

Haverford Township - Planning Commission

Meeting: Thursday, May 9, 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:

Gary Smith, Zoning Officer & Community Planner

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Agenda

1. Opening of Meeting:

Roll Call

Pledge of Allegiance

2. Chatham Park Elementary School – Preliminary / Final Land Development Plan 400 Allston Road

D.C. Folio Nos. 22-02-00005-00

Applicant is proposing to construct three building additions containing approximately 12,500 SF and construct two parking lots containing thirty-two (32) new parking spaces and associated stormwater management.

Public Comment / Citizens Forum

3. 102 W Eagle Road – Sketch Plan

D.C. Folio Nos. 22-03-00005-01

Applicant is proposing to demolish an existing gas station building and the gas pump canopy (2,950 SF) and construct a new gas station retail building and new gas pump canopy (4,200 SF). The impervious coverage is proposed to be reduced from 100% to 78%.

Public Comment / Citizens Forum

4. Dzine Properties, LLC - Joseph Taggart- Preliminary/Final Subdivision Land Development Plan 225 & 233 Hastings Ave Subdivision

D.C. Folio Nos. 22-03-01180-00 & 22-03-01182-00

Applicant proposes to subdivide two (2) lots into four (4) which will then locate three (3) existing dwellings and a single property and create one additional vacant lot. No construction is proposed on the vacant lot at this time.

Public Comment / Citizens Forum

Adjournment



Minutes

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room

1014 Darby Road, Havertown, PA 19083

Thursday, May 9, 2024 at 7:00 p.m.

Planning Commission Members:

E. David Chanin, Chairperson
Maggie Dobbs, Vice-Chairperson
Stephen Welsh, Secretary
Angelo Capuzzi
Robert Fiordimondo
Louis D. Montresor
Julia Phillips

Others in Attendance:

Gary Smith, Zoning Officer & Community Planner
Charles Faulkner, Pennoni Associates, Township Engineer
Jaime Jilozian, Director of Community Development

Agenda Items

Opening of Meeting-Mr. Chanin opened the Meeting at 7:06 P.M.

Roll Call

Mr. Chanin welcomed Jaime Jilozian, Director of Community Development.

Pledge of Allegiance

Chatham Park Elementary School – Preliminary / Final Land Development Plan

400 Allston Road

D.C. Folio Nos. 22-02-00005-00

Applicant is proposing to construct three building additions containing approximately 12,500 SF and construct two parking lots containing thirty-two (32) new parking spaces and associated stormwater management.

Carolyn DuBois, RLA, K&W Engineers presented with Jeff Straub, Crabtree Rohrbaugh & Associates.

Mr. Straub described the proposed three additions using projected renderings.

Ms. DuBois reviewed the site plans using projected plans including parking, parent drop offs, green space and stormwater management facilities.

Ms. DuBois stated the Shade Tree Commission has reviewed the landscape plan and has written an informal email indicating that the plan will be formally approved at the next Shade Tree Commission Meeting. Ken Matthews, Project Manager, stated there will be approximately 20 surplus trees. Additionally, Mr. Matthews stated a traffic memo had been prepared by the School District's traffic engineering consultant and will be submitted. Ms. DuBois gave the particulars on the tree removal and replacement.

Mr. Montresor asked if there was a maintenance plan on the plantings and Ms. DuBois stated there is a one-year warranty on plantings along with specific requirements on how the trees must be cared for during the establishment period.

Ms. Dobbs asked about the existing stormwater management facility along Glen Arbor Road and Ms. DuBois stated those facilities would not be touched. Mr. Faulkner added the facility was for overflow that was installed by the Township approximately 7 years ago.

Ms. Dobbs asked for explanation of the proposed 10-space parking lot adjacent to Glen Arbor Road. Ms. DuBois stated it is a staff parking lot to meet the parking requirement and will support after hours parking for events per School District conversation. A conversation among the Planning Commission leaned toward eliminating the proposed 10-space and saving a good deal of money.

Ms. Phillips raised concerns about the drive patterns. A discussion took place regarding the sidewalks,

driveways, bus queues and drop-offs.

Mr. Capuzzi suggested additional directional signs and ADA ramps at street crossings. Mr. Capuzzi referenced the ADA parking requirement of grading and that the 10 space lot has no HP space. Mr. Matthews stated that lot has no accessible entry to the building.

Mr. Fiordimondo asked if the children would be in the school during construction. Mr. Matthews stated a timeline of construction beginning in August of this year and therefore, yes. A phasing plan would be implemented and would keep the children away from the construction. Mr. Fiordimondo asked about the staff access in the rear of the building and the main entrance with his expressed concern for safety. Mr. Matthews said there will be hard wired card readers at the doors which are currently used, cameras and alarm systems if doors are propped open for extended periods. Mr. Straub added there is a security system that is partnered with the police and specialized glazed glass.

Mr. Capuzzi asked about the staging area and contractor parking. Mr. Matthews explained how those facilities will be incorporated into the project. Mr. Capuzzi asked when the project is to be completed. Mr. Matthews said, August 22, 2025, however the landscaping would be in September. Mr. Capuzzi asked what the budget is and Mr. Matthews stated it is yet to be fully established but construction budget is going to be approximately 22 million dollars.

Mr. Capuzzi asked how the Open Space requirement would be addressed. The front and rear field would all count towards the Township's open space requirements

The project team will return with final plans after the resident mailings are sent out and the comments in the Township Engineer's review letter of May 3, 2024 are addressed.

102 W Eagle Road – Sketch Plan

D.C. Folio Nos. 22-03-00005-01

Applicant is proposing to demolish an existing gas station building and the gas pump canopy (2,950 SF) and construct a new gas station retail building and new gas pump canopy (4,200 SF). The impervious coverage is proposed to be reduced from 100% to 78%.

In the absence of the Applicant, the Planning Commission discussed and concluded that a use variance would be required from the Zoning Hearing Board as a gas station is not a use by right in the C-3 General Commercial District along with other variances.

Dzine Properties, LLC - Joseph Taggart- Preliminary/Final Subdivision Land Development Plan

225 & 233 Hastings Ave Subdivision

D.C. Folio Nos. 22-03-01180-00 & 22-03-01182-00

Applicant proposes to subdivide two (2) lots into four (4) which will then locate three (3) existing dwellings and a single property and create one additional vacant lot. No construction is proposed on the vacant lot at this time.

Joe Taggart, Owner presented for his project. Mr. Taggart stated he had attended the April 4, 2024 Zoning Hearing Board Meeting where the Board approved (Case Z24-8) the subdivision with existing nonconforming front yard setback of the front porch and removal of existing shed.

Comments from the Township Engineer's Review Letter of January 4, 2024 to be reflected on the final plans were confirmed by Mr. Taggart as follows:

The plan would be revised to show the location of the sanitary sewer lateral on Lot 1.

A signature block for the Township Planning Commission will be provided on the plan.

Plans will indicate concrete markers.

Ms. Dobbs requested the plan to note there will be no new development on the newly created lot.

Mr. Capuzzi made a motion that the Planning Commission recommend the final subdivision plan subject to the following conditions:

Addressing the comments of the Township Engineer.

Adding the Zoning Hearing Board decision on the plans.

Adding a note to the plan that no new construction is planned at this time.

The plan should show the removal of the existing shed on the new Lot.

Ms. Dobbs seconded.

All in Favor.

Mr. Capuzzi motioned to adjourn.

Ms. Dobbs seconded.

All in favor.

Adjournment- 8:42 P.M.