

Haverford Township - Planning Commission

Meeting: Thursday, August 08, 2024

Time: 7:00 p.m.

Location: Commissioners Meeting Room -1014 Darby Rd., Havertown PA, 19083

Members:

E. David Chanin - Chairperson

Maggie Dobbs - Vice - Chairperson

Stephen Welsh - Secretary

Angelo Capuzzi

Robert Fiordimondo

Louis D. Montresor

Julia Phillips

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Agenda

1. Opening of Meeting:

Roll Call

Pledge of Allegiance

2. Haverford Middle School -Preliminary/Final Land Development Plan

D.C. Folio Nos. 22-07-00337-00

Applicant is proposing to construct a 2,500 SF building addition and two subsurface stormwater management systems. The property is located in the INS-Institutional District.

Public Comment / Citizens Forum

3. Proposed Zoning Ordinance Amendments- Chapter 182

Amendments to Chapter 182, Zoning, Section 182-106.b to provide for new definitions related to buildings, structures and lots; Section 182-711 related to accessory building and accessory structure regulations; and Section 182-802 related to nonconforming uses, buildings and structures.

4. Review of Minutes

Planning Commission minutes of May 9, 2024 & June 13, 2024.

Adjournment

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Minutes

1. Opening of Meeting-Mr. Chanin called the meeting to order at 7:10 P.M.

Roll Call

Pledge of Allegiance

2. Review of Minutes

Ms. Dobbs motioned to approve the Planning Commission minutes of May 9, 2024 & June 13, 2024 as submitted.

Mr. Montresor seconded.

All in favor.

3. Haverford Middle School -Preliminary/Final Land Development Plan

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Carolyn DuBois, Project Manager, K&W Engineers, presented the project to the Commission.

Ms. DuBois began with the decision of the Zoning Hearing Board meeting of July 18, 2024. The relief for three existing nonconformities; maximum building coverage, maximum impervious coverage and parking count requirement were approved. Ms. DuBois gave an updated to the Board on the stormwater management plan revision. Ms. DuBois stated the comments from the Township Engineer's review letter of July 25, 2024 has been addressed.

Mr. Capuzzi asked that the plans for the proposed seepage bed in the athletic field include details for the piping network within the seepage bed for runoff distribution. Mr. Capuzzi asked that the current contract includes cleaning out existing storm inlets of construction debris. Mr. Capuzzi requested that Drain No. 202 be lowered six inches to work more effectively to collect runoff. Mr. Capuzzi stated that a copy of the Zoning Hearing Board decision should be added to the record plan.

Mr. Capuzzi made a motion to recommend approval of the Preliminary/Final Land Development Plan for the additions to the Haverford Middle School subject to the following conditions:

The remaining comments in the Township Engineer's review letter from July 25, 2024 be address to the satisfaction of the Township.

The variances approved by the Zoning Hearing Board be added to the record plan.

The top of the grade elevation of drain # 202 be lowered by six inches.

That details be added to the record plan to identify the distribution piping within the infiltration basin BMP-1 to include a location for a cleanout and an observation port.

That existing drainage structures in the work area be cleaned of all debris as part of this contract.

Additionally, it is recommended that the Board of Commissioners approve the several waivers that the applicant has requested.

Ms. Dobbs seconded.

All in Favor.

4. Proposed Zoning Ordinance Amendments- Chapter 182

Amendments to Chapter 182, Zoning, Section 182-106.b to provide for new definitions related to buildings, structures and lots; Section 182-711 related to accessory building and accessory structure regulations; and Section 182-802 related to nonconforming uses, buildings and structures.

Ms. Jilozian, Director of Community Development, gave a summary of the proposed amendments to §182-106.B, §182-711 and §182-802.

An in-depth conversation among the Planning Commission and Ms. Jilozian regarding the proposed amendments followed. A revised version of the amendment, addressing the various comments raised by the Planning commission members, will be presented to the Commission at a future meeting.

Mr. Fiordimondo motioned to adjourn.

Ms. Dobbs seconded.

All in favor.

Adjournment 9:21 P.M.