



DELAWARE COUNTY PLANNING COMMISSION
Meeting Agenda with Application Detail

Thursday, May 16, 2024

ZONING MATTERS

1. **C-2 Amendments** **ZA-30-7966-24**
Newtown Township
*Amend the C-2 District text of the Township zoning ordinance

2. **Assortment of Ordinance Amendments** **ZA-35-7969-24**
Radnor Township
*Assortment of amendments to the text of the Township zoning ordinance

3. **Smoke Shops** **ZA-36-7971-24**
Ridley Township
*Amend the text of the Township zoning ordinance to address smoke and vape shops

4. **Twin Bridges Historic Overlay** **ZA-04-7972-24**
Chadds Ford Township
*Modify the historic overlay to include the Twin Bridges area

5. **Historic Inventory Additions** **ZA-30-7967-24**
Newtown Township
*Update the Township zoning map's inventory of historic resources



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FINAL LAND DEVELOPMENTS

1. **Fresenius Kidney Care** 40-860-56-81-09-24

Springfield Township

*Develop 3.67 acres with a 7,734 sq. ft. medical office with associated parking

Location East side of Sproul Road, between S. State Road and W. Woodland Avenue

Tax Map # 42-09-315

Zoning District(s) SC-2

Tax Folio # 42-00-06725-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
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 3.670	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

* Nonresidential *

	-----Existing-----				-----Proposed-----					
	-----Units-----		-----Square Footage-----		-----Units-----		-----Square Footage-----			
	<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Units</u>	<u>Addn's</u>	<u>Sq. Ft.</u>
Office	1									7,734
* Totals *	1									7,734

Applicant Kimco Realty Corporation, 500 North Broadway, Suite 201, Jericho, NY, 11753
 (410) 427-4478

Engineer Bohler Engineering, Inc., 1515 Market Street, Suite 920, Philadelphia, PA, 19102
 (267) 402-3400



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FINAL LAND DEVELOPMENTS

2. **Marville Village at Edgmont** 17-7964-24

Edgmont Township

*Develop a convenience store with gas pumps and a casual dining restaurant with drive-through See FS 1

Location North side of West Chester Pike, approximately 1,200' east of Providence Road

Tax Map # 19-06-002

Zoning District(s) C-3

Tax Folio # 19-00-00419-13

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u> <input type="checkbox"/>
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 14.510	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

* Nonresidential *

	-----Existing-----				-----Proposed-----					
	<u>Lots</u>	<u>Acres</u>	<u>-----Units-----</u>		<u>-Square Footage-</u>		<u>Lots</u>	<u>Units</u>	<u>Adn's</u>	<u>Sq. Ft.</u>
			<u>Remain</u>	<u>Remove</u>	<u>Remain</u>	<u>Remove</u>				
Retail							1			8,225
Restaurant/Deli							1			
Other							1			
* Totals *							3			8,225

Applicant Edgmont Lot B-1, LP, 1001 Baltimore Pike, Springfield, PA, 19064
 (267) 808-9878

Engineer Chester Valley Engineers, Inc., 112 Moores Road, Suite 200, Malvern, PA, 19355
 (610) 644-4623



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FINAL LAND DEVELOPMENTS

3. **Chatham Park Elementary School Renovations** 20-7965-24

Haverford Township

*Further develop 9.53 acres with 12,439 sq. ft. of building additions

Location East of the intersection between E Wilmont Avenue and Twin Oaks Drive

Tax Map # 22-27-527

Zoning District(s) INS

Tax Folio # 22-02-00005-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input type="checkbox"/>	Residential 0.000	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Floodplains <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 9.530	Private <input type="checkbox"/>	Private <input type="checkbox"/>	Wetlands <input type="checkbox"/>
				HOP Required <input type="checkbox"/>

Summary of Proposed Units

	<u>-----Existing-----</u>				<u>-----Proposed-----</u>					
	<u>-----Units-----</u>		<u>-Square Footage-</u>							
	<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Units</u>	<u>Addn's</u>	<u>Sq. Ft.</u>
Educational										12,439
* Totals *										12,439

Applicant Haverford School District, 50 East Eagle Road, Havertown, PA, 19083
 (610) 853-5900

Engineer K&W Engineers, 2201 North Front Street, Suite 200, Harrisburg, PA, 17110
 (717) 635-2835

4. **56 64 70 Industrial Highway** 43-2438-88-95-98-99-00-05-09-23-24

Tinicum Township

*Develop 14.366 acres with three warehouse buildings

Location Along the Conrail tracts, south of Governor Printz Boulevard and west of Wanamaker Avenue

Tax Map # 45-14-007

Zoning District(s) C-2

Tax Folio # 45-00-00919-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input type="checkbox"/>	Residential 0.000	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Floodplains <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 14.366	Private <input type="checkbox"/>	Private <input type="checkbox"/>	Wetlands <input type="checkbox"/>
				HOP Required <input type="checkbox"/>

Summary of Proposed Units

	<u>-----Existing-----</u>				<u>-----Proposed-----</u>					
	<u>-----Units-----</u>		<u>-Square Footage-</u>							
	<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Units</u>	<u>Addn's</u>	<u>Sq. Ft.</u>
Warehouse/Storage		1								153,450
* Totals *		1								153,450

Applicant Alliance 76 Essington, LLC, 40 Morris Avenue, Suite 230, Bryn Mawr, PA, 19010
 (757) 560-0853

Engineer Bohler Engineering PA, LLC, 1515 Market Street, Suite 920, Philadelphia, PA, 19102
 (267) 402-3400



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FINAL LAND DEVELOPMENTS

5. **Kingdom Hall Jehovah Witnesses** 35-7968-24

Ridley Park Borough

*Redevelop 0.633 acre with a 3,696 sq. ft. religious hall

Location South side of Chester Pike, approximately 400' west of Stewart Avenue

Tax Map # --:000

Zoning District(s) R-3

Tax Folio # 37-00-00266-01

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u> <input type="checkbox"/>
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 0.633	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

* Nonresidential *

	<u>-----Existing-----</u>				<u>-----Proposed-----</u>					
	<u>-----Units-----</u>		<u>-Square Footage-</u>		<u>-----</u>		<u>-----</u>			
	<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Units</u>	<u>Addn's</u>	<u>Sq. Ft.</u>
Religious										3,696
* Totals *										3,696

Applicant Michael J. Korn, 202 West Chester Pike, Ridley Park, PA, 19078
 (248) 217-5130

Engineer Todd Michael Kravitz, P.E., 1039 Hastie Road, Pittsburgh, PA, 15234
 (412) 992-0505

6. **304 Marks Avenue** 13-7973-24

Darby Borough

*Develop 0.1 acre with duplex

Location On the south side of Marks Avenue, approximately 500' west of Cedar Avenue

Tax Map # 14-05-696.005

Zoning District(s) R-3

Tax Folio # 14-00-02040-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u> <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	Residential 0.100	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

* Residential *

	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Multifamily			2
* Totals *			2

Applicant Clifton Turner, 653 Chews Landing Road, Sicklersville, NJ, 08081
 (267) 621-9322

Engineer Herb Scott, 1 Cardinal Lane, Sicklersville, NJ, 08081
 (215) 910-9469



DELAWARE COUNTY PLANNING COMMISSION
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FINAL SUBDIVISIONS

1. **Marville Village at Edgmont** 17-7964-24

Edgmont Township

*Subdivide 14.51 acres into three lots with an access road right-of-way See FL 2

Location North side of West Chester Pike, approximately 1,200' east of Providence Road

Tax Map # 19-06-002

Zoning District(s) C-3

Tax Folio # 19-00-00419-13

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
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 14.510	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

* Nonresidential *

	-----Existing-----				-----Proposed-----			
	-----Units-----		-Square Footage-		<u>Lots</u>	<u>Units</u>	<u>Addn's</u>	<u>Sq. Ft.</u>
	<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>				
Retail					1			8,225
Restaurant/Deli					1			
Other					1			
* Totals *					3			8,225

Applicant Edgmont Lot B-1, LP, 1001 Baltimore Pike, Springfield, PA, 19064
 (267) 808-9878

Engineer Chester Valley Engineers, Inc., 112 Moores Road, Suite 200, Malvern, PA, 19355
 (610) 644-4623



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FINAL SUBDIVISIONS

2. Trinity Reformed Christian Church 24-4861-00-24

Marple Township

*Subdivide 0.912 acre into two lots

Location Northeast corner of Lawrence Road and Sussex Boulevard

Tax Map # 25-20-054:000

Zoning District(s) R-1

Tax Folio # 25-00-02507-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input type="checkbox"/>	Residential	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 0.912	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input checked="" type="checkbox"/>

Summary of Proposed Units

<u>* Residential *</u>	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Single Family Detached			
* Totals *			
<u>* Nonresidential *</u>	<u>-----Existing-----</u>		<u>-----Proposed-----</u>
	<u>-----Units-----</u>		
	<u>-Square Footage-</u>		
	<u>Lots</u>	<u>Acres</u>	<u>Remain</u>
	<u>Remain</u>	<u>Remove</u>	<u>Remain</u>
	<u>Remove</u>	<u>Remove</u>	<u>Units</u>
	<u>Remain</u>	<u>Remove</u>	<u>Addn's</u>
	<u>Sq. Ft.</u>	<u>Sq. Ft.</u>	<u>Sq. Ft.</u>
Religious	0.912	1	1
* Totals *	0.912	1	1

Applicant Trinity Reformed Christian Church, 144 Lawrence Road, Broomall, PA, 19008
 (610) 356-7161

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



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PRELIMINARY LAND DEVELOPMENTS

1. RIC Municipal Center 02-7970-24

Aston Township

*Develop a site with a mix of uses including townhomes and commercial See PS 1

Location West side of Pennell Road, approximately 1,000' south of the intersection with Concord and Knowlton Roads

Tax Map # 2-20-066

Zoning District(s) C/ID W/MU-E

Tax Folio # 02-00-01146-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 3.500	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

<i>* Residential *</i>	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Single Family Attached			37
<i>* Totals *</i>			37
<i>* Nonresidential *</i>	-----Existing-----		-----Proposed-----
	-----Units-----		-----Square Footage-----
	<u>Lots</u> <u>Acres</u>	<u>Remain</u> <u>Remove</u>	<u>Remain</u> <u>Remove</u>
Retail			5,000
<i>* Totals *</i>			5,000

Applicant RIC Municipal Center, LLC, 205 Baltimore Pike, Glen Mills, PA, 19342
 (610) 842-8825

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



DELAWARE COUNTY PLANNING COMMISSION
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PRELIMINARY SUBDIVISIONS

1. **RIC Municipal Center** 02-7970-24

Aston Township

*Subdivide 3.5 acres for a mixed-use development See PL 1

Location West side of Pennell Road, approximately 1,000' south of the intersection with Concord and Knowlton Roads

Tax Map # 2-20-066

Zoning District(s) C/ID W/MU-E

Tax Folio # 02-00-01146-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u> <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	Residential 3.500	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

* Residential *	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>	
Single Family Attached			37	
	* Totals *		37	
* Nonresidential *	-----Existing-----		-----Proposed-----	
	-----Units-----		-----Square Footage-----	
	<u>Lots</u> <u>Acres</u>	<u>Remain</u> <u>Remove</u>	<u>Remain</u> <u>Remove</u>	<u>Lots</u> <u>Units</u> <u>Addn's</u> <u>Sq. Ft.</u>
Retail				5,000
	* Totals *			5,000

Applicant RIC Municipal Center, LLC, 205 Baltimore Pike, Glen Mills, PA, 19342
 (610) 842-8825

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