



**DELAWARE COUNTY PLANNING COMMISSION**  
**Meeting Agenda with Application Detail**

Thursday, March 21, 2024

**ZONING MATTERS**

**1. Uses and Definitions Update**

ZA-20-7953-24

Haverford Township

- \*Amend the text of the Township zoning ordinance to update various uses and definitions

**FINAL LAND DEVELOPMENTS**

**1. 43 N Garfield Avenue**

14-7950-24

Darby Township

- \*Develop two residential units that are semi-detached See FS 1

**Location** East side of N Garfield Avenue, approximately 200' south of Cooke Avenue

**Tax Map #** 15-04-682

**Zoning District(s)** R-B

**Tax Folio #** 15-00-01426-02

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
<b>Residential</b> <input checked="" type="checkbox"/>	<b>Residential</b> 0.130	<b>Public</b> <input checked="" type="checkbox"/>	<b>Public</b> <input checked="" type="checkbox"/>	<b>Wetlands</b> <input type="checkbox"/>
<b>Nonresidential</b> <input type="checkbox"/>	<b>Nonresidential</b> 0.000	<b>Private</b> <input type="checkbox"/>	<b>Private</b> <input type="checkbox"/>	<b>HOP Required</b> <input type="checkbox"/>

Summary of Proposed Units

**\* Residential \***

Single Family Semi-Detached

Units Remaining

Units Removed

Units Proposed

2

**\* Totals \***

2

**Applicant** CNT Associates LLC, 255 Hastings Blvd, Broomall, PA, 19008  
(610) 476-0807

**Engineer** H. Gilroy Damon Associates, Inc., P O Box 1158, 1343 Chester Pike, Sharon Hill, PA, 19079  
(610) 583-4100



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FINAL LAND DEVELOPMENTS

2. ACTS Lima Estates

26-6077-05-06-24

Middletown Township

\*Further develop 49.78 acres with a 1,173 sq. ft. building addition

**Location** Northeast of the intersection between Middletown Road and Old Forge Road

**Tax Map #** 27-12-061

**Zoning District(s)** R-1

**Tax Folio #** 27-00-01581-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
<u>Residential</u> <input checked="" type="checkbox"/>	<u>Residential</u> 49.780	<u>Public</u> <input checked="" type="checkbox"/>	<u>Public</u> <input checked="" type="checkbox"/>	<u>Wetlands</u> <input type="checkbox"/>
<u>Nonresidential</u> <input type="checkbox"/>	<u>Nonresidential</u> 0.000	<u>Private</u> <input type="checkbox"/>	<u>Private</u> <input type="checkbox"/>	<u>HOP Required</u> <input type="checkbox"/>

Summary of Proposed Units

\* Residential \*

Units Remaining

Units Removed

Units Proposed

Multifamily

\* Totals \*

**Applicant** ACTS Retirement-Life Communities, Inc., 420 Delaware Drive, Fort Washington, PA, 19034  
(215) 661-8330

**Engineer** Eustace Engineering, 607 Easton Road, Building B, 2nd Flr, Willow Grove, PA, 19090  
(215) 346-8757

3. 200 Price Street Warehouse

44-1636-84-01-24

Trainer Borough

\*Redevelop 10.92 acres with a 125,223 sq. ft. warehouse

**Location** Southwest corner of Price Street and 2nd Street

**Tax Map #** --:000

**Zoning District(s)** I-2

**Tax Folio #** 46-00-00445-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
<u>Residential</u> <input type="checkbox"/>	<u>Residential</u> 0.000	<u>Public</u> <input checked="" type="checkbox"/>	<u>Public</u> <input checked="" type="checkbox"/>	<u>Wetlands</u> <input type="checkbox"/>
<u>Nonresidential</u> <input checked="" type="checkbox"/>	<u>Nonresidential</u> 10.920	<u>Private</u> <input type="checkbox"/>	<u>Private</u> <input type="checkbox"/>	<u>HOP Required</u> <input type="checkbox"/>

Summary of Proposed Units

\* Nonresidential \*

-----Existing----- Proposed-----

-----Units----- -Square Footage-  
Lots Acres Remain Remove Remain Remove

Lots Units Addn's Sq. Ft.

Warehouse/Storage 125,223

\* Totals \*

125,223

**Applicant** Rockefeller Group, 92 Headquarters Plaza, 9th flr, Moorestown, NJ, 07960  
(973) 347-9100

**Engineer** T&M Associates, 74 W Broad Street, Suite 300, Bethlehem, PA, 18018  
(610) 625-2999



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FINAL LAND DEVELOPMENTS

4. 411 W. Wayne Avenue LLC

34-7955-24

Radnor Township

\*Develop 0.2281 acre with a mixed-use building

**Location** North side of Wayne Avenue, approximately 200' west of Highland Avenue

**Tax Map #** 36-12-524

**Zoning District(s)** C-1

**Tax Folio #** 36-06-00402-00

Application Type	Acreage	Water	Sewer	Floodplains
Residential <input type="checkbox"/>	Residential 0.000	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 0.228	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

\* Nonresidential \*

		Existing		Proposed			
		Units		Square Footage			
Lots	Acres	Remain	Remove	Remain	Remove	Lots	Units
Flex							1
* Totals *							1

**Applicant** 411 W. Wayne Avenue LLC c/o Ken Zhu, 3130 Willits Road, Philadelphia, PA, 19136  
(646) 339-6813

**Engineer** Herbert E. MacCombie, Jr., P.E., P.O. Box 118, Broomall, PA, 19008  
(610) 356-9550

5. Cobbs Creek Stream Restoration

47-7956-24

Upper Darby Township

\*Reconfiguration of a Philadelphia golf course and Cobbs Creek riparian area, fringe portions of which are within Delaware County

**Location** Western side of the Cobbs Creek Golf Course, along the eastern bank of Cobbs Creek

**Tax Map #** --:000

**Zoning District(s)**

**Tax Folio #**

Application Type	Acreage	Water	Sewer	Floodplains
Residential <input type="checkbox"/>	Residential 0.000	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 4.500	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

\* Nonresidential \*

		Existing		Proposed			
		Units		Square Footage			
Lots	Acres	Remain	Remove	Remain	Remove	Lots	Units
Flex							1
* Totals *							1

**Applicant** Cobbs Creek Foundation c/o Jeff Shanahan, 300 Conshohocken State Road, Suite 405, West Conshohocken, PA, 19380  
(484) 344-5016

**Engineer** Langan Engineering, 1818 Market Street, Suite 3300, Philadelphia, PA, 19103  
(245) 845-8913



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FINAL SUBDIVISIONS

1. 43 N Garfield Avenue

14-7950-24

Darby Township

\*Subdivide 0.13 acre into two lots See FL 1

**Location** East side of N Garfield Avenue, approximately 200' south of Cooke Avenue

**Tax Map #** 15-04-682

**Zoning District(s)** R-B

**Tax Folio #** 15-00-01426-02

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
<b>Residential</b> <input checked="" type="checkbox"/>	<b>Residential</b> 0.130	<b>Public</b> <input checked="" type="checkbox"/>	<b>Public</b> <input checked="" type="checkbox"/>	<b>Wetlands</b> <input type="checkbox"/>
<b>Nonresidential</b> <input type="checkbox"/>	<b>Nonresidential</b> 0.000	<b>Private</b> <input type="checkbox"/>	<b>Private</b> <input type="checkbox"/>	<b>HOP Required</b> <input type="checkbox"/>

Summary of Proposed Units

**\* Residential \***

Single Family Semi-Detached

Units Remaining

Units Removed

Units Proposed

2

**\* Totals \***

2

**Applicant** CNT Associates LLC, 255 Hastings Blvd, Broomall, PA, 19008  
(610) 476-0807

**Engineer** H. Gilroy Damon Associates, Inc., P O Box 1158, 1343 Chester Pike, Sharon Hill, PA, 19079  
(610) 583-4100

2. 1000-1004 Chester Pike

39-7951-24

Sharon Hill Borough

\*Incorporate three lots totaling 0.274 acre into one lot

**Location** Northwest corner of Chester Pike and Burnside Avenue

**Tax Map #** 41-03-016

**Zoning District(s)** C

**Tax Folio #** 41-00-00320-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
<b>Residential</b> <input type="checkbox"/>	<b>Residential</b> 0.000	<b>Public</b> <input checked="" type="checkbox"/>	<b>Public</b> <input checked="" type="checkbox"/>	<b>Wetlands</b> <input type="checkbox"/>
<b>Nonresidential</b> <input checked="" type="checkbox"/>	<b>Nonresidential</b> 0.274	<b>Private</b> <input type="checkbox"/>	<b>Private</b> <input type="checkbox"/>	<b>HOP Required</b> <input type="checkbox"/>

Summary of Proposed Units

**\* Nonresidential \***

Office

**\* Totals \***

1

1

**Applicant** AIDS Care Group, 907 Chester Pike, Sharon Hill, PA, 19079  
(610) 583-1177

**Engineer** H. Gilroy Damon Associates, Inc., P O Box 1158, 1343 Chester Pike, Sharon Hill, PA, 19079  
(610) 583-4100



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FINAL SUBDIVISIONS

3. 927 S Providence Road

29-7952-24

Nether Providence Township

\*Subdivide 1.91 acres into three lots

**Location** West side of Providence Road approximately 400' south of Harvey Road

**Tax Map #** 34-25-001

**Zoning District(s)** R1A

**Tax Folio #** 34-00-01134-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
<b>Residential</b> <input checked="" type="checkbox"/>	<b>Residential</b> 1.910	<b>Public</b> <input checked="" type="checkbox"/>	<b>Public</b> <input checked="" type="checkbox"/>	<b>Wetlands</b> <input type="checkbox"/>
<b>Nonresidential</b> <input type="checkbox"/>	<b>Nonresidential</b> 0.000	<b>Private</b> <input type="checkbox"/>	<b>Private</b> <input type="checkbox"/>	<b>HOP Required</b> <input type="checkbox"/>

Summary of Proposed Units

**\* Residential \***

Single Family Detached

Units Remaining

Units Removed

Units Proposed

**\* Totals \***

**Applicant** Soma Gopala Rao Paravata, 762 Switchman Road, Media, PA, 19063  
(912) 433-4018

**Engineer** Howell Engineering, 1250 Wrights Lane, Wet Chester, PA, 19380  
(610) 918-9004

4. Marie C. Haag

26-7954-24

Middletown Township

\*Adjust lot lines of two lots

**Location** At the terminus of Autumn Woods Lane

**Tax Map #** 27-11-006

**Zoning District(s)** R-1A

**Tax Folio #** 27-00-00643-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
<b>Residential</b> <input checked="" type="checkbox"/>	<b>Residential</b> 5.730	<b>Public</b> <input checked="" type="checkbox"/>	<b>Public</b> <input checked="" type="checkbox"/>	<b>Wetlands</b> <input type="checkbox"/>
<b>Nonresidential</b> <input type="checkbox"/>	<b>Nonresidential</b> 0.000	<b>Private</b> <input type="checkbox"/>	<b>Private</b> <input type="checkbox"/>	<b>HOP Required</b> <input type="checkbox"/>

Summary of Proposed Units

**\* Residential \***

Single Family Detached

Units Remaining

Units Removed

Units Proposed

**\* Totals \***

**Applicant** Marie C. Haag, 94 Autumn Woods Lane, Glen Mills, PA, 19342

**Engineer** G. D. Houtman and Son, 139 East Baltimore Pike, Media, PA, 19063  
(610) 565-6363



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FINAL SUBDIVISIONS

5. Mutschler

12-7647-21-24

Concord Township

\*Adjust the lot line of 2 lots totaling 8.43 acres (resubmission)

**Location** East side of Brandywine Summit Camp Road (private), approximately 800' north of Beaver Valley Road

**Tax Map #** --:000

**Zoning District(s)** R3

**Tax Folio #** 13-00-00112-01

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
<u>Residential</u> <input type="checkbox"/>	<u>Residential</u> 0.000	<u>Public</u> <input type="checkbox"/>	<u>Public</u> <input type="checkbox"/>	<u>Wetlands</u> <input type="checkbox"/>
<u>Nonresidential</u> <input type="checkbox"/>	<u>Nonresidential</u> 0.000	<u>Private</u> <input checked="" type="checkbox"/>	<u>Private</u> <input checked="" type="checkbox"/>	<u>HOP Required</u> <input type="checkbox"/>

Summary of Proposed Units

\* Residential \*

Units Remaining

Units Removed

Units Proposed

Single Family Detached

\* Totals \*

**Applicant** Larry and Eileen Mutschler, 75 Beaver Valley Road, Concord, PA, 19317  
(302) 530-7424

**Engineer** G. D. Houtman and Son, Matthew Houtman, 139 East Baltimore Pike, Media, PA, 19063  
(610) 565-6363

PRELIMINARY LAND DEVELOPMENTS

1. 14-16-18 Campus Blvd

30-831-78-88-89-90-91-92-93-97-98-99-00-24

Newtown Township

\*Redevelop 24.38 acres with a 243-unit 55+ apartment complex

**Location** South side of Campus Blvd, approximately 1,200' east of West Chester Pike

**Tax Map #** --:000

**Zoning District(s)** SU-1

**Tax Folio #** 30-00-00429-16

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
<u>Residential</u> <input type="checkbox"/>	<u>Residential</u> 0.000	<u>Public</u> <input checked="" type="checkbox"/>	<u>Public</u> <input checked="" type="checkbox"/>	<u>Wetlands</u> <input type="checkbox"/>
<u>Nonresidential</u> <input checked="" type="checkbox"/>	<u>Nonresidential</u> 24.380	<u>Private</u> <input type="checkbox"/>	<u>Private</u> <input type="checkbox"/>	<u>HOP Required</u> <input type="checkbox"/>

Summary of Proposed Units

\* Residential \*

Units Remaining

Units Removed

Units Proposed

Multifamily

\* Totals \*

243

243

**Applicant** Campus Fourteen Associates, LP, 112 Chelsey Drive, Suite 200, Media, PA, 19063  
(610) 566-2600

**Engineer** Bohler Engineering, 1600 Manor Drive, Suite 200, Chalfont, PA, 18914  
(215) 996-9100



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PRELIMINARY LAND DEVELOPMENTS

2. 11-15-17 Campus Blvd

30-831-78-88-89-90-91-92-93-97-98-99-00-24

Newtown Township

\*Redevelop 16.36 acres with a 163-unit 55+ apartment complex

**Location** North side of Campus Blvd, approximately 1,800' west of Bishop Hollow Road

**Tax Map #** --:000

**Zoning District(s)** SU-1

**Tax Folio #** 30-00-00429-14

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
<u>Residential</u> <input type="checkbox"/>	<u>Residential</u> 0.000	<u>Public</u> <input checked="" type="checkbox"/>	<u>Public</u> <input checked="" type="checkbox"/>	<u>Wetlands</u> <input type="checkbox"/>
<u>Nonresidential</u> <input checked="" type="checkbox"/>	<u>Nonresidential</u> 16.360	<u>Private</u> <input type="checkbox"/>	<u>Private</u> <input type="checkbox"/>	<u>HOP Required</u> <input type="checkbox"/>

Summary of Proposed Units

<u>* Residential *</u>	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Multifamily			163
<u>* Totals *</u>			163

**Applicant** Campus Eleven Associates, LP, 112 Chelsey Drive, Suite 200, Media, PA, 19063  
(610) 566-2600

**Engineer** Bohler Engineering, 1600 Manor Drive, Suite 200, Chalfont, PA, 18914  
(215) 996-9100

3. 7 Campus Blvd & 335 Bishop Hollow Road

30-831-78-88-89-90-91-92-93-97-98-99-00-24

Newtown Township

\*Adaptively reuse and renovate two buildings on 12.14 acres as a 95-unit 55+ apartment complex

**Location** North side of Campus Blvd, approximately 1,000' west of Bishop Hollow Road

**Tax Map #** --:000

**Zoning District(s)** SU-1

**Tax Folio #** 30-00-00429-11

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
<u>Residential</u> <input checked="" type="checkbox"/>	<u>Residential</u> 12.140	<u>Public</u> <input type="checkbox"/>	<u>Public</u> <input type="checkbox"/>	<u>Wetlands</u> <input type="checkbox"/>
<u>Nonresidential</u> <input type="checkbox"/>	<u>Nonresidential</u> 0.000	<u>Private</u> <input type="checkbox"/>	<u>Private</u> <input type="checkbox"/>	<u>HOP Required</u> <input type="checkbox"/>

Summary of Proposed Units

<u>* Residential *</u>	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Multifamily			95
<u>* Totals *</u>			95

**Applicant** John & Joan Mullen c/o IMC Construction, 3 Great Valley Parkway, Suite 200, Malvern, PA, 19355  
(610) 889-3600

**Engineer** Bohler Engineering, 1600 Manor Drive, Suite 200, Chalfont, PA, 18914  
(215) 996-9100