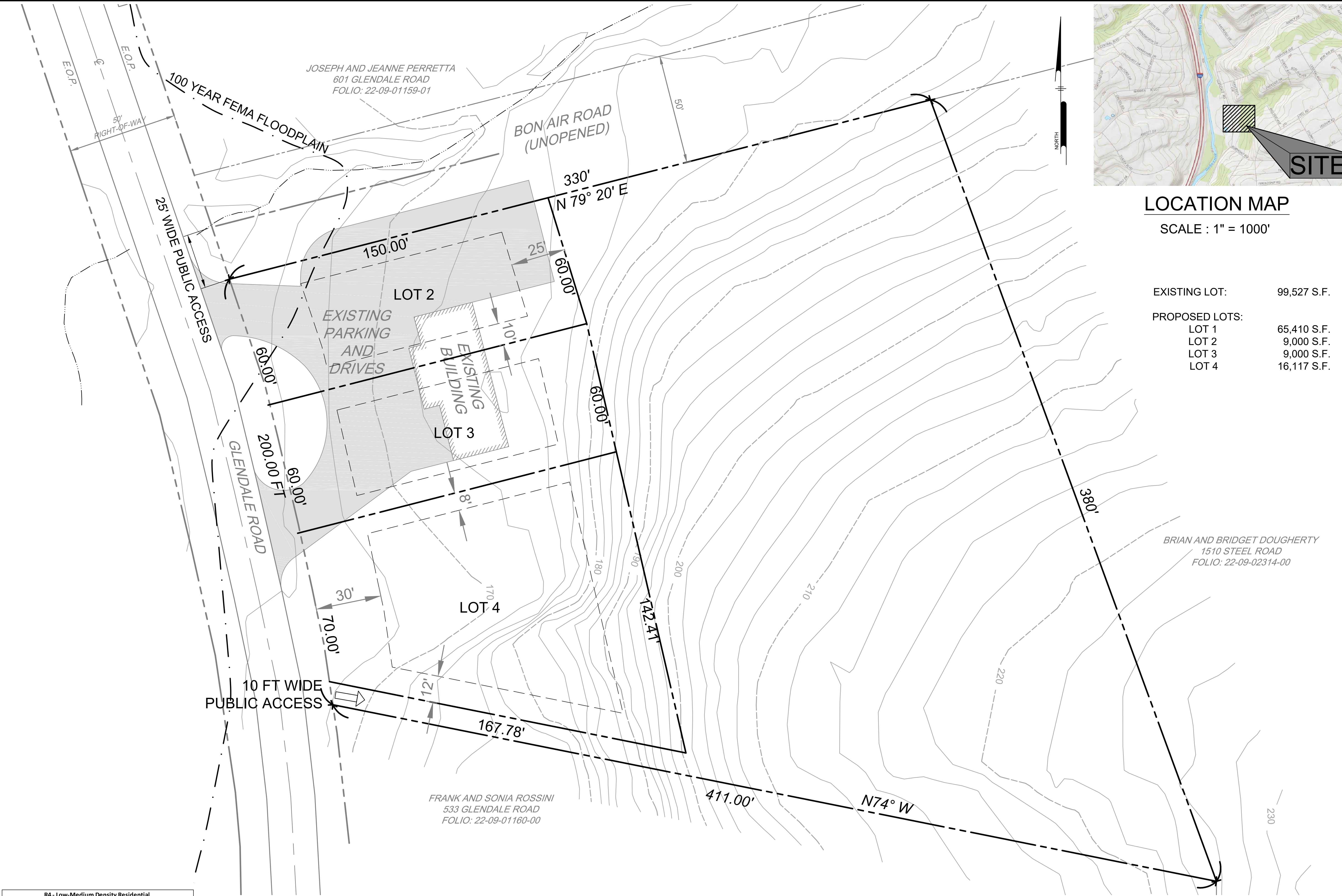
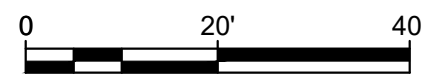
P:\Projects\HVT\21400 - GLENDALE ROAD RECREATION\DESIGN\A.dwg PLOTTED: 4/20/2014 1:23 PM BY: Justin Shultz PROJECT STATUS: ---

R4 - Low-Medium Density Residential	
Required	Proposed
Minimum Lot Size	6,000 SF
Minimum Street Frontage	38 Ft
Minimum Lot Width at Building Line	50 ft
Maximum Building Coverage	30%
Maximum Impervious Coverage	45%
Minimum Front Yard	30 Ft
Minimum Side Yard	Aggregate 20 Ft / Min. 8 Ft
Minimum Rear Yard	25 Ft
Minimum Off-Street Parking	2 Spaces / Dwelling
Maximum Driveway Width	25 Ft

CURRENT ZONING: ROS - RECREATION AND OPEN SPACE
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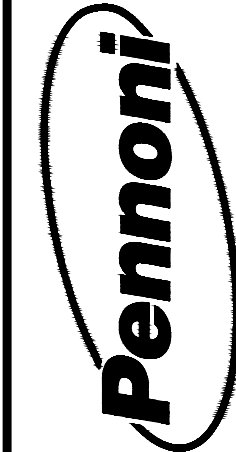


LOCATION MAP

SCALE : 1" = 1000'

EXISTING LOT: 99,527 S.F.

PROPOSED LOTS:
LOT 1 65,410 S.F.
LOT 2 9,000 S.F.
LOT 3 9,000 S.F.
LOT 4 16,117 S.F.



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PROJECT	HAVT 21400
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EX-3A

A G E N D A

THE MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP,
THURSDAY, NOVEMBER 8, 2018 AT 7:30 P.M. IN THE COMMISSIONERS MEETING
ROOM, HAVERFORD TOWNSHIP MUNICIPAL SERVICES BUILDING, 1014 DARBY
ROAD, HAVERFORD, PA 19083

BOARD MEMBERS:

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

ALSO PRESENT:

Chuck Faulkner, Pennoni Assoc.
Kelly Kirk, Planning & Zoning Officer
Lisa Favacchia, Recording Secretary

- | | |
|---------|--|
| Item #1 | Applicant Presentation- 2400 Darby Road
Republic Bank |
| Item #2 | Zoning Map Amendment- Portions of 599 Glendale Road
Recreational Open Space (ROS) to R-4 Residential |
| Item #3 | Preliminary/Final- Minor Subdivision Plan
599 Glendale Road- Recreation Department Offices
Township of Haverford |
| Item #4 | Review of Minutes |

ADJOURNMENT

Revised
A G E N D A

THE MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP,
THURSDAY, DECEMBER 13, 2018 AT 7:30 P.M. IN THE COMMISSIONERS MEETING
ROOM, HAVERFORD TOWNSHIP MUNICIPAL SERVICES BUILDING, 1014 DARBY
ROAD, HAVERFORD, PA 19083

BOARD MEMBERS:

Joseph Russo, Chairman
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ALSO PRESENT:

Chuck Faulkner, Pennoni Assoc.
Kelly Kirk, Planning & Zoning Officer
Lisa Favacchia, Recording Secretary

~~Item #1 Preliminary/Final Land Development Plan~~
~~1400 Lawrence Road Lynnewood Elementary School~~
~~School District of Haverford Township~~
Agenda item continued until January 10th Planning Commission meeting

Item #2 Final Land Development Plan
 986 & 996 E. Railroad Avenue
 BMMSBA Railroad, LLC (aka Bryn Mawr Medical Specialists)

Item #3 Preliminary/Final Land Development Plan
 924 Haverford Road
 Pets First Veterinary Center LLC

Item #4 Review of Minutes

ADJOURNMENT