

Haverford Township - Planning Commission

Meeting: Thursday, June 13, 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. 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. 14 Claremont Blvd- Minor Subdivision Plan

D.C. Folio Nos. 22-00-00355-00

DEP Component 4A, Municipal Planning Agency Review

Public Comment / Citizens Forum

5. Review of Minutes

Planning Commission minutes of February 8th 2024

Adjournment

Haverford Township - Planning Commission

Meeting: Thursday, June 13, 2024

Time: 7:00 p.m.

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

Minutes

Planning Commission Members:

E. David Chanin, Chairperson

Maggie Dobbs, Vice-Chairperson

Stephen Welsh, Secretary

Angelo Capuzzi

Robert Fiordimondo

Louis D. Montresor-Absent

Julia Phillips

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Agenda Items

1. Opening of Meeting-Mr. Chanin called meeting to order at 7:05 P.M.

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.

Carolyn DuBois, RLA, K&W Engineers began by addressing the comments of the June 4, 2024 Township Engineer's Review Letter.

Waiver request from §160-4.E(7) was partially fulfilled with the mailing notification to 200 feet around the subject property but mailings were not certified requiring a partial waiver.

Ms. DuBois stated the Shade Tree Commission submitted a formal recommendation letter, as requested in Subdivision and Land Development comment #4 in the review letter.

A lighting plan was submitted in May of 2024 and will all be addressed.

The erosion and sediment control plan and NPDS permit application was submitted in April, 2024, and is being reviewed concurrently by County Conservation District. A review letter was received with comments and the Township Engineer will receive that letter.

Ms. DuBois also stated a Sewage facilities planning module or exemption will be obtained for the project.

Ms. DuBois said the project will provide all the directional signage the Township Engineer suggests.

The turning templates will be provided for the largest vehicles.

Mr. Chanin asked about busses that are visiting for team sports and if the park on the side streets. Mr.

Matthews stated that would be an after school event and that he would need to get that answer from the superintendent.

Ms. DuBois added that the question of proposed ADA ramps being unclear and suggested a field visit be held with the Township Engineer for clarification.

Mr. Matthews stated the same strategy would be true with what will be required for the replacement of damaged curbs and sidewalks.

Ms. Phillips requested that student drop-off and pick-up activities be accurately considered relative to bus locations shown on the turning template. Mr. Matthews stated the positions will be modified as needed. A conversation regarding traffic patterns and pedestrian safety followed.

Ms. Dobbs mentioned her statement from the last Planning Commission Meeting questioning the validity of the second parking lot. Ms. Dobbs added the crosswalk over the driveway on Glen Arbor Road is unclear on the plan. Ms. Dobbs asked if the stormwater management was completely engineered. Mr. Faulkner stated the project was and is acceptable with few comments.

Public comment: Eric Langenau, 605 Valley Road- Mr. Langenau expressed his disappointment in the lack of communication regarding the project and does not believe the community knows about the project. Mr. Langenau stated he has three major concerns, one being the water drainage. The flooding has been prevalent as of late. Secondly, the lighting has changed on the Chatham School lot in the past two years and is quite bright especially in the winter months with no foliage to filter. Finally, the security with the congregating that takes place around the playground area often requiring the police to come and disperse the groups. The Board and Mr. Langenau discussed his concerns. Ms. Dobbs explained the land development process.

Public comment: Kathleen McCauley, 201 Glen Arbor Road- Ms. McCauley believes the extra parking is beneficial. Ms. McCauley also felt uninformed of the plans. The biggest concern Ms. McCauley stated is the construction; noise, disruption to the neighborhood, traffic and too many signs. The Board and Ms. McCauley discussed her concerns.

Public comment: Joann Patterson, 406 Twin Oaks Drive- Ms. Patterson stated she was surprised that she had not heard of the project prior to this. Ms. Patterson is very concerned with the pedestrian safety and the trees that will be removed.

Mr. Capuzzi asked the project team if any notification had been given to the neighbors regarding the project. Mr. Matthews stated that other than the website, he would have to get that answer. Mr. Capuzzi added that this is a reason why the Planning Commission

receives so much public backlash regarding the lack of communication about projects. Mr. Chanin added, getting the word out early and community meetings can be helpful to the project.

There was a brief discussion between the residents, the Planning Commission and Mr. Matthews regarding construction schedules during the day, lighting and traffic studies.

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%.

David Shafkowitz, Esq., Shafkowitz Law Group, PC., presented for Vanara Properties, LLC., owners of

the property at 102 W. Eagle Road who plan to redevelop the property in the C-3, General Commercial District. The property is currently approved as a gas station/auto repair shop. The proposed redevelopment would be a gas station and convenience store. A convenience store is a use by right in the C-3 zoning district and the gas station would be a continuing nonconforming use. The proposal is to demolish everything and rebuild the site as useful and no longer an eyesore. The applicant is looking for feedback from the Planning Commission.

Scott Mill, Van Cleef Engineering Assoc. LLC., described and explained the current and proposed site plans from tripod display. There would be added green space reducing the impervious from 100% to approximately 75% among other improvements in response to the May 2, 2024 Township Engineer's Review Letter.

Mr. Mill addressed the comments of the Township Engineer's Review Letter.

The nonconforming use of a gas station would be continued.

A variance would be sought for relief from the 20 front yard to expand the gas pump canopy and allow 9'.

The parking buffer would continue the nonconformity but would have curbing and a privacy fence as a buffer.

An 8' planting buffer is proposed where 10' is required and none currently exists and would require relief.

Shade Tree Commission would be consulted.

Loading area is to be provided but will require relief for the location.

Lighting would be addressed in land development.

Completion of a traffic impact study will be considered.

Sewage Facilities Planning module will be addressed.

Underground fuel storage tanks would be relocated.

Storm water management will be addressed.

Highway Occupancy Permit will be acquired from PennDOT.

Mr. Chanin asked if the size of the current gas station/service station would remain the same. The service station is being converted to retail, moved to the rear of the property and will increase in size. The two existing gas pumps will be increased to 4 pumps (8 filling stations).

Mr. Fiordimondo asked how one would enter to the site to get gas. Mr. Mill stated there would be one curb cut ingress/egress on W. Eagle Rd. and one on Grasslyn Ave. Mr. Fiordimondo asked the width of the lot. Mr. Mill answered approximately 119'. Mr. Fiordimondo feels it is congested. Mr. Fiordimondo asked about the process of refilling the gas storage tanks. Mr. Mill stated that could be arranged for off hours.

Mr. Capuzzi asked if 4 gas pumps provided 8 fueling dispensers. Mr. Mill confirmed. Mr. Capuzzi verified the station had not pumped gas in at least a year and therefore abandoned the use of a gas station after six months per the Zoning Code. Mr. Capuzzi referenced the original Zoning Approval of 1957 and it's unusual wording, stating that the variance for the gas station did not run with the land. An in-depth discussion regarding the legalities of nonconforming use and abandonment followed.

Mr. Capuzzi stated the Eagle Road design standard requires a grass strip between the sidewalk and the parking area. The standards will have an impact on the site design and need to be incorporated.

Mr. Capuzzi added stormwater management would be required even if the amount of impervious was reduced because the 75% would still be considered as "new" impervious.

Mr. Chanin asked if the team was aware of the new ordinance regarding games of chance and tobacco sales. It is understood.

Mr. Shafkowitz expressed the reason the project was presented was for feedback to understand better if the project was at all feasible.

Ms. Dobbs asked for clarification on the curb cut on Eagle Road. Ms. Dobbs asked if the sidewalk is being maintained. Mr. Mill verified. Ms. Dobbs asked how many parking spaces are required for the retail space. Mr. Mill stated the ordinance requires 9 and there are more provided. Ms. Dobbs expressed a curiosity if the project will realize more revenue from the 4 fuel pumps or the retail space. Is there a need for so many pumps that may cause on-site traffic problems.

A discussion in regards traffic circulation, existing underground storage tanks, zoning relief and PennDOT regulations followed.

4. 14 Claremont Blvd- Minor Subdivision Plan

D.C. Folio Nos. 22-00-00355-00

DEP Component 4A, Municipal Planning Agency Review

Mr. Capuzzi motioned to recommend the approval for the DEP Component 4A for the 14 Claremont Blvd. Subdivision.

Ms. Dobbs seconded.

All in favor.

5. Review of Minutes

Ms. Dobbs motioned to approve the Planning Commission minutes of February 8, 2024 as submitted.

Mr. Capuzzi seconded.

All in Favor

Mr. Chanin motioned to adjourn.

Ms. Dobbs seconded.

All in favor.

Adjournment-8:45 P.M.