

Haverford Township - Planning Commission

Meeting: Thursday, April 10, 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. 1208 Allston Road, St. Faith Equity, LLC, Wonderspring – Conditional Use Application D.C. Folio No. 22-07-00200-00

The Applicant, St. Faith Equity, LLC and Wonderspring, seeks Conditional Use approval to permit a combination of uses including nursery school, kindergarten, elementary school enrichment, summer camp, and associated education recreation.

Public Comment / Citizens Forum

3. 2400 Darby Road, Blackwater Falls Trust- Sketch Plan

D.C. Folio No. 22-03-00690-00

Applicant is proposing construct a 5,995 square foot restaurant building with associated parking. The property is located in the C-3 Commercial District and is served by public sewer and water.

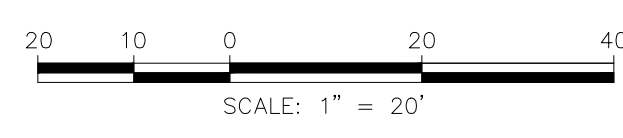
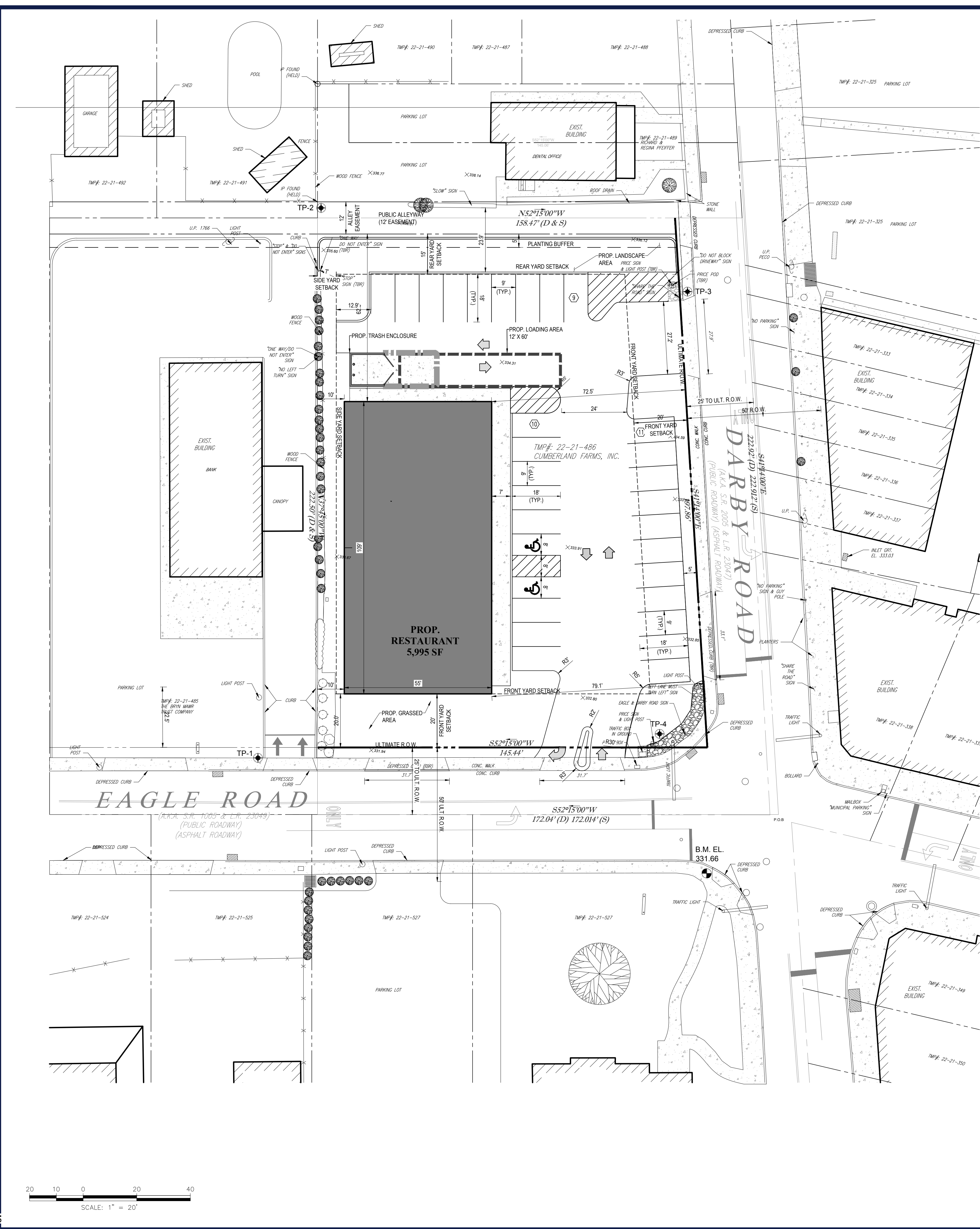
Public Comment / Citizens Forum

4. Review and discuss Township Code Section 160-5C. Dedication of land for recreation

5. Review of Minutes

Planning Commission minutes of February 13, 2025.

Adjournment



GENERAL NOTES

- THIS DRAWING REFERENCES PLANS BY:
 - BOHLER ENGINEERING
1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
PHONE 215-996-9100
ENTITLED: ZONING PLAN
PREPARED FOR: CUMBERLAND FARMS, INC.
DATED: 11/28/2017
 - BOHLER ENGINEERING
74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
PHONE 610-709-9971
ENTITLED: CONCEPT PLAN
PREPARED FOR: CUMBERLAND FARMS, INC.
DATED: 03/13/2024
- THIS CONCEPT WAS PREPARED STRICTLY BASED UPON INFORMATION IDENTIFIED ABOVE.
- THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS ARE NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.
- THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE AND ADDITIONAL DUE DILIGENCE.
- PARCEL DATA: PROPERTY KNOWN AS TAX MAP PARCEL # 22-21-486, LANDS NOW OR FORMERLY CUMBERLAND FARMS, INC., AS IDENTIFIED ON THE TAX MAPS OF THE TOWNSHIP OF HAVERFORD, DELAWARE COUNTY, PENNSYLVANIA.
- SITE AREA: 36,766 SF, 0.844 AC. (TO TITLE LINE) 27,538 SF, 0.632 AC (TO ULT ROW)
- CONTRACTOR IS RESPONSIBLE TO OBTAIN SPECIFIC RESOURCES, TECHNICAL REPORTS AND DESIGN DOCUMENTS RELATED TO THIS PROJECT AND FAMILIARIZE HIMSELF WITH SAME FOR APPLICATION BOTH PRIOR TO AND DURING CONSTRUCTION.
- ALL A.D.A. ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED TO MEET CURRENT A.D.A. REQUIREMENTS, AS AMENDED.
- ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
- FEATURES TO BE REMOVED ARE NOTED (TBR).

ZONING REQUIREMENTS

ZONING DATA: ZONING ORDINANCE, HAVERFORD TOWNSHIP DELAWARE COUNTY, PA DATED SEPTEMBER, 9, 2024
ZONING DISTRICT: C-3 - GENERAL COMMERCIAL DISTRICT
OVERLAY DISTRICT: NONE
EXISTING USE: VACANT
PROPOSED USE: PROPOSED RESTAURANT (PERMITTED BY RIGHT)
NOTE: PROPOSED SITE IS A "CORNER LOT" WITH FRONT YARD REGULATIONS THAT APPLY ALONG TWO (2) STREET FRONTAGES. PROPOSED SETBACKS ADJACENT HAVE BEEN IDENTIFIED BY DEVELOPER AS A SIDE YARD AND A REAR YARD PER ORDINANCE.

OVERALL BULK REQUIREMENTS (CORNER LOT)	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	6,250 SF	36,766 SF* (0.844 AC) 27,538 SF** (0.632 AC)	27,538 SF** (0.632 AC)
MINIMUM STREET FRONTAGE	50 FT	145.44 FT**	145.44 FT**
MINIMUM BUILDING SETBACK (PRINCIPAL USE)			
FRONT YARD SETBACK (DARBY ROAD)	20 FT	N/A	72.5 FT
FRONT YARD SETBACK (EAGLE ROAD)	20 FT	N/A	20.0 FT
SIDE YARD SETBACK (OPPOSITE DARBY ROAD)	7 FT	N/A	12.0 FT
REAR YARD SETBACK (OPPOSITE EAGLE ROAD)	15 FT	N/A	62.5 FT
MAX BUILDING HEIGHT	45 FT	N/A	< 45 FT
LOT COVERAGE			
MAXIMUM BUILDING COVERAGE	25%	N/A	21.88% (5,995 SF)
MAXIMUM IMPERVIOUS COVERAGE	75%	100%* (27,538 SF) (ENG)	74.08% (20,536 SF)
LANDSCAPE BUFFER (PARKING)	5 FT**	0 FT (ENG)	5 FT
LANDSCAPE BUFFER (WALK)			
REAR YARD BUFFER (OPPOSITE EAGLE ROAD)	5 FT**	0 FT (ENG)	5 FT
REAR YARD BUFFER (OPPOSITE DARBY ROAD)	10 FT**	0 FT (ENG)	10 FT
SIDE YARD BUFFER (OPPOSITE DARBY ROAD)	10 FT**	0 FT (ENG)	10 FT

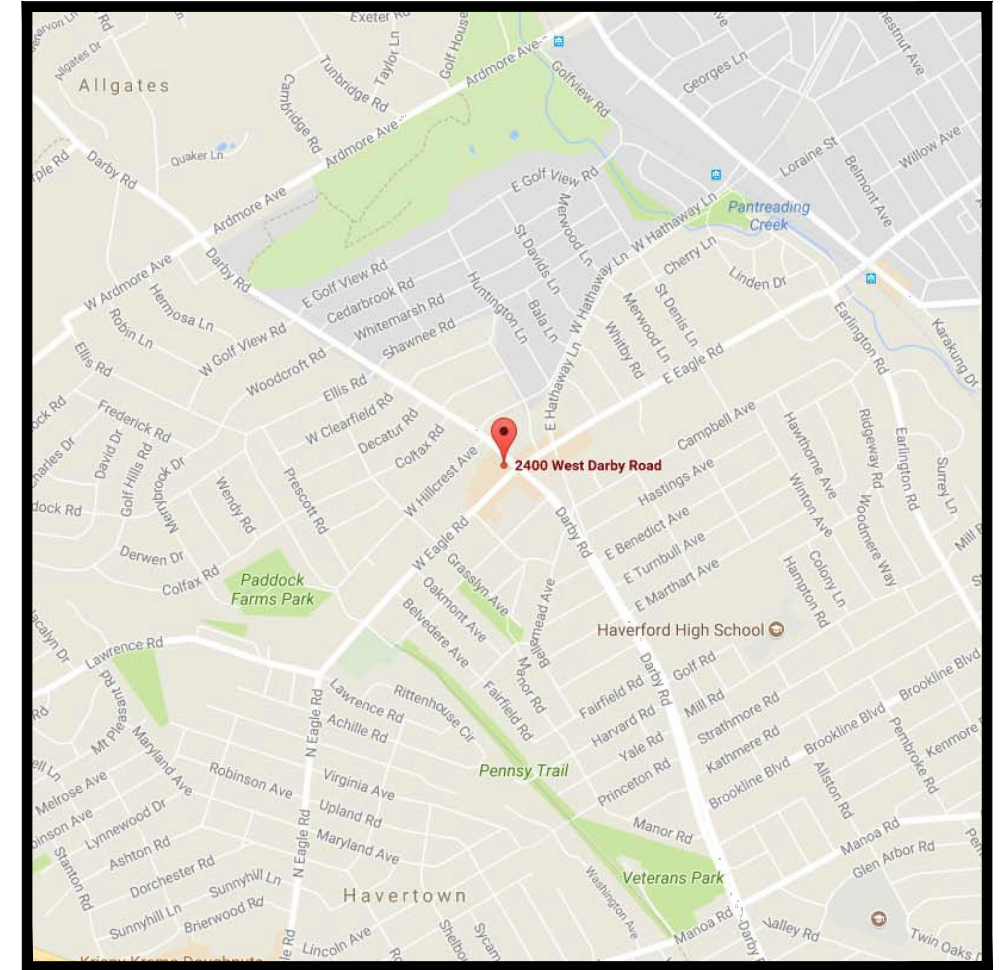
(ENG) = EXISTING NON-CONFORMITY
* = CALCULATED AT ULTIMATE RIGHT OF WAY
** = PROPERTY LINE WHICH ADJUTS RESIDENTIAL DISTRICT
*** = COMMERCIAL DISTRICTS

PARKING REQUIREMENTS

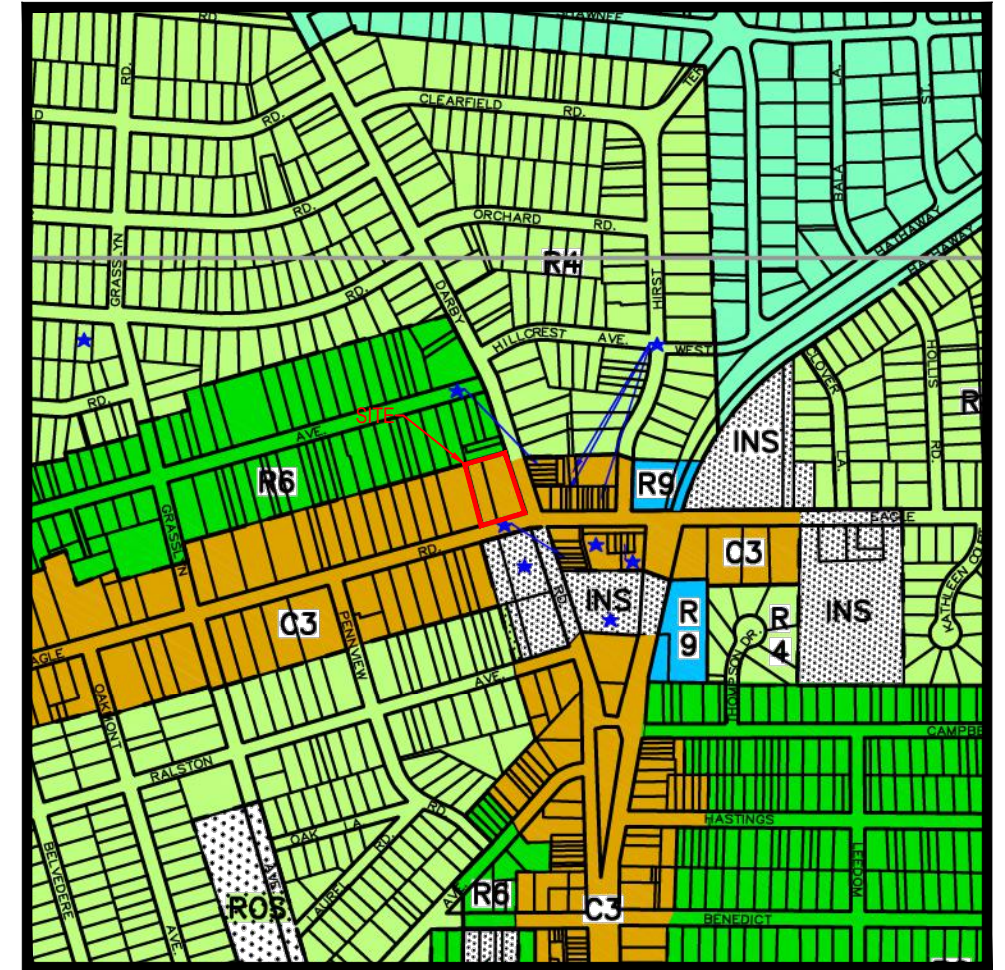
PROPOSED = RESTAURANT
REQUIRED: 1 SPACE FOR EACH 100 SQUARE FEET OF FLOOR AREA DEVOTED TO PATRON USE
5,995 SF (80% DEVOTED TO PATRON USE) / 100 SF
= 59 SPACES
PROPOSED: 30 SPACES (2 ADA SPACES)

LOADING REQUIREMENTS

PROPOSED = RESTAURANT
REQUIRED: 1 SPACE (12' x 6')
PROPOSED: 1 SPACE (12' X 6')



LOCATION MAP
1"=1000'
500' 0 1000'



ZONING MAP
1"=600'
300' 0 600'

DRAWING LEGEND

	PROPERTY BOUNDARY		EXISTING FIRE HYDRANT
	EXISTING CURB		EXISTING WATER VALVE
	EXISTING CURB TO BE REMOVED		EXISTING MANHOLE
	PROPOSED SAWCUT LINE		EXISTING INLET
	PROPOSED CONCRETE CURB		PROPOSED CONCRETE PAD
	PROPOSED FLUSH CURB		

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	2/26/2025	ZONING SKETCH PLAN	GTV	MJ

Know what's below.
Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-888-846-1179
www.pa.811.org
#XXXXXXXXXX

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: PAB250006.00
DRAWN BY: GTV
CHECKED BY: MJ
DATE: 02/26/2025
CAD I.D.: PAB250006.00-CPTA-ZONE-1A

PROJECT:

SKETCH PLANS

FOR

PROPOSED RESTAURANT

PROPOSED DEVELOPMENT

2400 W. DARBY ROAD &
EAGLE ROAD
HAVERFORD TOWNSHIP
DELAWARE COUNTY, PA

BOHLER
74 W BROAD STREET, SUITE 500
BETHLEHEM, PA 18018
Phone: (610) 709-9971
Fax: (610) 709-9976
www.BohlerEngineering.com

SHEET TITLE:

SKETCH PLAN

SHEET NUMBER:

C-1

1

REVISION 1 - 2/26/2025