



## Agenda

# Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room  
1014 Darby Road, Havertown, PA 19083  
Thursday, September 8, 2022 at 7:00 p.m.

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### **Planning Commission Members:**

Angelo Capuzzi, Chairman  
E. David Chanin, Vice Chairman  
Maggie Dobbs, Secretary  
Robert Fiordimondo  
Jack Garrett  
Julia Phillips  
Louis D. Montresor

### **Others in Attendance:**

Kelly Kirk, Zoning Officer & Community Planner  
Charles Faulkner, Pennoni Associates, Township Engineer

### **Agenda Items**

1. **Opening of Meeting**
  - a. Roll Call
  - b. Pledge of Allegiance
  
2. **Continued- Review of the Haverford Township Comprehensive Plan**  
Continued public comment and discussion of the 1<sup>st</sup> draft of the Comprehensive Plan update.

### **Adjournment**

# Minutes

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### **Others in Attendance:**

Kelly Kirk, Zoning Officer & Community Planner

Margie Buchanan, Planning Commission Scribe

Mr. Capuzzi called the meeting to order at 7:02 P.M.

Ms. Buchanan called roll.

### **ITEM #1 Continued- Review of the Haverford Township Comprehensive Plan**

Continued public comment and discussion of the 1<sup>st</sup> draft of the Comprehensive Plan update.

Lee Molino-Head Nut, had over 4000 signatures opposed to the proposal to change the zoning on Haverford Road. Mr. Lee asked for a guarantee that eminent domain will not be used. Mr. Capuzzi said the plan doesn't call for use of eminent domain. Mr. Lee wants to further review the plan because there are spaces along Haverford Road that are flood prone and not sure if the plan took that into account. Mr. Capuzzi said yes. Mr. Lee asked how that was resolved. Mr. Capuzzi said the township has certain regulations for floodplains but the focus of the Comprehensive Plan for the business district is to make it more accessible for pedestrians. Mr. Lee said most business comes from vehicle traffic but that there is some existing safe area to walk that services pedestrians. Mr. Lee wants to make sure the business stays in the community. Mr. Garrett asked which part of the proposed changes to Haverford Road area he is opposed to? Mr. Lee said the area is not designed for

residential and that it is zoned for commercial and should stay. Mr. Lee stated apartments already are above the businesses there.

Felicia Coffee-2403 Merwood Lane asked to have what is being proposed for Haverford Road area explained. Mr. Capuzzi provided a summary of what the plan recommends. Ms. Coffee asked what would be the impact on taxes and traffic. Mr. Capuzzi said traffic and parking would be determined through the development process and would likely increase the tax base. Ms. Coffee asked what would happen to current businesses. Mr. Capuzzi said they could stay. No one would be obligated to sell their property for redevelopment. The new criteria would require that multiple properties be aggregated before a new development could occur.

Dorothea DiGiovanni- Haverford Rd. across from Wynnewood Lanes asked about planning of Haverford Road lane changes and thinks the proposal to have single lanes with center turning lane would work well and ensure safety. Mr. Capuzzi explained that project is a PennDOT project that's been in the works for 7 years and the project is anticipated to start in spring 2024. Ms. DiGiovanni stated Eagle Road between Darby and Lawrence already works perfectly with homes that converted into businesses and feels the circulation pattern works fine as is. Ms. DiGiovanni said she doesn't feel we need to attract more small businesses as people choose to live here because of the Township's residential character. Mr. Capuzzi said that every driveway curbcut is an opportunity for an accident and that the number of curbcuts makes it less safe for pedestrians. Ms. DiGiovanni doesn't want to see too much more development she stated the Township is perfect as is.

Nick Morolli-Haverford Rd. asked about low-income housing and if that means Section 8. Mr. Capuzzi said the plan refers to affordable housing, but not "low-income housing." Mr. Morolli asked if there is a percentage of affordable housing in the Plan. Mr. Capuzzi said the report doesn't offer any percentage. Ms. Kirk added that the plan calls for a range of housing to provide greater flexibility in housing choices. Mr. Morolli asked if there was Section 8 housing in the Township. Ms. Kirk explained that housing subsidies are managed by the property owner and it would not be within the Township's legal purview to ask whether or not subsidies are being provided.

Mike Morrison-2538 Haverford Rd., Izett Golf- (Custom Fit Golf Clubs), wanted to confirm that if businesses chose not to change anything, then nothing will change. He asked if the Township would be able to do anything about PennDOT's plan. Mr. Capuzzi said probably not but that would be a matter for our State Representative to pursue. Mr. Morrison said that additional residential development proposed and increased traffic could adversely impact customer flow.

Paul Sing-101 W. Eagle Rd. asked if there's anything in the plan that would impact his property and had concerns that this plan was being forced on the business owners. Mr. Sing asked if it is even possible for a developer to make affordable housing. He asked if a person were to redevelop his own lot and would there be incentives for a developer to do the kind of development that the Township is suggesting.

Mike Lee-304 Fairlamb Ave., asked if there was truth that the Comprehensive Plan was recommending hiring a full time Township staff member to implement the proposed plan. Ms. Kirk said that recommendation was specifically for the Main Street Program but the Board of Commissioners may move forward with recommending a Main Street "like" Program. Mr. Lee

questioned how many of the businesses own their properties and if they don't own then they don't have control over the ownership or sale of properties.

Steve Cassel-Iacobucci Formal Wear stated transparency is important. Mr. Cassel said that he didn't know about the plan until recently.

Frank Parisi- Ardmore Park Beverage-Haverford Rd. said he has been speaking to customers that come to his business about the Comprehensive Plan and stated the Plan was news to them. Mr. Parisi feels the businesses are being picked on and if it's not broken, don't fix it. Mr. Parisi doesn't agree that there should be changes made to the business district.

Christina Haas-245 Shawnee Rd., has heard concerns expressed from her neighborhood association (Golf Manor Neighborhood Association) about the inclusion of affordable housing in the Comprehensive Plan. Ms. Dobbs provided a thorough explanation of what exactly "affordable housing" means and that it is completely different than low-income housing.

Jane Hall-161 Golf Rd., stated Eagle Road needs to be addressed. Ms. Hall is in general support of the Comprehensive Plan process.

Ralph Bleakly-36 W Eagle Rd. Bridal Alterations Shop, added his comment that the Planning Commission deserves a lot of credit and then read comments from his wife, (the owner of the shop), which included feedback she has received from her customers, many of whom are not local, about what a great community Havertown is.

Tom Kelly- Hathaway Lane, Kelly Music Center gave credit to the Board and is in support. He asked if it would be appropriate to include a music and arts recommendation into the plan.

Frank Pulcini-61 W Eagle Rd.- Ballet Academy stated his concerned with the plan because there would need to be thought for other improvements on Eagle Road other than aggregate redevelopment to portions of the strip. Mr. Pulcini asked what else could property owners do to try to make Eagle Road better.

Mr. Capuzzi introduced some correspondence via email and the Board discussed multiple points.

Shade Tree Commission Letter Comments:

Mr. Capuzzi stated recommendations for the Comprehensive Plan should be more general in nature, such as supporting the preservation of trees and recognizing their importance to the Township's environment. The Township should consider the part-time engagement of an arborist to provide a third-party evaluation of tree health during the subdivision and land development review process.

Mr. Garrett stated he felt the Tree City USA designation should be noted in the Comprehensive Plan.

## **ITEM #2 Review of Minutes**

Mr. Capuzzi made Motion to approve the minutes of the Planning Commission meeting of July 14, 2022 as submitted.

Ms. Dobbs Seconded.

All in Favor.

**Adjournment**

Mr. Capuzzi entertained the Motion to adjourn.

Mr. Chanin Moved to adjourn.

Ms. Dobbs Seconded.

All in Favor.

Adjournment 10:05 P.M.