

Haverford Township - Planning Commission

Meeting: Thursday, September 12, 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. 978 Township Line Road- Sketch Plan

D.C. Folio Nos. 22-08-01061-00

Applicant is proposing to construct a commercial mixed-use development on the existing vacant lot with a first floor sports facility and two stories of residential units above. The property is located in the R1-A Residential Zoning 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 July 12, 2024 & August 08, 2024.

Adjournment

Haverford Township - Planning Commission

Meeting: Thursday, September 12, 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-Absent

Stephen Welsh, Secretary-Absent

Angelo Capuzzi

Robert Fiordimondo

Louis D. Montresor

Julia Phillips

Others in Attendance:

Bridget Gillen, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Minutes

1. Opening of Meeting-Mr. Chanin called the meeting to order at 7:14 P.M.

Roll Call

Pledge of Allegiance

2. 978 Township Line Road- Sketch Plan

D.C. Folio Nos. 22-08-01061-00

Applicant is proposing to construct a commercial mixed-use development on the existing vacant lot with a first floor sports facility and two stories of residential units above. The property is located in the R1-A Residential Zoning District.

Ms. Jilozian stated the applicant had requested to be continued to the October 10, 2024 Meeting of the Planning Commission.

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.

A revised version of the amendment was addressed. The in-depth conversation among the Planning Commission and Ms. Jilozian regarding updates to the proposed amendments continued from the August 8, 2024 meeting of the Planning Commission. Various comments were raised by the Planning Commission members and revisions will be discussed by the Commission at a future meeting. Discussions were primarily focused on definitions for “building” and “structure”, setbacks for private garages from adjacent structures and special exceptions for non-conforming uses in use districts which have been modified.

4. Review of Minutes

Mr. Capuzzi motioned to approve the Planning Commission minutes of July 11, 2024 & August 8, 2024 as submitted.

Mr. Montresor seconded.

All in favor.

Mr. Chanin motioned to adjourn.

Mr. Capuzzi seconded.

All in favor.

Adjournment-8:12 P.M.