

## A G E N D A

REORGANIZATION MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP, THURSDAY JANUARY 14, 2016 AT 7:00 P.M. IN THE COMMISSIONERS MEETING ROOM, 2325 DARBY ROAD, HAVERFORD, PA 19083

**BOARD MEMBERS:**

Angelo Capuzzi  
Paul D'Emilio  
Christian Gaumann  
Chuck Reardon  
Joseph Russo  
Christopher Vitale  
G. Richard Wynn

**ALSO PRESENT:**

Lori Hanlon-Widdop, Assistant Township Manager  
Chuck Faulkner, Pennoni Assoc.

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**Item #1 REORGANIZATION/APPOINTMENTS**

**A. Motion to nominate candidates for the following seats:**

- (1) Chairman \_\_\_\_\_
- (2) Vice-Chairman \_\_\_\_\_
- (3) Secretary \_\_\_\_\_

**B. Motion to appoint \_\_\_\_\_ as scribe for the year 2016.**

**C. Motion to set the following 2016 calendar of meetings for the Planning Commission:**

January 14 <sup>th</sup> & 28 <sup>th</sup>	July 14 <sup>th</sup>
February 11 <sup>th</sup> & 25 <sup>th</sup>	August 11 <sup>th</sup>
March 10 <sup>th</sup> & 24 <sup>th</sup>	September 8 <sup>th</sup> & 22 <sup>nd</sup>
April 14 <sup>th</sup> & 28 <sup>th</sup>	October 13 <sup>th</sup> & 27 <sup>th</sup>
May 12 <sup>th</sup> & 26 <sup>th</sup>	November 10 <sup>th</sup> ( <i>No meeting on 24<sup>th</sup> - Thanksgiving</i> )
June 9 <sup>th</sup> & 23 <sup>rd</sup>	December 8 <sup>th</sup> & 22 <sup>nd</sup>

Meetings shall convene at \_\_\_\_\_ P.M.

Item#2- 109 & 115 West Eagle Road- Land Development  
DN Group, LLC

Item#3- 2517 & 2525 Bryn Mawr Avenue- Minor Subdivision  
Rayer Builders, LLC

Item#4- 1224 Steel Road- Minor Subdivision  
Sposato Homes

ADJOURNMENT

Minutes of the Reorganization Meeting of the Planning Commission of Haverford Township held on Thursday, January 14, 2016 at 7:00pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

Angelo Capuzzi  
Chris Gaumann  
Chuck Reardon  
Joe Russo  
Chris Vitale  
Richard Wynn

BOARD MEMBERS NOT PRESENT:

Paul D'Emilio

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager  
Chuck Faulkner, Pennoni Associates  
Kelly Krause-Kirk, Haverford Township Community Development Office  
Terry Coogan, Recording Secretary

Mrs. Hanlon-Widdop called the meeting to order at 7:05.

Item #1 Reorganization/Appointments

Mrs. Hanlon-Widdop called for nominations for the position of Chairman.

Mr. Reardon made a Motion to nominate Joe Russo for the position of Chairman.

Mr. Gaumann seconded the Motion.

MOTION PASSED UNANIMOUSLY.

The meeting was turned over to Mr. Russo.

Mr. Russo called for nominations for the position of Vice-Chairman.

Mr. Russo made a Motion to nominate Mr. Capuzzi for the position of Vice-Chairman.

Mr. Reardon seconded the Motion.

MOTION PASSED UNANIMOUSLY.

Mr. Russo called for nominations for the position of Secretary.

Mr. Russo made a Motion to nominate Mr. Gaumann to the position of Secretary.

Mr. Vitale seconded the Motion.

MOTION PASSED UNANIMOUSLY.

Mr. Russo made a Motion to appoint Terry Coogan to the position of Recording Secretary.

Mr. Reardon seconded the Motion.

MOTION PASSED UNANIMOUSLY.

During 2016, the Planning Commission will generally meet on the second and fourth Thursdays of each month at 7:30. The amended calendar is attached.

Item #2 109 & 115 West Eagle Road – Land Development  
DN Group, LLC

Kevin Momenee, Engineer from Momenee Associates, spoke before the Board.

The applicant has submitted revised plans to the Township.

The applicant is proposing to consolidate two existing parcels at 109 and 115 West Eagle Road into a single lot. The existing dwellings are to be demolished and a new office building and associated parking are proposed. An infiltration bed is proposed for stormwater management. The new building is to be serviced by public water and sewer. The site is currently zoned C-3 General Commercial District.

The applicant is requesting a waiver from the cartway width requirements on Oakmont Ave, a waiver from providing a traffic impact study and providing additional street lighting on Oakmont Ave.

In regards to the Township Engineer's review letter dated January 14, 2016, the applicant will comply with and/or address all items (1-20).

Regarding the three additional comments on the review letter, the applicant will be requesting a waiver from the right-of-way width requirements along Oakmont Avenue and a waiver from providing a wider access to Eagle Road.

The Planning Commission and Township Engineer feel a traffic impact study is warranted.

Some items discussed were the demolition of the existing garage on the adjacent property, the grading on the property and complying with the Design Standards required by the Township for the Eagle Road corridor.

The Planning Commission recommended that the applicant come back to the next Planning Commission meeting with revisions to the plans showing a grass strip between the curb and 5-foot sidewalk, railings, posts and sidewalk revisions in the front of the property, increasing the width of the driveway connection to Eagle Road to 22 feet and providing a traffic impact study.

Item #3 2517 & 2525 Bryn Mawr Avenue – Minor Subdivision  
Rayer Builders, LLC

Jim Buckler representing the applicant spoke before the Board. Also present was David Damon, Engineer from H. Gilroy Damon Associates.

Mr. Buckler stated that the applicant sent out the required certified mail to the neighbors notifying them of this subdivision but accidentally did not send them to 12-14 of the neighbors.

Mr. Buckler asked if they could return to the next meeting for a vote after all the required neighbors were notified.

The applicant is proposing to subdivide 35 feet from the property at 2517 Bryn Mawr Avenue (Lot 3) and combining that with the property at 2525 Bryn Mawr Ave and then re-subdividing those combined parcels into two lots (Lots 1 and 2), each 55 feet wide. The existing residence on Lot 1 is proposed to be demolished and new dwellings are proposed on both Lots 1 and 2. The existing residence on Lot 3 is proposed to remain. The property is within the R-4 Low to Medium Density Residential Zoning District. The existing dwelling is currently serviced by public water and sanitary sewer. The proposed lots are also to be serviced by public water and sanitary sewer. Service laterals will connect to existing utilities in Bryn Mawr Avenue.

In regards to the Township Engineer's review letter dated January 7, 2016, the applicant will comply with and/or address items 2- 19 and 21-25.

Regarding Item #1, the applicant appeared before the Zoning Hearing Board and was granted a variance from the restriction regarding subdividing a property containing a non-conforming building. For Item #20, the applicant feels that moving the driveway on Lot 3 to comply with the Township code requirements would be difficult.

There was a discussion about ways to bring the existing driveway on Lot 3 up to Township standards and the applicant will discuss this with the owners.

The applicant is purchasing 35feet of the lot with the existing home (2517 Bryn Mawr Ave).

Mr. Russo asked the audience for any comments or questions.

Teresa Albers, 2530 Olcott Ave, lives behind the property, expressed her concern with the flooding on her property getting worse with this subdivision. Ms. Albers showed pictures to the Commission of the current flooding on her property which she thinks is caused by a subdivision previously constructed on Olcott Ave to the Board. She's also concerned with the loss of vegetation on the property. Ms. Albers wants to know if the drainage system on the proposed subdivision doesn't work, who's responsible for any resultant flooding on her property.

Mr. Damon, the engineer, explained the drainage system of the subdivision stating the run-off will be reduced because of the grading and stormwater management system.

Mr. Faulkner explained the grading permit process and explained the BMP maintenance agreement and inspection process.

Mrs. Hanlon-Widdop stated that the Township will go out and inspect the stormwater system of the house on Olcott Ave causing the flooding on Ms. Albers' property.

William Kane, 2526 Olcott Ave, asked if the stormwater system proposed is the same as the one used on the subdivision on Olcott Ave. It is and the Township will go out to inspect the system to see why the homes are flooding.

Mary Bradley, 2511 Belmont Ave, asked what the size of the proposed homes will be and feels this development will disrupt the integrity of the neighborhood.

Catrine Sutton, 2504 Bryn Mawr Ave, spoke of the number of new homes being built in her neighborhood, and expressed her concern with water run-off into the intersection of Bryn Mawr Ave and Loraine St causing black ice during the winter, feels the size of the homes changes the feel of the neighborhood. Ms. Sutton also asked about the size of the driveways, is concerned with the parking, the existing trees, and the impervious surface ratio.

The applicant will return to the January 28, 2016 meeting.

Item #4 1224 Steel road – Minor Subdivision  
Sposato Homes

Mike Ciocco, from Catania Engineers, spoke before the Board.

The applicant sent out the required certified mail to the neighbors and Mr. Ciocco submitted the receipts.

The applicant is proposing to subdivide an existing parcel into three lots. The existing dwelling on the property is proposed to be demolished and a new single family dwelling on each lot is proposed. The existing garage on Lot 1 is proposed to remain. A seepage bed is proposed on each lot for stormwater management. The property is within the R-4 Low to Medium Density Residential Zoning District. The existing dwelling is currently serviced by public water and sanitary sewer. The proposed lots are also to be serviced by public water and sanitary sewer. Service laterals will connect to existing utilities in Steel Road.

The applicant has performed infiltration tests and will submit the results to the Township Engineer.

In regards to the Township Engineer's review letter dated January 13, 2016, will comply with and/or address all items (1-15).

The applicant is requesting waivers from the dedication of land for recreation as required and from constructing curbs within the Steel Road right-of-way. The Commission believes that providing the applicable fee in lieu of open space is the appropriate option for this application.

There was a discussion about what trees need to be removed and if any have been removed yet. The applicant will discuss replacing any trees with the Shade Tree Commission.

Mr. Russo asked the audience for any questions or comments.

Arthur Noel, 513 Royal Ave, requested relocating the top soil stock pile during construction so the neighbors aren't affected by the dust and asked if the sidewalks could be extended to Royal Ave. The sidewalks are normally constructed just in front of the development.

Rita Haney, 514 Grand Ave, asked if the proposed owners will own all the land in the rear of the properties and asked when construction will begin.

Teresa Glackin, 248 Belfield Ave, feels the neighborhood is getting chopped up with all the new homes being built and would rather two homes be built instead of the three proposed.

Melissa Nelson, 1208 Steel Road, asked how much space is between each house, prefers that two homes instead of three be built on this property and feels this development doesn't fit with the feel of the neighborhood.

Anne Weir, 1220 Steel Rd, asked if the applicant could remove the vegetation growing between her home and the existing home and asked how big the proposed homes will be.

Mr. Noel asked if Mr. Sposato would evaluate the option of building only two homes instead of three and he read a prepared statement to the Board which is attached. He showed pictures to the Board showing the flooding in his backyard and would like the old tree in the rear of his property removed and replaced. He asked the Planning Commission to consider asking the applicant to minimize the dust during construction with water and that there be no construction on Sundays as a condition of approval.

The Planning Commission requested that the applicant return in two weeks with information regarding the open space, the Shade Tree Commission's finding on the tree, the hours and days of operation, how dust will be controlled during demolition and construction activities and whether the applicant is willing to construct only 2 homes instead of 3.

#### Item #5 Review of Minutes

Mr. Capuzzi made a Motion to approve the minutes from the meeting on December 10, 2015.  
Mr. Gaumann seconded the Motion.  
MOTION PASSED UNANIMOUSLY.

Mr. Capuzzi made a Motion to adjourn the meeting at 9:35.  
Mr. Russo seconded the Motion.  
MOTION PASSED UNANIMOUSLY.

## A G E N D A

MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP,  
THURSDAY JANUARY 28, 2016 AT 7:30 P.M. IN THE COMMISSIONERS MEETING  
ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083

### BOARD MEMBERS:

Joseph Russo, Chairman  
Angelo Capuzzi, Vice Chairman  
Christian Gaumann, Secretary  
Paul D'Emilio  
Chuck Reardon  
Christopher Vitale  
G. Richard Wynn

ALSO PRESENT: Lori Hanlon-Widdop, Assistant Township Manager  
Chuck Faulkner, Pennoni Assoc.

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Item#1-            109 & 115 West Eagle Road- Land Development  
                         DN Group, LLC

Item#2-            2517 & 2525 Bryn Mawr Avenue- Minor Subdivision  
                         Rayer Builders, LLC

Item#3-            1224 Steel Road- Minor Subdivision  
                         Sposato Homes

Item#4-            Review of Minutes

ADJOURNMENT



Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, January 28, 2016 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

Joe Russo, Chairman  
Angelo Capuzzi, Vice-Chairman  
Chris Gaumann, Secretary  
Paul D'Emilio, Member  
Chuck Reardon, Member  
G. Richard Wynn, Member

BOARD MEMBERS NOT PRESENT:

Chris Vitale, Member

ALSO PRESENT:

Kelly Krause-Kirk, Haverford Township Community Development Office  
Chuck Faulkner, Pennoni Associates  
Terry Coogan, Recording Secretary

Mr. Russo called the meeting to order at 7:30pm.

Item #1 109 & 115 West Eagle Road – Land Development  
DN Group, LLC

Brian Madsen, PE, from Momenee Associates, spoke before the Board. The applicant submitted revised plans to the Township.

Some revisions made included installing a 3 ft. grass strip between the curb and 5 ft. sidewalk along Eagle Road, widening the access driveway to Eagle Road from 20 ft. to 22 ft., adding decorative fencing and brick piers to comply with the Design Standards for Eagle Road. As a result of these revisions, the parking in the rear was moved back 2 ft. and the building footprint is smaller to comply with the impervious surface requirements.

A traffic study was submitted and the results found there will be no significant impacts to traffic due to this development.

Some items discussed were the grading across the sidewalk along Eagle Road, parking for the 2<sup>nd</sup> floor office space in the rear only, access to 2<sup>nd</sup> floor from the rear only, parking for retail space in front, and screening the dumpster in the rear.

In regards to the Township Engineer's review letter dated January 27, 2016, the applicant will comply with and/or address all items.

The applicant is requesting waivers from the cartway width and right-of-way width requirements on Oakmont Avenue, and from providing additional street lighting on Oakmont Avenue.

The applicant will appear before the Shade Tree Commission again at their meeting in February.

Mr. Capuzzi made a Motion to recommend to the Board of Commissioners the approval of this Preliminary/Final Land Development plan subject to:

1. The applicant will comply with all items on the attached Township Engineer's review letter dated January 27, 2016 with the exception of item #2 on page 3
2. It is recommended that all access to the 2<sup>nd</sup> floor office area be from the rear only
3. The applicant will provide screening for the dumpster in the rear
4. The applicant will comply with all comments from the Shade Tree Commission
5. The light fixtures and other improvements along Eagle Road will comply with the Design Standards for the Eagle Road Corridor
6. The Planning Commission recommends the granting of the waivers requested from the cartway and right-of-way width requirements on Oakmont Avenue and from the installation of additional street lighting on Oakmont Avenue.

Mr. Gaumann seconded the Motion.

Roll call vote was taken.

**MOTION PASSED UNANIMOUSLY.**

Item #2 2517 & 2525 Bryn Mawr Avenue – Minor Subdivision  
Rayer Builders, LLC

Jim Buckler, attorney for the applicant, spoke before the Board. Also present were David Damon, the engineer from H. Gilroy Damon Associates and the applicant.

Mr. Buckler submitted the certified mail receipts to the Township. The landscape plan was submitted to the Shade Tree Commission who recommended that the applicant hire an arborist to develop a plan for protecting the existing evergreen trees in the rear of the property. The arborist will submit a report stating how the trees are to be treated and protected during construction.

The applicant will comply with all items on the Township Engineer's review letter dated January 7, 2016 with the exception of item #1 for which they received relief was granted by the Zoning Hearing Board.

The applicant will widen the driveway width on Lot 3 to 10 ft. and extend its length to the existing fence, approximately 40' behind the right-of-way line on Bryn Mawr Avenue.

The applicant will decrease the slope of the proposed driveways to 6% and lower the floor elevations of the proposed garages accordingly.

There was a discussion about the seepage beds.

Mr. Russo asked the audience for any questions or comments.

Teresa Albers, 2530 Olcott Ave, stated that she had an arborist look at the trees in the rear of the property. That arborist believes that the trees could handle minor trauma but Ms. Albers is

worried about grading near the trees. She asked the applicant and the Planning Commission to please protect the neighboring properties from flooding.

Mr. Capuzzi made a Motion to recommend to the Board of Commissioners the approval of this Preliminary/Final Subdivision Plan subject to the following:

1. The applicant will comply with all items in the attached Township Engineer's review letter dated January 7, 2016
2. That the zoning order be added to the Title Plan
3. The requirements outlined by the applicant's arborist be incorporated into the Erosion and Sediment Control plans for the project
4. The driveway on Lot 3 is widened to 10 ft. and for a distance of 40 ft. into the property as measured from the street to the right-of-way line.

Mr. Gaumann seconded the Motion.

Roll call vote was taken.

**MOTION PASSED UNANIMOUSLY.**

Item #3 1224 Steel Road – Minor Subdivision  
Sposato Homes

Joe Rodo from Catania Engineers spoke before the Board. Also present was the applicant.

The applicant's arborist submitted a report to the Shade Tree Commission who approved it with a few revisions. The tree in the front of the property will be removed and replaced and the 60" tree in the rear will be removed.

Regarding the open space, the applicant will provide a 10' wide access easement on Lot 3 to the open space.

Some things discussed regarding the easement were the responsibility of maintaining the open space (which would be the home owners responsibility), and if creating an easement on an existing driveway is permitted. Making the open space deed restricted from any development was discussed.

Also discussed was the relocating the stockpile to Lot 2, no construction taking place on Sundays, and providing a water source during demolition and construction to control dust.

Mr. Capuzzi made a Motion to recommend to the Board of Commissioners the approval of this Minor Subdivision plan subject to the following:

1. The applicant will comply with all items on the attached Township Engineer's review letter dated January 13, 2016
2. The plan will be amended to show the trees to be removed and the new plantings as recommended by the Shade Tree Commission
3. The applicant provide an active water source to control the dust during demolition and construction
4. There will be no construction performed on Sundays

5. The top soil stockpile shown on Lot 3 will be moved to Lot 2 and the size of the area of the stock pile shall be more realistically depicted on the plans
6. The applicant will install a sidewalk across the entire front of the property
7. The open space will be listed in each lot's deed as undedicated, restricted property on which no construction or improvements may be made and that the owners will maintain the open space
8. Recommend to the Board of Commissioners to grant the waiver from the construction of curbs along Steel Road

Mr. Reardon seconded the Motion.

Roll call vote was taken.

**MOTION PASSED UNANIMOUSLY.**

Item #4 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the meeting held on January 14, 2016.

Mr. Reardon seconded the Motion.

Motion passed with a vote of 5-0-1 with Mr. D'Emilio abstaining.

Mr. Capuzzi made a Motion to adjourn the meeting at 8:30pm.

Mr. Reardon seconded the Motion.

**MOTION PASSED UNANIMOUSLY.**

## AGENDA

MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP,  
THURSDAY, FEBRUARY 11, 2016 AT 7:30 P.M. IN THE COMMISSIONERS MEETING  
ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083

### BOARD MEMBERS:

Joseph Russo, Chairman  
Angelo Capuzzi, Vice Chairman  
Christian Gaumann, Secretary  
Paul D'Emilio  
Chuck Reardon  
Christopher Vitale  
G. Richard Wynn

### ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager  
Chuck Faulkner, Pennoni Assoc.  
Terry Coogan, Scribe  
Kelly Kirk, Haverford Township Community Development Office

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Item#1- Haverford College Duck Pond Dredging- NPDES Permit  
Municipal Land Use Letter

Item#2- Introduction of The Haverford Township Municipal Services Building  
Presentation Only- No Formal Action Taken

Item#3- Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, February 11, 2016 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

Joe Russo, Chairman  
Angelo Capuzzi, Vice-Chairman  
Chris Gaumann, Member  
Chuck Reardon, Member  
Chris Vitale, Member

BOARD MEMBERS NOT PRESENT:

Paul D'Emilio, Member  
G. Richard Winn, Member

ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager  
Chuck Faulkner, Pennoni Associates  
Kelly Krause-Kirk, Haverford Township Community Development Office  
Chris Connell, 8<sup>th</sup> Ward Commissioner  
Terry Coogan, Recording Secretary

Mr. Russo called the meeting to order at 7:35pm.

Item #1 Haverford College Duck Pond Dredging – NPDES Permit  
Municipal Land Use Letter

Mr. Capuzzi made a Motion to approve the NPDES Permit Municipal Land Use letter for dredging the duck pond located at Haverford College.

Mr. Reardon seconded the Motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY.

Item #2 Introduction of the Haverford Township Municipal Services Building  
Presentation Only – No Formal Action Taken

Mr. Gaumann recused himself from this agenda item.

Jim Bannon, from Nave Newel, spoke before the Commission.

Mr. Bannon presented a power point presentation showing the plans for the proposed Township Municipal Services Building with associated parking.

Some items reviewed were the entrances and exits, the parking, needing zoning relief from disturbing steep slopes and very steep slopes, rain gardens, stormwater management, porous paving in the parking lot, the possibility of reserved parking, grading, aisle width in the parking lots, employee parking, ADA accessibility, handicapped parking.

Some items discussed were if there will be any sidewalks installed leading to the fields, the location of the staircases and elevator in the proposed building, which part of the building looks over the green roof, the view from the proposed Commissioners' meeting room, if a restroom will be available for use on the 1<sup>st</sup> floor, the different phases of construction, the use of the ball fields during staging and construction, the estimated start of construction and the location of PECO services.

The applicant was asked to show the back stop for the fields on the plans.

Chris Connell, 8<sup>th</sup> Ward Commissioner, asked if there would be bollards installed between the parking lot and the proposed building and if shatterproof glass would be installed in the proposed building. Mr. Connell also questioned the use of the proposed ramps and if there will be any temporary parking during construction.

### Item #3 Review of Minutes

Mr. Capuzzi made a Motion to approve the minutes from the meeting held on January 28, 2016.

Mr. Russo seconded the Motion.

Roll call vote was taken.

Motion passed with a vote of 5-0-1 with Mr. Vitale abstaining.

Mr. Capuzzi made a Motion to adjourn the meeting at 8:10pm.

Mr. Gaumann seconded the Motion.

**MOTION PASSED UNANIMOUSLY.**

## AGENDA

MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP,  
THURSDAY, MARCH 10, 2016 AT 7:30 P.M. IN THE COMMISSIONERS MEETING  
ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083

### BOARD MEMBERS:

Joseph Russo, Chairman  
Angelo Capuzzi, Vice Chairman  
Christian Gaumann, Secretary  
Paul D'Emilio  
Chuck Reardon  
Christopher Vitale  
G. Richard Wynn

### ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager  
Chuck Faulkner, Pennoni Assoc.  
Terry Coogan, Recording Secretary

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Item#1- 1010 Darby Road- Haverford Township Municipal Services Building  
Review- Land Development

Item#2- 1010 Darby Road- Haverford Township Municipal Services Building  
NPDES Permit Authorization

Item#3- Review of Minutes

ADJOURNMENT



Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, March 10, 2016 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

**BOARD MEMBERS PRESENT:**

Joe Russo, Chairman  
Angelo Capuzzi, Vice-Chairman  
Chuck Reardon, Member  
Chris Vitale, Member  
G. Richard Wynn, Member

**BOARD MEMBERS NOT PRESENT:**

Paul D'Emilio, Member  
Chris Gaumann, Member

**ALSO PRESENT:**

Lori Hanlon-Widdop, Assistant Township Manager  
Chuck Faulkner, Pennoni Associates  
Chris Connell, 8<sup>th</sup> Ward Commissioner  
Jim McGarrity, 7<sup>th</sup> Ward Commissioner  
Terry Coogan, Recording Secretary

Mr. Russo called the meeting to order at 7:35pm.

Item #2 1010 Darby Road – Haverford Township Municipal Services Building  
NPDES Permit Authorization

Mr. Capuzzi made a Motion to approve the NPDES Permit Authorization for the Haverford Township Municipal Services Building.

Mr. Russo seconded the Motion.

Roll call vote was taken.

**MOTION PASSED UNANIMOUSLY.**

Item #1 1010 Darby Road – Haverford Township Municipal Services Building  
Review – Land Development

Jim Bannon, from Nave Newell, spoke before the Board. Also present were Ed Mangle, the architect from KCBA, Mike Bruce from Nave Newell, and Bill McLaughlin, manager from Reynolds Construction.

The applicant is proposing to demolish the existing Police Department Building and associated parking and construct a new Municipal Services Building. Parking, landscaping and lighting are also proposed to support the new building and existing uses. Two underground basins, as well as rain gardens and a green roof, are proposed for stormwater management. The new building is to be serviced by public water and sewer. The site is currently zoned INS – Institutional.

Mr. Bannon discussed some revisions made to the plans. He also discussed the parking areas, the zoning relief granted by the Zoning Hearing Board, the reconfigured walkway from the lower area to the upper area, and the sidewalk on Manoa Road.

In regards to the Township Engineer's review letter dated March 10, 2016, the applicant will comply with and/or address all items (1-20).

Some items discussed were the number of parking spaces required by the Township Code in relation to what is proposed, rebuilding the infield of one of the baseball fields, the size and location of the generator for the proposed building, the new location for the recycling bins, the time frame of construction, the green roof, and the three charging stations in the parking lot for electric cars.

Ms. Widdop stated that there will be a new portable finger printing machine located off the lobby of the proposed building.

Also discussed were the waivers being requested, which are listed on the Township Engineer's review letter, and the location of the Veterans Memorial on the site.

Mr. Capuzzi made a Motion to recommend to the Board of Commissioners the approval of this Land Development plan subject to the applicant complying with all items on the Township Engineer's review letter dated March 10, 2016, and recommend the approval of the six waivers requested.

Mr. Reardon seconded the Motion.

Roll call vote was taken.

Motion passed with a vote of 4-1-0 with Mr. Vitale voting no.

Item #3 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the meeting held on February 11, 2016.

Mr. Reardon seconded the Motion.

Motion passed with a vote of 4-0-1 with Mr. Wynn abstaining.

Mr. Reardon made a Motion to adjourn the meeting at 8:30pm.

Mr. Capuzzi seconded the Motion.

**MOTION PASSED UNANIMOUSLY.**

## AGENDA

MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP,  
THURSDAY, MAY 12, 2016 AT 7:30 P.M. IN THE COMMISSIONERS MEETING ROOM,  
2325 DARBY ROAD, HAVERTOWN, PA 19083

### BOARD MEMBERS:

Joseph Russo, Chairman  
Angelo Capuzzi, Vice Chairman  
Christian Gaumann, Secretary  
Paul D'Emilio  
Chuck Reardon  
Christopher Vitale  
G. Richard Wynn

### ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager  
Chuck Faulkner, Pennoni Assoc.  
Terry Coogan, Recording Secretary

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Item#1- Zoning Ordinance Amendment Review-  
§ 182-727 Fences and Retaining Walls

Item#2- Zoning Ordinance Amendment Review-  
§ 182-731 Outdoor Dining

Item#3- Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, May 12, 2016 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

**BOARD MEMBERS PRESENT:**

Joe Russo, Chairman  
Angelo Capuzzi, Vice-Chairman  
Chuck Reardon, Member  
G. Richard Wynn, Member

**BOARD MEMBERS NOT PRESENT:**

Chris Gaumann, Secretary  
Paul D'Emilio, Member  
Chris Vitale, Member

**ALSO PRESENT:**

Lori Hanlon-Widdop, Assistant Township Manager  
Kelly Kirk, Haverford Township Community Development Office  
Terry Coogan, Recording Secretary

Mr. Russo called the meeting to order at 7:35pm.

Item #1 Zoning Ordinance Amendment Review-  
§ 182-727 Fences and Retaining Walls

The Planning Commission discussed the ordinance pertaining to fences and retaining walls. Some of the things discussed were some rewording of the ordinance, and the definitions of right-of-way and wall height.

Mr. Reardon made a Motion to recommend to the Board of Commissioners to accept the changes to Ordinance P-12-2016 as amended.

Mr. Capuzzi seconded the Motion.  
Roll call vote was taken.  
**MOTION PASSED UNANIMOUSLY.**

Item #2 Zoning Ordinance Amendment Review-  
§ 182-731 Outdoor Dining

The Planning Commission discussed the ordinance pertaining to outdoor dining. Some of the things discussed were some rewording of the ordinance, the hours of operation for outdoor dining, and set-back requirements.

Mr. Reardon made a Motion to recommend to the Board of Commissioners to accept the changes to Ordinance P-13-2016 as amended.

Mr. Capuzzi seconded the Motion.  
Roll call vote was taken.  
**MOTION PASSED UNANIMOUSLY.**

Item #3 Review of Minutes

Mr. Capuzzi made a Motion to approve the Minutes from the meeting held on March 10, 2016.

Mr. Reardon seconded the Motion.

MOTION PASSED UNANIMOUSLY.

Mr. Capuzzi made a Motion to adjourn the meeting at 8:30pm.

Mr. Reardon seconded the Motion.

MOTION PASSED UNANIMOUSLY.

## AGENDA

MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP,  
THURSDAY, JUNE 9, 2016 AT 7:30 P.M. IN THE COMMISSIONERS MEETING ROOM,  
2325 DARBY ROAD, HAVERTOWN, PA 19083

### BOARD MEMBERS:

Joseph Russo, Chairman  
Angelo Capuzzi, Vice Chairman  
Christian Gaumann, Secretary  
Paul D'Emilio  
Chuck Reardon  
Christopher Vitale  
G. Richard Wynn

### ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager  
Chuck Faulkner, Pennoni Assoc.  
Terry Coogan, Recording Secretary

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Item#1- 21- 25 East Park Road- Lot Consolidation/Lot Line Change  
Kuryloski

Item#2- 1224 Steel Road- Sewer Facilities Planning Module Review  
Sposato

Item#3- Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, June 9, 2016 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

Joe Russo, Chairman  
Angelo Capuzzi, Vice-Chairman  
Chuck Reardon, Member  
Chris Vitale, Member

BOARD MEMBERS NOT PRESENT:

Chris Gaumann, Secretary  
Paul D'Emilio, Member  
G. Richard Wynn, Member

ALSO PRESENT:

Kelly Kirk, Haverford Township Community Development Office  
Chuck Faulkner, Pennoni Associates  
Terry Coogan, Recording Secretary

Mr. Russo called the meeting to order at 7:30pm.

Item #1 21-25 East Park Road – Lot Consolidation/Lot Line Change  
Kuryloski

Markie Briggs, an architect, spoke before the Board. Ms. Briggs went over the plans with the Planning Commission.

The applicants are proposing to consolidate three parcels into two lots. Lot one will include the existing house at 21 Park Road. Lot two will consist of the existing house at 25 Park Road and the existing pool located between the two houses. No development or redevelopment is proposed with this application. Both properties are located within the R-4 Zoning District (Low to Medium Density Residential) and serviced by public water and public sewer.

In regards to the Township Engineer's review letter dated June 7, 2016 the applicant will comply with and/or address Items 1, 2, and 4. Regarding Item #3, the applicant is requesting use of pins to identify the property line rather than installing concrete monuments. After a discussion, the Planning Commission agreed to the use of pins.

The Planning Commission recommended to the applicant to file a deed of lot consolidation for both of the two new lots. Also discussed were deed restrictions and land grants to prevent further development on the land, and showing the distance from the water line of the pool to the property line.

Mr. Capuzzi made a Motion to recommend to the Board of Commissioners the approval of this Minor Subdivision/Lot Line Change subject to the following conditions:

1. The applicant comply with all items on the attached Township Engineer's review letter to the satisfaction of the Township Engineer

2. Steel pins may be used in lieu of the concrete monuments (Item #3 on the review letter)
3. The distance from the water line of the pool to the side property line be noted on the plans
4. A Deed of Lot Consolidation be recorded for both Lot 1 and Lot 2.

Mr. Vitale seconded the Motion.

Roll call vote was taken.

**MOTION PASSED UNANIMOUSLY.**

Item #2 1224 Steel Road – Sewer Facilities Planning Module Review  
Sposato

Mr. Capuzzi made a Motion for Final Approval of the Sewage Facilities Planning Module Component 4-A for the 1224 Steel Road subdivision.

Mr. Reardon seconded the Motion.

Roll call vote was taken.

**MOTION PASSED UNANIMOUSLY.**

Item #3 Review of Minutes

Mr. Capuzzi made a Motion to approve the minutes from the meeting on May 12, 2016.

Mr. Reardon seconded the Motion.

Roll call vote was taken.

Motion passed with a vote of 3-0-1 with Mr. Vitale abstaining.

Mr. Capuzzi made a Motion to adjourn the meeting at 7:45pm.

Mr. Reardon seconded the Motion.

**MOTION PASSED UNANIMOUSLY.**



## A G E N D A

MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP,  
THURSDAY, JUNE 23, 2016 AT 7:30 P.M. IN THE COMMISSIONERS MEETING ROOM,  
2325 DARBY ROAD, HAVERTOWN, PA 19083

### BOARD MEMBERS:

Joseph Russo, Chairman  
Angelo Capuzzi, Vice Chairman  
Christian Gaumann, Secretary  
Paul D'Emilio  
Chuck Reardon  
Christopher Vitale  
G. Richard Wynn

### ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager  
Chuck Faulkner, Pennoni Assoc.  
Terry Coogan, Recording Secretary

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- Item#1-        Zoning Ordinance Amendment Review-  
                  § 182-727 Fences and Retaining Walls
  
- Item #2-       Department of Community& Economic Development Grant Applications-  
                  Dog Park – 224 Foster Avenue  
                  Nature Preserve – 328 Spring Road  
                  Stormwater Facility – Chatham Park Elementary School
  
- Item#3-        Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, June 23, 2016 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

Joe Russo, Chairman  
Chuck Reardon, Member  
Chris Vitale, Member  
G. Richard Wynn, Member

BOARD MEMBERS NOT PRESENT:

Angelo Capuzzi, Vice-Chairman  
Chris Gaumann, Secretary  
Paul D'Emilio, Member

ALSO PRESENT:

Kelly Kirk, Haverford Township Community Development Office  
Chris Connell, 8<sup>th</sup> Ward Commissioner  
Terry Coogan, Recording Secretary

Mr. Russo called the meeting to order at 7:30pm.

Item #1 Zoning Ordinance Amendment Review-  
§182-727 Fences and Retaining Walls

The Planning Commission discussed the ordinance pertaining to fences and retaining walls. Some of the things discussed were that fences along the side property lines for properties whose width at the building line was less than 50', the portion of the fence between 5' and 6' in height shall be at least 50% open; properties over 50' wide, a solid 6' fence is permitted.

Some other items discussed were the definitions including eliminating the words fence and wall when defining "height", some general rewording and adding that temporary fences be removed immediately when work is completed.

Revisions will be made and this ordinance will be revisited at the next Planning Commission meeting in July.

Item 32 Department of Community & Economic Development Grant Applications-  
Dog Park – 224 Foster Avenue  
Nature Preserve – 328 Spring Road  
Stormwater Facility – Chatham Park Elementary School

The Planning Commission discussed the proposal to convert 224 Foster Avenue to a dog park and the proposal to convert 328 Spring Road to a nature preserve. Also discussed was the proposal to install an underground stormwater management facility at Chatham Park Elementary School. It was determined that all three proposals are consistent with the Comprehensive Plan of Haverford Township, Delaware County.

Mr. Reardon made a Motion to recommend to the Board of Commissioners to support the application for funding for the dog park at 224 Foster Avenue, the nature reserve at 328 Spring Road and the stormwater facility at Chatham Park Elementary School and a finding that the proposals are consistent with the Comprehensive Plan of Haverford Township.

Mr. Wynn seconded the Motion.

Roll call vote was taken.

**MOTION PASSED UNANIMOUSLY.**

Item #3 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the meeting held on June 9, 2016.

Mr. Reardon seconded the Motion.

**MOTION PASSED** with a vote of 3-0-1 with Mr. Wynn abstaining.

Mr. Reardon made a Motion to adjourn the meeting at 8:45pm.

Mr. Russo seconded the Motion.

**MOTION PASSED UNANIMOUSLY.**

## AGENDA

MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP,  
THURSDAY, JULY 14, 2016 AT 7:30 P.M. IN THE COMMISSIONERS MEETING ROOM,  
2325 DARBY ROAD, HAVERTOWN, PA 19083

### BOARD MEMBERS:

Joseph Russo, Chairman  
Angelo Capuzzi, Vice Chairman  
Christian Gaumann, Secretary  
Paul D'Emilio  
Chuck Reardon  
Christopher Vitale  
G. Richard Wynn

### ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager  
Chuck Faulkner, Pennoni Assoc.  
Terry Coogan, Recording Secretary

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- Item #1-        1235 Steel Road- Minor Subdivision  
                  Falcone Signature Homes, LLC
- Item#2-        233 West Chester Pike- Land Development Sketch Plan  
                  Burger King Corporation
- Item#3-        Zoning Ordinance Amendment Review-  
                  § 182-727 Fences and Retaining Walls
- Item#4-        Review of Minutes

ADJOURNMENT

**MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP,  
THURSDAY, JULY 14, 2016 AT 7:30 P.M. IN THE COMMISSIONERS MEETING  
ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083**

**BOARD MEMBERS PRESENT:**

Joseph Russo, Chairman  
Angelo Capuzzi, Vice-Chairman  
Christian Gaumann, Secretary  
G. Richard Wynn, Member

**BOARD MEMBERS NOT PRESENT:**

Paul D'Emilio, Member  
Chuck Reardon, Member  
Christopher Vitale, Member

**ALSO PRESENT:**

Lori Hanlon-Widdop, Assistant Township Manager  
Joe Mastronardo, Township Engineer  
Kelly Krause-Kirk, Haverford Township Community Development Office  
Casey Colsher, Recording Secretary

Mr. Joseph Russo called the meeting to order at 7:25.

**Item #1- 233 West Chester Pike- Land Development Sketch Plan Burger King Corporation**

Mr. Tom Brogan for Carols Corporations, owner of property, spoke before the board.

Mr. Brogan gave a background of Burger King and how it started as a restaurant called Carols which was a burger restaurant that eventually turned into Burger King. He proposed to replace the current facility on the corner of West Chester Pike and Darby Road. The building will stay towards the center of the property with parking towards the side and an improved drive through around the back. He wants to reduce parking in order to provide more green spaces around the facility. The proposed building will be narrower than it is currently, seating about 60-65 customers. He wants to work with as many existing features as he can. This site is zoned C1-Limited Commercial.

Mr. Gaumann asked if the handicap spots can be moved closer to the proposed entrance and if the garbage can be moved to behind the facility and he was told that they will be able to meet those requests.

Mr. Capuzzi asked a about the location of the trash dumpster area and is told that it will be fully enclosed and attractive. He recommended that there be no parking next to the trash area. He offers the idea that the parking spaces be reduced to 9 ½ feet by 18 feet to increase green space on property. He states that the ordinance requires 1 parking spot per 100 square feet of customer

area. He also asked about cut through traffic and what they will do about it. He stated that a speed hump may help with it.

Joe Mastronardo asked if there is easy access to the trash for pick up and there is. He also asks about delivery trucks and there will be deliveries around back. He said he wants to review for pedestrian access to the site.

Mr. Wynn then asks what the timeline is after permits and he is told that they would like to start as soon as possible but the ideal timeline is between September and November.

Joseph Russo told the applicant that the plans require Zoning Hearing Board approval prior to the preliminary and final land development review by the Planning Commission. He asked if all utilities will be underground and if they will use current electrical connections and the applicant did not know.

## **Item #2- 1235 Steel Road- Minor Subdivision Falcone Signature Homes, LLC**

David Biloon, Momenee & Associates, Inc. spoke before the board about the site and the plans.

Mr. Biloon described the proposed subdivision of the existing 21,789 square foot lot to create two lots as follows: Lot No. 1 – 9,750 square feet, Lot No. 2 –11,495 square feet. The subject property is zoned R-4 (Low-Med Residential.) In regards to the Township Engineer's review letter dated July 11, 2016, the applicant will comply with and/or address all items (1-22).

The applicant requested waivers from §160-5.B(3)[j], from the minimum right-of-way width of 50 feet, §160-5.B(4)[a], from the requirement to provide curb, §160-5.B(4)[c], to allow a from the requirement to provide sidewalks, §160-5.B(4)[f], from the requirement to provide streetlights and §160-4.A, to allow a waiver from the requirement of a two step review process.

Mr. Capuzzi asked about an extension of the curb and sidewalk down the street. Mr. Biloon answered that he does not want to extend the curb and sidewalk because it is unneeded since the sidewalk goes nowhere.

Revisions to the plans were recommended, including adding a curb and sidewalk, correcting the topography by Steel Road and to correct the zoning table.

Mr. Biloon discussed the proposed construction will be two single family homes, with a driveway, one car garage, and a deck. Mr. Gaumann and Mr. Biloon discussed the runoff water and seepage beds for stormwater management.

Mr. Capuzzi made recommendations to amend the location map and notes on the plan and discussed whether the infiltration testing had been completed. Mr. Biloon and Mr. Mastronardo confirmed that the testing was completed and had passed.

The Planning Commission discussed the documentation and abandonment of the paper street Peach Lane. Administrative staff has consulted with legal counsel and agrees that as the street had never been dedicated to the township and never had been used by the public, the township has no power to vacate.

The requirement for conformity of setback lines was discussed by Mr. Biloon and Mr. Capuzzi. The homes should be required to be built farther from the street, to the median setback lines of existing structures on the same side of the street.

Mr. Russo asked the audience for any questions or comments.

Arthur Noel, 513 Royal Ave, asked why didn't the developer take advantage of Peach Lane? There was no definite answer. He then asked about a well on the property. Is it active? Inactive? How will it be managed? Mr. Biloon states that it is an inactive well. Mr. Noel asked if the electric service is aerial and Mr. Biloon said that it looks like it. A few members of the board state that all utilities must be underground. Lastly, Mr. Noel suggests some conditions of demolition. He asked for a water source on site to maintain the dust and he asked for quiet on Sundays and holidays. Mr. Russo asked if there are any objections. Mr. Vince Falcone, the developer, requested that quiet, interior work can be done on Sundays.

Theresa Glacken, 248 Belfield Ave, asked if there would be stormwater management required by the township and was shown the proposed seepage beds located on the plans. She then asked what the timeline is. Will both houses be done at the same time? Mr. Biloon answers yes and that it should take between 5 and 8 months to complete, depending on permits. She then asked if landscaping will be done along the fence on the other side of her property. Mr. Falcone said that it is unknown at this time but he will maintain a clean area.

Mr. Capuzzi made a motion to recommend to the Board of Commissioners the approval of this Subdivision Plan subject to the following:

1. Compliance with the conditions and recommendations of the Township Engineer's letter of July 11, 2016The Location Map on Sheet 1 shall be regenerated for legibility. (§160-4.G(2)(a))
2. Royal Avenue shall be indicated on the plan. (§160-4.G(2)(b))
3. A notation should be added to correspond with the asterisk located within the Zoning Compliance Table. (§160-4.G(2)(c))
4. Steel Road is a State Highway. Note 14 should be amended to read "A PennDOT road opening permit is required for the driveway and utility installation."

5. The front yard setback should be amended to conform with the median setback lines of the existing structures on the same side of the street, within 300 feet. (§182-715)
6. The paper road known as Peach Lane is indicated as “abandoned” on the site plan and should be revised to “paper street.” (§160-4.G(2)(b))
7. Construction operations will be limited to Monday through Saturday that would create excessive noise to the neighboring properties.
8. A water truck should remain on-site during construction activities for dust mitigation

Mr. Gaumann seconded the motion.

Roll call vote was taken.

MOTION PASSED UNANIMOUSLY

### **Item #3- Zoning Ordinance Amendment Review- §182-727 Fences and Retaining Walls**

Mr. Capuzzi proposes minor text changes to ordinance.

Mr. Capuzzi makes a motion to amend ordinance.

Mr. Wynn seconded the motion.

MOTION PASSED UNANIMOUSLY.

### **Item #4- Approval of Minutes**

This item was continued to the August 11, 2016 meeting. The majority of members present did not attend the meeting of June 23, 2016 and were unable to vote to approve the minutes.

Mr. Capuzzi makes a motion to adjourn meeting at 8:57 pm.

Mr. Russo seconds motion.

MOTION PASSED UNANIMOUSLY.



## AGENDA

MEETING OF THE PLANNING COMMISSION OF HAVERFORD TOWNSHIP,  
THURSDAY, SEPTEMBER 8, 2016 AT 7:30 P.M. IN THE COMMISSIONERS MEETING  
ROOM, 2325 DARBY ROAD, HAVERTOWN, PA 19083

### BOARD MEMBERS:

Joseph Russo, Chairman  
Angelo Capuzzi, Vice Chairman  
Christian Gaumann, Secretary  
Paul D'Emilio  
Chuck Reardon  
Christopher Vitale  
G. Richard Wynn

### ALSO PRESENT:

Lori Hanlon-Widdop, Assistant Township Manager  
Kelly Kirk, Community Development  
Chuck Faulkner, Pennoni Assoc.  
Terry Coogan, Recording Secretary

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Item #1- 924 Haverford Road- Land Development Sketch Plan  
Pet First Animal Wellness Center

Item#2- 1234 Dill Road- Minor Subdivision Plan  
Ormond Properties, LLC

Item#3- 223 West Chester Pike- Land Development  
Carrols LLC (Burger King)

Item#4- Review of Minutes

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, September 8, 2016 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT:

Joe Russo, Chairman  
Chris Gaumann, Secretary  
Chuck Reardon, Member  
Chris Vitale, Member  
G. Richard Wynn, Member

BOARD MEMBERS NOT PRESENT:

Angelo Capuzzi, Vice-Chairman  
Paul D'Emilio, Member

ALSO PRESENT:

Kelly Kirk, Community Development  
Chuck Faulkner, Pennoni Associates  
Terry Coogan, Recording Secretary

Mr. Russo called the meeting to order at 7:30pm.

Item #1 924 Haverford Road – Land Development Sketch Plan  
Pet First Animal Wellness Center

Jim Greenfield, Attorney for the applicant, spoke before the Board. Also present was Dr. Gabrielle Heyde, owner of Pet First Wellness Center.

Mr. Greenfield gave some background information on the wellness center. The applicant feels the facilities are out-moded and would like to update their facility and in order to do that is proposing to construct a new building.

Mr. Greenfield reviewed the plans with the Planning Commission and asked their feedback. The applicant needs to appear before the Zoning Hearing Board.

Some things discussed were the hours of operation, if the practice will be expanding with the new building, what the 2<sup>nd</sup> floor will be used for, the new utilities, the existing house and parking for the existing house. Also, since Haverford Road is a State Highway and two curb cuts are proposed to be eliminated, the applicant will need PennDot approval and the applicant will need to perform a traffic study.

Mr. Faulkner recommended reviewing the impervious surface coverage. It was recommended that the applicant be aware of studies that have been done pertaining to Haverford Road (DVRPC study).

The Planning Commission recommended moving two parking spaces from the wellness center to behind the existing house on the plans.

Item #2 1234 Dill Road – Minor Subdivision Plan  
Ormond Properties, LLC

Dan Archdeacon from Catania Engineers spoke before the Board.

The applicant is proposing to subdivide an existing parcel into two lots. The existing dwelling, garage and driveway are proposed to be demolished and a new single family dwelling on each lot is proposed. A seepage bed is proposed on each lot for stormwater management. The property is within the R-4 Low to Medium Density Residential Zoning District. The existing dwelling is currently serviced by public water and sanitary sewer. The proposed lots are also to be serviced by public water and sanitary sewer. Service laterals will connect to existing utilities in Dill Road.

The applicant is requesting a waiver from the cartway width requirements, right-of-way requirements and from installing sidewalks on Dill Road.

In regards to the Township Engineer's review letter dated September 6, 2016, the applicant will comply with and/or address all items (1-15).

Regarding Item #1, the Planning Commission asked the applicant to recheck the set-back lines and build the homes in conformity with the other homes on the street. Also, if the community prefers having a sidewalk, then the applicant will have to install them.

Mr. Russo asked the audience for any question or comments.

Rick McGlory, 1246 Dill Road, questioned how wide the proposed lots will be (56') and strongly expressed his opinion that he is against this development because it will disrupt the warmth of the neighborhood and also feels sidewalks will change the tenure of the neighborhood.

Ed Gallagher, the developer of the property, stated that he will push back the proposed homes to conform to the set-back lines.

Kelly Kirk informed the Board of upcoming proposed subdivisions on the same street so they might consider requiring the installing of sidewalks.

The applicant will return with the requested changes to the plans and appear before the Planning Commission at the next scheduled meeting on September 22, 2016.

Item #3 223 West Chester Pike – Land Development  
Carrols LLC (Burger King)

Charlie Suhr, the Attorney for the applicant, spoke before the Board. Also present were Tom Brogan from the Carrols Corporation, Kevin Momenee, the Engineer and Frank Tavani, the Traffic Engineer.

The applicant is proposing to rebuild the existing Burger King with a slightly smaller building and maintaining the drive-thru lane. The applicant needs to appear before the Zoning Hearing Board. The required notification letters to the neighbors were sent out.

Mr. Brogan stated that they wanted to improve the property and felt that replacing the building made more sense than remodeling the existing building.

Some things he discussed were the location of the proposed building, full lane circulation on the site, and designated employee parking.

Since their last appearance before the Planning Commission, the applicant has modified the size and number of the parking spaces to deal with impervious coverage and buffering requirements. Since there is not much pedestrian traffic, he feels that a pedestrian analysis is unnecessary. The handicapped parking space is unable to be re-positioned as requested. Mr. Brogan also agreed to move towards compliance with the set-back requirements. He will also comply with the lighting requirements.

Some things discussed were the improvements to the impervious surface coverage, installing a sidewalk from Llanerch Ave onto the site, the stormwater management system, curb cuts, the landscaping plans, and when and where trucks will be loading.

The applicant was asked to bring a proto type of the proposed building to the next meeting.

Mr. Tavani, the traffic engineer, reviewed the traffic study he performed and submitted on August 22, 2016.

The applicant will appear before the Planning Commission at the next scheduled meeting on September 22, 2016 after the Township Engineer reviews the plans.

#### Item #4 Review of Minutes

Mr. Reardon made a Motion to approve the minutes from the meeting held on June 23, 2016.  
Mr. Russo seconded the Motion.  
Motion passed with a vote of 4-0-1 with Mr. Gaumann abstaining.

Mr. Gaumann made a Motion to approve the minutes from the meeting held on July 14, 2016.  
Mr. Russo seconded the Motion.  
Motion passed with a vote of 3-0-2 with Mr. Vitale and Mr. Reardon abstaining.

Mr. Reardon made a Motion to adjourn the meeting at 8:50pm.  
Mr. Gaumann seconded the Motion.  
MOTION PASSED UNANIMOUSLY.

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, September 22, 2016 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa. 19083.

BOARD MEMBERS PRESENT:

Angelo Capuzzi, Vice-Chairman  
Chris Gaumann, Secretary  
Paul D'Emilio, Member  
Chuck Reardon, Member  
Chris Vitale, Member  
G. Richard Wynn, Member

BOARD MEMBERS NOT PRESENT:

Joe Russo, Chairman

ALSO PRESENT:

Kelly Kirk, Community Development  
Chuck Faulkner, Pennoni Associates  
Terry Coogan, Recording Secretary

Mr. Capuzzi called the meeting to order at 7:30pm.

Item #1 1234 Dill Road – Minor Subdivision Plan  
Ormond Properties, LLC

Michael Ciocco, the engineer from Catania Engineers, spoke before the Board. Also present was Ed Gallagher, the applicant.

Since last appearing before the Planning Commission, the applicant has done the infiltration testing, measured for the median set-back lines of the proposed homes, and pushed the houses back another 10' on the plans.

Some items discussed were the median set-back lines of the existing and proposed houses on Dill Road, the installation of sidewalks, the removal of the tree in the right of way for sight distance, and the hours of construction.

The calculation for the median building set-back will be confirmed by the Township Engineer.

The applicant agreed to the installation of sidewalks along Dill Road and will meet with the Shade Tree Commission to discuss the removal of the tree located in the Township's right of way. Also, the applicant will provide an additional 5' of right of way on Dill Road. The applicant stated that he will follow the Township's ordinance for noise and there will be no construction on Sundays or holidays.

Other items discussed were the top soil stock pile area, showing the true drip line of the trees on the plans and the location of the seepage bed on Lot 2 in regards to the existing tree.

Mr. Capuzzi made a Motion to recommend the approval of this Minor Subdivision Plan to the Board of Commissioners subject to the applicant complying with the following:

1. The applicant will comply with all items on the attached Township Engineer's review letter dated September 6, 2016 to the satisfaction of the Township Engineer
2. The right of way on the North side Dill Road is expanded 5' measuring 25' from the center of Dill Road and concrete sidewalks and concrete aprons be installed across the fronts of Lot 1 and Lot 2.
3. Recommend that the waiver from the cartway width requirement be approved
4. The applicant will accurately depict on the plans the drip line of the 30" caliper tree at the rear of Lot 2 and the location of the proposed tree protection fence
5. The applicant will confer with the Shade Tree Commission regarding the removal of the existing street tree on Lot 1
6. The applicant will comply with the Township's noise ordinance and there will be no construction on Sundays or holidays.

Mr. Gaumann seconded the Motion.

Roll call vote was taken.

**MOTION PASSED UNANIMOUSLY.**

Item #2 223 West Chester Pike – Land Development  
Carrols LLC (Burger King)

Charlie Suhr, attorney for the applicant, spoke before the Board. Also present were Tom Brogan, Carrols Corp, David Fiorello, Momenee, Inc., and Frank Tavani, traffic engineer.

The applicant appeared before the Zoning Hearing Board but must appear before them again regarding signage.

Mr. Fiorello, the engineer from Momenee Associates, reviewed the Township Engineer's review letter dated September 21, 2016.

The applicant will comply with and/or address all items (1-33f).

Mr. Tavani, the traffic engineer, spoke briefly regarding the traffic and traffic flow on site. From a traffic stand point, because the proposed building and associated number of restaurant seats is less than that which currently exists, there should be a theoretic decrease in the amount of trips generated by the proposed project. There will be signage and pavement markings directing traffic on site.

To discourage cut-thru traffic, there was a discussion about installing a raised crosswalk on the site.

Mr. Reardon made a Motion to recommend to the Board of Commissioners the approval of this Land Development Plan subject to the following:

1. The applicant will comply with all items on the attached Township Engineer's review letter dated September 21, 2016 to the satisfaction of the Township Engineer
2. The applicant will install a raised pedestrian walkway

3. Conditional recommendation for approval granted subject to the final approval by the Zoning Hearing Board
4. The final order of the Zoning Hearing Board is listed on the record plans
5. Recommend granting the waivers listed on pages 1 & 2 of the Township Engineer's review letter.

Mr. Gaumann seconded the Motion.

Roll call vote was taken.

**MOTION PASSED UNANIMOUSLY.**

Item #3 Review of Minutes

Mr. Capuzzi made a Motion to approve the minutes from the meeting on September 8, 2016.

Mr. Gaumann seconded the Motion.

Roll call vote was taken.

Motion passed with a vote of 4-0-2 with Mr. Capuzzi and Mr. D'Emilio abstaining.

Mr. Reardon made a Motion to adjourn the meeting at 8:30pm.

Mr. Capuzzi seconded the Motion.

**MOTION PASSED UNANIMOUSLY.**