Haverford Township - Planning Commission

Meeting: Thursday, August 14, 2025

Time: 7:00 p.m.

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

Agenda

Planning Commission Members:

Maggie Dobbs, Chairperson

E. David Chanin, Vice-Chairperson

Stephen Welsh, Secretary

Angelo Capuzzi

Louis D. Montresor

Kim Jusczak

Victor Cortese

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Agenda Items

1. Opening of Meeting

Roll Call

Pledge of Allegiance

2. 2620 Prescott Road, Paul and Amy Needle - Lot Consolidation Plan

D.C. Folio Nos. 22-03-01820-00 and 22-03-01821-00

The applicant(s), Paul and Amy Needle, propose to consolidate two (2) existing 0.16 acre lots into one new lot at the referenced property. The property is within the R-4 Residential Zoning District and is served by public water and sewer.

3. 24 S. Eagle Road, GK Property Holdings, Sketch Plan

DC. Folio Nos. 22-09-00677-00 and 22-09-00678-00

The applicant, GK Property Holdings, proposes to construct a ten (10) unit apartment building and associated parking on two contiguous parcels. Parcel 1 consists of approximately 0.485-acres located in the R-8 Residential District. Parcel 2 consists of approximately 0.109-acres within the O-1 Zoning District. The proposed apartment building is to be serviced by public water and sewer.

4. 83 S. Eagle Road, OD Investments LLC, Sketch Plan

The applicant, OD Investments LLC, is proposing to redevelop two (2) contiguous parcels on an existing 1.6371-acre tract of land. Parcel 1 consists of 0.947-acres within the C-3 General Commercial District. The parcel currently has two (2) existing buildings that appear to be used for office and/or office/warehouse space and associated parking areas. Parcel 2 consists of 0.689-acres within the R-6 Medium Density Residential District. There are no existing structures on Parcel 2, and it currently appears to be used for storage. The applicant is proposing to develop this parcel with continued access provided via Parcel 1 with a proposed 3-story multi-use building fronting on S Eagle Road and 1-story storage building interior on the existing Parcel 2.

5. 564 Central Avenue, Marley Real Estate Holdings, Minor Subdivision Plan

D.C. Folio No. 22-09-00285-00

The applicant, Marley Real Estate Holdings, proposes to subdivide the existing 0.34-acre site into two (2) new lots at the referenced property. Lot 1 is proposed to be 7,508 square feet (0.1724 ac) and Lot 2 is proposed to be 7,503 square feet (0.1722 ac). A new residential dwelling is proposed to be constructed on each lot. The property is within the R-4 Residential Zoning District and is served by public water and sewer.

6. 307 Bewley Road, Pro Plus Contracting, LLC, Minor Subdivision Plan

D.C. Folio No. 22-02-00018-00

The applicant, Pro Plus Contracting LLC, proposes to subdivide the existing 0.50-acre site into two (2) new lots at the referenced property. No construction is proposed as part of this application. The property is within the R-4 Residential Zoning District and is served by public water and sewer.

7. Review of Minutes

Planning Commission minutes of May 8, 2025 & June 12, 2025.

Adjournment

Haverford Township - Planning Commission
Meeting: Thursday, August 14, 2025
Time: 7:00 p.m.
Location: Commissioners Meeting Room -1014 Darby Rd., Havertown PA, 19083

Minutes

Planning Commission Members:
Maggie Dobbs, Chairperson
E. David Chanin, Vice-Chairperson
Stephen Welsh, Secretary
Angelo Capuzzi
Louis D. Montresor
Kim Jusczak
Victor Cortese-Absent

Others in Attendance:
Charles Faulkner, Pennoni Associates, Township Engineer
Jaime Jilozian, Director of Community Development

Agenda Items
1. Opening of Meeting-Ms. Dobbs called the meeting to order at 7:02 P.M.
Roll Call
Pledge of Allegiance

2. 2620 Prescott Road, Paul and Amy Needle - Lot Consolidation Plan
D.C. Folio Nos. 22-03-01820-00 and 22-03-01821-00
The applicant(s), Paul and Amy Needle, propose to consolidate two (2) existing 0.16 acre lots into one new lot at the referenced property. The property is within the R-4 Residential Zoning District and is served by public water and sewer.

Patrick Spellman, PE, Site Engineering Concepts, presented for/with Paul Needle, the property owner. Mr. Spellman explained the double lot consisting of two deeded parcels making up the one property. The owner proposes to remove the dividing line and consolidate the lot. Mr. Spellman said that in response to the Township Engineer's review letter of July 25, 2025, he is requsting a waiver from §160-4.E(5)(e)[4] Storm, Sewer &Water Supply within 400 feet of the site and ownership or maintenance responsibilities because there is no change in use or impact on the infrastructure.

Ms. Dobbs noted by removing the lot line, the existing home and property will become more conforming. Mr. Spellman confirmed the eight existing nonconformities would be reduced to three.
Mr. Welsh expressed his approval of the project.

Mr. Capuzzi asked for clarification as to why the Applicant is consolidating the lots. Mr. Spellman stated it would be administratively beneficial for the applicant because he is planning to construct an addition to the home.
Ms. Dobbs said with the consolidation, the percentage of impervious coverage as well as the percentage of building coverage permitted would become conforming. Mr. Spellman added there may be a modest addition proposed of approximately 300 square feet.
Ms. Dobbs noted the request for the waiver from showing the storm drainage, sanitary sewer and water supply lines within 400 feet of the site.

Mr. Capuzzi made a motion to recommend approval of the lot consolidation plan for 2620 Prescott Road subject to the following conditions:

1. The waiver from §160-4.E(5)(e)[4] be approved.
2. Any outstanding comments contained in the Township Engineer's Review Letter be addressed to his satisfaction.

Mr. Chanin seconded the motion.
All in favor.

3. 24 S. Eagle Road, GK Property Holdings, Sketch Plan
DC. Folio Nos. 22-09-00677-00 and 22-09-00678-00
The applicant, GK Property Holdings, proposes to construct a ten (10) unit apartment building and associated parking on two contiguous parcels. Parcel 1 consists of approximately 0.485-acres located in the R-8 Residential District. Parcel 2 consists of approximately 0.109-acres within the O-1 Zoning District. The proposed apartment building is to be serviced by public water and sewer.

Finton McHugh, Esq., representing the applicants, Greg Giuliano and Kevin O'Donnell, GK Property Holdings. Mr. McHugh explained how the property is split zoned between R-8 Garden Apartment District and O-1 Office District. The property is approximately six tenths of an acre where two acres are required in the R-8 Garden Apartment District. The original plan proposed more units, however the goal is for a more economically feasible plan with less apartment units that would satisfy both the neighbors and the Township. Mr. McHugh said a neighbor shared concern with having an apartment building behind his property. Mr. McHugh said the plan was to add to the existing buffer in height and width where the required buffer is 25 feet.

Dave Damon, PE., addressed the Township Engineers Review Letter of July 30, 2025, noting the required relief necessary from the Zoning Hearing Board and a traffic study that was done. Mr. Damon stated the applicant will comply with the comments in the review letter will comply.
Ms. Dobbs asked if there had been communication with PennDOT regarding the curb cuts for the proposed driveways. Mr. Damon said, not at this point.
Ms. Jusczak asked how many stories are proposed with this plan and Mr. Damon stated 2-stories. Ms. Jusczak asked for some explanation of the proposed placement of the building. Mr. Damon stated that the location of the building is defined by the setbacks.

Ms. Jusczak asked why the parking would be partially in the front yard setback. Mr. Damon explained the limited area available for parking on the site.
Mr. Capuzzi asked if the intention was to consolidate the two lots. Mr. Damon confirmed it is correct. Mr. Capuzzi asked if the applicant considered petitioning the Township to change the zoning on the office parcel. Mr. Damon stated they had not. Mr. Capuzzi explained when you seek relief from the Zoning Hearing Board, you need to show hardship of the land. Additionally, the relief sought should be the minimum relief required. Mr. Capuzzi added by reducing the number of units, it may be possible to reduce the amount of relief needed. Mr. Capuzzi asked about access rights to the existing alleyway at the rear corner of the property. Mr. Damon said the smaller O-1 parcel does have rights. Mr. Capuzzi added they may have to give up those access rights to the alleyway if the plan moves forward.
Ms. Dobbs noted there are other agencies who have not yet approved of or commented on the plan. Ms. Dobbs cautioned appearing at the Zoning Hearing Board if hardships were created by the applicant. Ms. Dobbs added that the building would be more aesthetically pleasing if oriented parallel to Eagle Road as well as creating an opportunity for a double-access driveway. Ms. Dobbs stated the Applicant should appear again before the Planning Commission after revisions have been made to the plan to bring it into closer compliance with the Township Code.
David Gray, 112 Wyndmoor Road- voiced his concern regarding an already congested and dangerous traffic flow on Eagle Road that will be intensified by adding 10 apartments.
Kevin Cunningham, Claremont Blvd.-agreed with the intense traffic on Eagle Rd. and added his opinion that that area is already overbuilt. Additional lights and commercial trash removal are just too much for the residential areas just behind the proposed development.
Doug Henry, 1 Claremont Blvd.- agreed with the traffic congestion, light pollution and noise in the area. Mr. Henry also shared his concern with privacy having 10 families just behind his house.
Angie Oliva, 9 Claremont Blvd., - reiterated all the same concerns for her neighborhood.

Kevin O'Donnell, co-owner, stated that he appreciates the concerns of the neighbors. He said the traffic study came back as little to no impact. Mr. O'Donnell added that the ten units proposed are mostly single units that would not be an intense increase in the traffic flow.
Ms. Dobbs clarified for the residents that the Applicant's appearance tonight was for a sketch review of the proposed project and that a future appearance with a more detailed plan for a recommendation of approval would be the next step. Mr. Capuzzi added that the applicant would first need to petition the Zoning Hearing Board for any and all zoning variances which might be required. These are meetings that residents should attend.

4. 83 S. Eagle Rd, OD Investments LLC, Sketch Plan
The applicant, OD Investments LLC, is proposing to redevelop two (2) contiguous parcels on an existing 1.6371-acre tract of land. Parcel 1 consists of 0.947-acres within the C-3 General Commercial District. The parcel currently has two (2) existing buildings that appear to be used for office and/or office/warehouse space and associated parking areas. Parcel 2 consists of 0.689-acres within the R-6 Medium Density Residential District. There are no existing structures on Parcel 2, and it currently appears to be used for storage. The applicant is proposing to develop this parcel with continued access provided via Parcel 1 with a proposed 3-story multi-use building fronting on S Eagle Road and 1-story storage building interior on the existing Parcel 2.

Finton McHugh, Esq., representing the applicants, Greg Giuliano and Kevin O'Donnell, OD Investments LLC. Mr. McHugh stated the parcels are split zoned as C-3 General Commercial District and R-6 Medium Density Residential District. The rear lot in R-6 is currently housing storage containers and is landlocked, with no separate access to any public street. The Applicant proposes an indoor storage building with associated landscaping. The Applicant proposes the existing rear building on the C-3 lot to remain and the front building replaced with a newer building on the lot and to be a mixed use such as commercial on the bottom and apartments on the top. Mr. O'Donnell is looking for feedback on that project.
David Damon, PE., H. Gilroy Damon Assoc, Inc. addressed the Township Engineer's Review Letter of July 30, 2025. Mr. Damon referenced the parking tabulation on the plan and calculated that approximately 70 parking spaces would be required for all the proposed uses on the property, and 73 spaces would be provided. Additionally, appropriate places for loading areas and trash will be provided. Mr. McHugh added that the rear lot is nonconforming due to being landlocked and as a lot used for storage containers noting residential use on that lot might not be welcomed since it is surrounded by commercial/industrial type property. Mr. Damon explained that the two lots would be combined in a reverse subdivision to alleviate some of the existing nonconformities.

Ms. Dobbs asked about the current use of the buildings on the C-3 lot that belong to McGoldrick Electric. Mr. O'Donnell said he leases the front building from McGoldrick and it's mostly vacant with storage. The second building on the lot had a second floor put on to add thirteen offices for McGoldrick Electric. Mr. O'Donnell added that the lot is all impervious, but his plan is to add back pervious surface. Ms. Dobbs asked if all three buildings would be for the same basic use. Mr. McHugh stated the front building would be the multipurpose and the rest would be for O'Donnell Roofing Company. Mr. O'Donnell stated, if this land development is possible, his company will be taking over the offices and proposed storage garage. The trucks used for the roofing business, go home with the workers. Ms. Dobbs suggested a parking plan that would involve stormwater management. Ms. Dobbs added a parking calculation tabulation would be needed. Ms. Dobbs suggested having the business plan for the front building to have the appropriate number of parking spaces accounted for in addition to having any relief from the Zoning Hearing Board addressed. Ms. Dobbs said it is a complicated site in overall layout, functionality and circulation.

Ms. Jusczak offered suggestions for the layout of the parking lot, adding more area for pervious surface. Ms. Jusczak said she feels this is a large parking area and a few small buildings, making it less family oriented in this neighborhood but fully understands the need for businesses in Havertown. Ms. Jusczak also noted the proposed plan is an improvement to what exists currently.
Mr. Capuzzi agreed that a reimagined parking lot to eliminate some of the impervious coverage would be an improvement to the site. Mr. Capuzzi added, petitioning the Township to rezone the rear parcel in the R-6 Zoning District to C-3 may alleviate some of the relief needed from the Zoning hearing Board. Mr. Capuzzi asked the applicant to look at the SALDO §160-5.C regarding the requirements for land set aside for open space, which in C-3 Zoning District is 25%. There is a fee-in-lieu-of open space option, but only if approved in advance by the Board of Commissioners. Technically, two sketch plans should be prepared, one with the required open space and one without; the Commissioners would determine which plan they prefer.
Mr. Chanin agreed with the comments and asked that the applicant be cognizant of the lighting, greenery and trees that exist on the lot.
Mr. Montresor remembered a previous plan for the property mentioned some historical significance of the front building that the applicant should research.
David Gray, 112 Wyndmoor Road- said the building was once a beautiful building. Mr. Gray stated the traffic in this area is heavy without the daily coming and going of trucks picking up material for the roofing company. Mr. Gray is concerned with signage and lights. Mr. Gray also stated more apartments are unnecessary as there are already two apartment buildings on s. Eagle Rd. and there is another 10-unit building being proposed just across the street.
Suzanna Barucco, Chair of the Haverford Township Historical Commission, noted the previous plan for this property that went before the Planning Commission. At

that time, the hope was that the stained glass would be preserved and possibly the front wall of the front building. Ms. Barucco offered to have members of the Historic Commission look at the site as they are a committee of architects and she herself is a preservation consultant. Ms. Barucco stated that the Historic Commission of Haverford Township has interest in this building and its possible historic importance for the Township.
Joseph Marino, 120 Columbus Ave.- is concerned with water runoff and the dilapidated fence between this property and his.
Joe Spitz, 126 Columbus Ave.- expressed his concern over the unkempt lot and the lack of natural buffer between his home and the offices. He wants privacy from the offices.
Mr. O'Donnell stated his interest in Ms. Barucco's offer from the Historic Commission. The building will be researched. In addition, the concerns of water and buffers will be addressed.

5. 564 Central Avenue, Marley Real Estate Holdings, Minor Subdivision Plan
D.C. Folio No. 22-09-00285-00
The applicant, Marley Real Estate Holdings, proposes to subdivide the existing 0.34-acre site into two (2) new lots at the referenced property. Lot 1 is proposed to be 7,508 square feet (0.1724 ac) and Lot 2 is proposed to be 7,503 square feet (0.1722 ac). A new residential dwelling is proposed to be constructed on each lot. The property is within the R-4 Residential Zoning District and is served by public water and sewer.

Chris Yohn, PE, Yohn Engineering LLC., presented for the applicant. Mr. Yohn explained that the proposal in this minor subdivision plan is to demolish the existing single-family dwelling and subdivide the property into two compliant lots, each with a new single-family dwelling.
Mr. Yohn began with addressing the Township Engineers Letter of July 27, 2025. Mr. Yohn stated the plans will be revised to satisfy all the Township Engineer's comments. With the exception of comment number three. A waiver will be requested from §160-5.B(4)[c], that requires sidewalks to be provided for existing streets. Currently, this portion of Central Ave. has no sidewalks. Mr. Yohn stated stormwater management systems are proposed and discussed the details of the grading and drainage proposed for the project.
Ms. Dobbs asked Mr. Yohn to read through the comments in the review letter. Each comment was addressed.
Ms. Dobbs asked for clarification on the shape of the driveways. Mr. Yohn explained that on Lot 2, the curve meets the existing curb cut and with Lot 1, the curve allows for the two independent parking spaces. Ms. Dobbs and Mr. Yohn had discussion regarding the orientation of the homes and driveways. Ms. Dobbs asked if the stormwater management system is large enough for the new homeowners to add additional impervious to the property in the future or will they be required to upgrade the stormwater management system when building

on their lot. Mr. Yohn said the stormwater system will be for impervious proposed on this lot. Ms. Dobbs stated there being more room to add impervious surface to these lots, consideration for a larger stormwater system would be warranted.
Mr. Capuzzi initiated conversation regarding the new stormwater regulations.
Mr. Capuzzi would like the Record Plan to show the front yard setback in relation to the requirements of the Zoning Ordinance Section 182-715 (Conformity of Setbacks), and to add a note to the plan with the calculation of how that median setback was calculated.
Ms. Jusczak asked how many stories the homes will be (answer from the audience was not audible on the recording). Ms. Jusczak asked if any Zoning relief is required. Mr. Yohn said no.
Mr. Chanin asked if the waiver request includes the driveway apron that is noted in comment 3 in the Township Engineer's Review Letter. Mr. Faulkner stated that a waiver from the sidewalk would take away the apron. Mr. Chanin asked if a sidewalk was built, would trees need to be cut down. Mr. Yohn said none that are larger than 6 inches in diameter. Mr. Chanin received confirmation that two trees would be removed during the construction.

Mr. Welsh asked if the 8-foot side yard setback included the fireplace. Mr. Yohn stated there is a permitted 18-inch projection, that measurement will be verified on the plan.
Mr. Capuzzi asked about the three proposed trees and if they should be positioned 6 feet behind the right-of-way line. Mr. Yohn stated that they should be and will be adjusted and confirmed with the Shade Tree Commission. Mr. Capuzzi asked if there will be basements and if it is intended to have sewer service. Mr. Yohn stated the sewer line at the street is not deep enough to run to the basement.
Bob Crongnale, 560 Central Ave.- shared his concern with pest mitigation prior to demolition of the existing home. Mr. Yohn said the applicant would be willing to provide a rodent certification letter.
Carl Perthes, 556 Central Ave.- expressed his concern with the construction vehicles and the interference with the street throughway. He also has concern that the newly paved street will be torn up during construction and dirt and dust may be an issue. Mr. Perthes asked for clarification on the stormwater infiltration.
Loreta Perthes, 556 Central Ave.- stated the certified notice was not received from the applicant.
Ms. Dobbs stated the Minor Subdivision Plan for 564 Central Ave. that will be reviewed by the Shade Tree Commission, the plans will be revised to address the comments in the Township Engineer's Review Letter, the three new trees will be relocated back behind the right-of-way line, the stormwater facilities will be made larger to accommodate future development and suggested the applicant work with the Township on the interpretation of the impervious calculations with stormwater management for future building. There will need to be a letter for the

waiver request from from §160-5.B(4)[c], that requires sidewalks to be provided for existing streets and noted on the plan.
Mr. Capuzzi motioned to recommend final approval of the minor subdivision plan at 564 Central Ave. subject to following conditions:

1. All outstanding comments in the Township Engineer's Review Letter of July 27, 2025, be addressed to the satisfaction of the Township.
2. The proposed street trees be relocated to be six feet inside each property.
3. The front yard setback be revised on the plan to be in conformance of Zoning Ordinance §182-715.
4. The waiver from §160-5.B(4)[c] be listed on the plan.

Mr. Capuzzi recommends not approving the sidewalk waiver.
Mr. Montresor seconded.
The motion approved, 4-2

6. 307 Bewley Road, Pro Plus Contracting, LLC, Minor Subdivision Plan
D.C. Folio No. 22-02-00018-00
The applicant, Pro Plus Contracting LLC, proposes to subdivide the existing 0.50-acre site into two (2) new lots at the referenced property. No construction is proposed as part of this application. The property is within the R-4 Residential Zoning District and is served by public water and sewer.

Chris Yohn, PE, Yohn Engineering LLC., presented for the applicant. Mr. Yohn

explained that this minor subdivision has no construction currently proposed but the purpose is to create the second lot. Mr. Yohn stated that an adjacent neighbor approached the applicant with interest in purchasing the new lot. There are no plans for the new home to be designed until all the details of the sale are finalized. Mr. Yohn addressed the Township Engineer's Review Letter of July 27, 2025. Of the twelve comments, the applicant intends to comply with all of them. However, two of the comments will require variances.
Comment 2. A variance from §182-713.B to permit the subdivision of a property containing an existing non-compliant building (the existing house to remain has a nonconforming with the side yard setback on the north as well as the aggregate of both side yards being nonconforming).
Comment 3. The water surface of swimming pools is required to be ten feet from the property lines, and the water surface of the existing pool will only be eight- and one-half feet from the proposed subdivision line. Mr. Yohn explained that the variances are necessary for the existing house, but no variances are necessary to create the second lot. If the variances were denied the subdivision could still happen and the existing home could be torn down and a new conforming single-family dwelling could be built.
Ms. Dobbs asked for clarification on the existing driveway to be removed. Mr. Yohn explained the driveway for the existing house is on the proposed second lot and would be replaced by a new home and the associated improvements. The

lot with the existing home would have a new driveway. Ms. Dobbs asked about tree removal. Mr. Yohn stated with the new home there would be tree one tree removed. Ms. Dobbs stated she would personally support the variance requests to keep the existing home.
The potential buyer of the second lot, Richard Schmeiss from 303 Bewely Rd., abutting the proposed lot. Mr. Schmeiss explained his possible purchase of this new lot is to keep it as a ground lot with no changes. Mr. Capuzzi explained that a plan for Mr. Schmeiss' lot, 303 Bewely Rd., and the newly formed lot would need to be submitted to the Township, proposing the consolidation of the two properties. By doing that, the existing garage and driveway would be permitted to remain. If the new lot remains as a stand- alone lot, the existing garage (an accessory structure) and driveway would need to be demolished.
Ms. Dobbs asked if the applicant had applied to the Zoning Hearing Board yet. Mr. Yohn said they did not.
Ms. Jusczak asked if the proposed driveway for the existing lot will be constructed at the time of the subdivision. Mr. Yohn stated it would be after the subdivision. Ms. Jusczak asked if the proposed trees on the plan are associated with the home that is not being constructed or are they part of the new driveway. Mr. Yohn stated they are required with the subdivision.
Mr. Capuzzi noted that an existing Township storm sewer line that runs through the property, and the proposed 20-foot easement for same will encroach into the existing pool deck. If the Township would need to repair the storm sewer in the vicinity of the pool, there is a large probability that the pool would be impacted. Mr. Capuzzi stated the Township would be prudent to request a written agreement that, should future repairs of the storm sewer pipe result in damage to the pool structure, the repair of the pool would not be the Township's responsibility. Mr. Capuzzi suggested prior deeds for the property be researched to verify there were no deed restrictions prohibiting a second house from being built.
Mike Zeller-308 Bewely Road-shared his concern with the proposed driveway. The property next to the lot where the new driveway is proposed currently has shrubs that reach the sidewalk, and this will be a blind spot while backing out of the driveway. Additionally, Mr. Zeller talked about a 40-foot sink hole that appeared 2 years ago in his back yard. With Township inspection, it was found to be a very old well. Mr. Zeller's home was built in the 1800's. The concern is, if a new home is built, there may be other wells underground. Mr. Capuzzi, Mr. Yohn and Mr. Zeller discussed the line of site for the proposed driveway.

Ms. Dobbs stated the recommendation from the Planning Commission would be tabled until the applicant receives relief from the Zoning Hearing Board.

7. Review of Minutes
Planning Commission minutes of April 10, 2025, May 8, 2025 & June 12, 2025.

Mr. Capuzzi motioned to approve the minutes from April 10, May 8, and June 12, 2025, as submitted.
Mr. Chanin seconded.
All in favor.

Ms. Jusczak motioned to adjourn.
Mr. Chanin seconded.
All in favor.

Adjournment- 9:42 P.M.