

Haverford Township - Planning Commission

Meeting: Thursday, July 11, 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. Haverford Middle School –Preliminary/Final Land Development Plan

D.C. Folio Nos. 22-07-00337-00

Applicant is proposing to construct a 2,500 SF building addition and two subsurface stormwater management systems. The property is located in the INS-Institutional District.

Public Comment / Citizens Forum

4. Review of Minutes

Planning Commission minutes of April 11th.

Adjournment

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Minutes

Agenda Items

1. Opening of Meeting- Mr. Chanin opened the meeting at 7:04 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.

Ken Matthews, Project Manager began the presentation stating all of the engineering issues have been addressed. Mr. Matthews stated there was an onsite meeting with Jaime Jilozian, Director of Community Development and Chuck Faulkner, PE. Pennoni, and addressed some of the small details of signage and adding an ADA ramp at the corner

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of Allston Road. Mr. Matthews stated the School District has decided to replace the sidewalk from the corner of Allston and Glen Arbor Rds., down Glen Arbor to the stop sign and add an ADA ramp as part of their summer maintenance.

Mr. Capuzzi asked about the trees that were being removed along Glen Arbor Road. Mr. Matthews explained there was a large oak tree that an arborist recommended removal. In addition, all the cherry trees were trimmed. Mr. Capuzzi asked if the principle was involved in the discussion regarding traffic movement through the site.

Mr. Jabari Whitehead, principal of Chatham Park Elementary, was in attendance and stated he was comfortable the plan.

Ms. Phillips asked the principal to expand on the new student drop-off plan and how it would affect pedestrian traffic. Mr. Whitehead gave a detailed explanation of the plan. A discussion regarding the traffic flow and crossing guard location took place between Ms. Phillips and Mr. Whitehead.

Mr. Capuzzi noted the crossing guards are hired by the Township but asked who decides the crossing guard's locations. Mr. Matthews was not aware of who makes that decision.

Mr. Chanin asked for a summary of the meeting that took place in the cafeteria at Chatham Park Elementary School on Monday July 8, 2024. Mr. Matthews stated the group of approximately 20 people where there as a town hall meeting to express concerns. One of those concerns was the water run-off and how the Township Engineer was planning to add inlets to assist in that problem area. Mr. Capuzzi asked about the proposed lighting that will be added. Mr. Matthews and Ms. DuBois, K&W Engineers explained the permit application had been submitted and will match the existing and will conform to Township regulations.

Mr. Chanin asked if comments had been received from the Delaware County Conservation District who had approved the submission as complete. Mr. Matthews stated the comments are due back in two weeks.

Mr. Capuzzi motioned to recommend the preliminary/final land development plans for the Chatham Park Elementary School for approval by the Board of Commissioners subject to the condition that all the final plans address all of the issues stated in the Township Engineer's Review Letter of June 27, 2024.

Ms. Dobbs seconded.

All in favor.

3. Haverford Middle School –Preliminary/Final Land Development Plan

D.C. Folio Nos. 22-07-00337-00

Applicant is proposing to construct a 2,500 SF building addition and two subsurface stormwater management systems. The property is located in the INS-Institutional District.

Carolyn DuBois, K&W Engineers, began the presentation with an explanation of the courtyard area where the proposed addition and a proposed stormwater management system are planned. A second stormwater management system is planned for the athletic field immediately adjacent to the courtyard area because it would not be possible to achieve the infiltration in the enclosed area. The design of SWM system in the courtyard

will be based on a managed release concept. Ms. DuBois stated the applicant received first comments in the Township Engineer's review letter from June 27, 2024. Ms. DuBois said most of the comments referred to stormwater management. The design team will update the plans, calculations and details prior to resubmitting. Ms. DuBois added the team will be in front of the Zoning Hearing Board on July 18, 2024 to seek relief from §182-602.C(3) for building coverage in the INS zoning district, §182-602.C(8) for impervious coverage in the INS zoning district and §182-707.B for parking requirements, all of which are existing nonconforming conditions.

Mr. Chanin asked the use for the proposed addition. Mr. Matthews stated the existing middle school building is full and the addition would create additional area for a new cafeteria space. Ms. Phillips asked about the window design. Mr. Matthews explained. Mr. Capuzzi asked how the construction apparatus would access the work area. Mr. Matthews explained there is an existing 15' wide ADA ramp that will accommodate bobcats and backhoes. There will be a crane to install the rooftop HVAC unit. Mr. Capuzzi stated the revised site plan should show the finished floor elevation of the proposed addition. Mr. Capuzzi asked if the stormwater management could be incorporated into one system in the upper field in place of the two systems proposed. A discussion on the stormwater systems and the possibilities took place.

4. Review of Minutes

Mr. Capuzzi motioned to approve Planning Commission minutes of April 11, 2024 as submitted.

Ms. Dobbs seconded.

Mr. Montresor abstained.

All in favor.

Ms. Dobbs motioned to adjourn.

Ms. Phillips seconded.

Adjournment-7:40 P.M.