

Haverford Township - Planning Commission

Meeting: Thursday, February 13, 2025

Time: 7:00 p.m.

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

Members:

Maggie Dobbs, Chairperson

E. David Chanin, Vice-Chairperson

Stephen Welsh, Secretary

Angelo Capuzzi

Louis D. Montresor

Kim Juszczak

Victor Cortese

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Regular Meeting Agenda

1. Opening of Meeting

Roll Call

Pledge of Allegiance

2. 800 Coopertown Road, Coopertown Elementary - Preliminary/Final Land Development

D.C. Folio No. 22-05-00426-00

The Applicant, Haverford Township School District, proposes to construct three (3) building additions and new play area at Coopertown Elementary School. A new access drive from Coopertown Road and several new parking spaces are also proposed. A subsurface stormwater management system is proposed for stormwater management. The property is located within the INS-Institutional Zoning District and is serviced by public water and sanitary sewer.

Public Comment / Citizens Forum

3. 1039 Sproul Road- Preliminary/Final Subdivision and Land Development

D.C. Folio No. 22-04-00661-00

The Applicant proposes to subdivide an existing 2.80-acre site into four (4) new lots. A new single-family dwelling and individual stormwater facilities are proposed for each lot. A common driveway is proposed for access to the proposed dwellings from Sproul Road (SR 320). The property is within the R-1A Residential Zoning District. The proposed dwellings will be served by public water service and a proposed new sanitary sewer extension on Sproul Road.

Public Comment / Citizens Forum

4. Review of Minutes

Planning Commission minutes of December 12, 2024.

Adjournment

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Regular Meeting Minutes

Agenda Items

1. Opening of Meeting – Ms. Dobbs called the meeting to order at 7:03 P.M.

Roll Call-Ms. Dobbs stated all members were in attendance.

Pledge of Allegiance

2. 800 Coopertown Road, Coopertown Elementary - Preliminary/Final Land Development D.C. Folio No. 22-05-00426-00

The Applicant, Haverford Township School District, proposes to construct three (3) building additions and new play area at Coopertown Elementary School. A new access drive from Coopertown Road and several new parking spaces are also proposed. A subsurface stormwater management system is proposed for stormwater management. The property is located within the INS-Institutional Zoning District and is serviced by public water and sanitary sewer.

Mr. Ken Matthews, C.B. Development Services, Inc. presented and explained the renderings of the proposed additions and reconfigurations.

Ryan Schuster, Civil Engineer with K&W Engineers, presented the plan for the Applicant.

Mr. Shuster began his presentation addressing the site plan and removal of the modular classrooms. Mr. Shuster pointed out the additions, improvements and stormwater management systems. Mr. Shuster said a submission was presented to the Shade Tree Commission and comments were received and revisions have already been resubmitted.

Mr. Welsh asked if the new bus lane will be supplementing the existing bus lane. Mr. Matthews explained the new and existing driveway procedures. Mr. Welsh asked about the minimum width drive isle. Mr. Shuster answered that 24 feet is the minimum and will be in place.

Mr. Chanin asked why the need for this expansion. Mr. Matthews stated the space inside is undersized for the population, the removal of modular classes and the required room for special needs students, are all part of the need for the additional space. Mr. Chanin asked if there was increased enrollment. Mr. Matthews said there is not increased enrollment.

Ms. Juszczak suggested a clear explanation on the plans for the landscape buffer between the hard play area and the bus loading area. Mr. Matthews stated the proposed landscaping was part of the resubmission to the Shade Tree Commission.

Mr. Capuzzi said the grading around the modular classroom removal needs to be finalized. Mr. Shuster agreed and stated it would be addressed.

Ms. Dobbs asked about two waivers being requested: §182-708.A(1) and §182-708.A(1) [d] regarding loading docks. Mr. Shuster explained there is an existing loading dock that's functionality will not change. The existing loading dock does encroach minimally into the front yard setback. Ms. Dobbs noted the lack of sidewalks along Coopertown Road. Mr. Matthews said there is a proposed concrete walking path from Highland Lane, along Coopertown Road to Meadows Lane. Ms. Dobbs recommended a waiver from, or addition of curbing and walkway on Meadows Lane. Ms. Dobbs asked if the comments in the Township Engineer's Review Letter of January 30, 2025 would be "will comply". Mr. Shuster said all would be addressed.

Mr. Montresor noted the sloping to the rear of the lot and asked if that was the grading that was being addressed. Mr. Matthews said that the referenced sloping was not going to be disturbed.

3. 1039 Sproul Road- Preliminary/Final Subdivision and Land Development

D.C. Folio No. 22-04-00661-00

The Applicant proposes to subdivide an existing 2.80-acre site into four (4) new lots. A new single-family dwelling and individual stormwater facilities are proposed for each lot. A common driveway is proposed for access to the proposed dwellings from Sproul Road (SR 320). The property is within the R-1A Residential Zoning District. The proposed dwellings will be served by public water service and a proposed new sanitary sewer extension on Sproul Road.

Debra Shulski, Riley, Riper, Hollin and Colagreco, Attorneys at Law, represented the Applicant. Also present are Patrick Gibbons, Paul Bloomfield and Civil Engineer, John Anderson, Cornerstone Consulting.

Ms. Shulski gave an overview of the 4-lot subdivision, and the Zoning relief required.

Mr. Anderson presented the details of the proposed plan. Mr. Anderson pointed out the proposed drive access and contours slope up from Sproul Road into the property until they level off, as shown on the existing conditions site plan. Because of the steep slopes along Sproul Road, traditional individual driveways would not be feasible for this project. The slope disturbance is part of the relief that will be sought from the Zoning Hearing Board. Mr. Anderson described the common driveway that would extend to the plateau of the lot and the driveway access that would reach all four proposed lots. Mr. Anderson stated that, with some minor modifications, all four lots would be brought into compliance with the Zoning Ordinance and will address the Township Engineer's Review Letter of January 29, 2025, would be in conformance to the Zoning Code. Stormwater management will be provided in the form of underground infiltration and detention facilities. One will be near Sproul Road to take most of the runoff from the common driveway and some of the lots impervious areas. There will be other basins spread throughout the site to collect the runoff from the remaining proposed impervious areas. Mr. Anderson stated there are trees which will be removed and replaced. Application to the Shade Tree Commission has been made but the applicant has not yet met with the Commission for recommendation and approval.

Ms. Dobbs clarified the applicant had not applied to the Zoning Hearing Board at this point.

Mr. Capuzzi said he had several comments that he would give to the applicant in writing. Mr. Capuzzi asked if the Right-of-way width on Sproul Road was researched with PennDOT to clarify it was in fact 33 feet. Mr. Anderson said they have but will revisit with the surveyor. Mr. Capuzzi asked if Aqua has been notified or has seen the plan. Mr. Anderson stated they have not made an application with Aqua for the water service yet. Mr. Capuzzi asked, with all the utilities that cross between the properties, will there be a homeowner's association that identifies maintenance responsibilities.

Mr. Anderson did confirm there would. Mr. Capuzzi asked if there will be cross easements that should be documented on the plan. Mr. Anderson confirmed the easements would be documented.

Mr. Capuzzi suggested installing lateral connections for the properties along Sproul Road that are not connected to the public sewer line at the time of construction of the proposed sewer main extension, so as to avoid digging up the road twice. Also, the alignment of the proposed sewer main extension should be adjusted so as to avoid crossing the centerline of Sproul Road so many times. Mr. Capuzzi asked for confirmation that the width of the access strip to Lot 4 is at least 60 feet wide or it will be considered a flag lot which is not permitted in Haverford Township. Mr. Capuzzi asked why the turnaround at the main driveway was so close to Sproul Road and

suggested it be closer to the center of the development cluster. Mr. Anderson said it is proposed for deliveries, and such but will be reevaluated. Mr. Capuzzi handed his written comments to Mr. Anderson and stated the comments will need to be addressed to bring the land development project to compliance.

Ms. Juszczak asked for clarification on why the land is proposed to be split into 4 parcels and the configuration of those 4 lots. In addition she voiced concern over the slope disturbance. Mr. Anderson explained the configuration and the number of lots is to reduce disturbance of the slope. Ms. Juszczak asked if the construction logistics were considered regarding vehicle traffic and tree removal at the site with the slope. Mr. Anderson stated the demolition of the existing structure had already taken place, and the Fire Department has been on site with its equipment.

Mr. Cortese said he looks forward to the revisions of the plan and the development of this property.

Mr. Chanin asked if the intention was to leave the trees along Sproul Road as a sound and privacy barrier. Mr. Anderson said there is a line-of-sight issue and, in order to resolve the issue, slope disturbance and some tree removal will be required to construct a proposed retaining wall. The trees that are being removed will be replaced in another area.

Mr. Welsh asked if the two proposed homes on the east side of the plan have front yards. Mr. Anderson pointed out the front of the homes and therefore the front yards would be facing the common driveway. Mr. Welsh asked if the retaining walls would require any underground easements. Mr. Anderson that issue would be addressed by the HOA documents.

Ms. Dobbs stated she shares concerns with the shared easements. Ms. Dobbs and Mr. Anderson discussed clarification on stormwater management of the subdivision. Ms. Dobbs asked if there would be adequate driveway turnaround for trucks at the completion of the land development to ensure emergency vehicles and delivery trucks would have access to all of the homes. Mr. Anderson stated that turning templates for those vehicles would be included with the next submission.

Ms. Dobbs reiterated the concern of the orientation of the homes. Ms. Dobbs recommended a fee-in-lieu in place of the required open space and acknowledged the option for a fee-in-lieu of sidewalks.

Mr. Capuzzi suggested the applicant review the ordinance regarding the fee-in-lieu of open space.

Mr. Chanin agreed with Ms. Dobbs regarding both fee-in-lieu recommendations.

Public Comment: Scott Hessen- 3940 Darby Rd., expressed concern about the current water line that serves his property from Sproul Road. Ms. Dobbs asked Chuck Faulkner to make a note of this issue for further research.

Ms. Juszczak asked for the applicant to research the existing condition of those water lines for public knowledge.

Meg Hessen- 3940 Darby Rd., asked if the plan being presented was published anywhere for the public to see. Ms. Dobbs explained the plan was being presented for the first time and a request to see a copy of the plan may be made to the applicant. Ms. Hessen asked if each of the proposed lots is a half-acre and therefore would conform to the zoning district requirement. Mr. Anderson responded that properties are in compliance.

Kurt Eisenhuth- 1047 Sproul Rd., expressed his concern with additional water runoff toward his retaining wall and in-ground pool. Additionally, he was concerned with the proposed retaining wall that will be adjacent to his property and the integrity of the slope that exists there. Mr. Eisenhuth stated he is also tied to the water pit/water line Mr. and Ms. Hessen spoke of. Ms. Dobbs explained the stormwater management facility.

Jennifer Eisenhuth- 1047 Sproul Rd., asked for clarification on how the stormwater facility works. Ms. Eisenhuth also asked how the new sewer pipe would impact hers. Ms. Eisenhuth also asked about the proposed retaining wall that would be in front of the Lot 4. Mr. Anderson stated the retaining wall would be 50-60 feet from the corner of their property. Ms. Eisenhuth asked how an HOA works. Ms. Dobbs said there would be an agreement and mutual resources between all four property owners for shared maintenance. Ms. Dobbs explained the SWM system. Mr. Anderson explained the sewer lateral system.

Geoffrey Wright- 4008 Darby Rd., stated his main concern is to where the sanitary sewers will be tied to. Mr. Wright had already been subject to disruption to his property with the two homes recently developed on Darby Rd. The clarification was the tie in would be on Sproul Rd. and not Darby Rd. Mr. Wright added that he would like to see the entrance of this development be made very visible for safety's sake.

Walt Frederickson- 4016 Darby Rd., stated the area adjacent to the driveway on Sproul Rd. is dangerous. Mr. Frederickson asked if the driveway that exists will be widened. Mr. Frederickson received clarification on the HOA and the four separate lots that do not have a common area.

Lynn Kader- 1030 Sproul Rd., expressed her support to the development of this property after it has been vacant and not maintained for 25 years. Ms. Kader asked about a fire hydrant being placed. Ms. Jilozian responded that the fire chief is looking at the plan regarding hydrant placement. Ms. Kader received clarification on the storm and sanitary sewer systems.

A conversation took place regarding PennDOT'S regulations regarding speed limits on State highways.

5. Review of Minutes

Mr. Capuzzi motioned to approve the Planning Commission minutes of December 12, 2024, as submitted.

Mr. Montresor seconded.

Kim Juszczak and Victor Cortese abstained.

All in favor.

Adjournment Mr. Chanin moved to adjourn.

Mr. Montresor seconded.

All in favor.

Adjournment at 8:48 P.M.