



DELAWARE COUNTY PLANNING COMMISSION
Meeting Agenda with Application Detail

Thursday, April 17, 2025

ZONING MATTERS

1. **Smoke Shops Ordinance**

ZA-06-8173-25

City of Chester

*Amend the text of the City zoning ordinance to further address smoke shops

2. **Short Term Rentals**

ZA-18-8174-25

Folcroft Borough

*Amend the text of the Borough zoning ordinance to address short term rentals

Location

Tax Map # --:000

Zoning District(s)

Tax Folio #

<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 type="checkbox"/>	Public <input 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

Applicant Folcroft Borough, , , PA,

Engineer

3. **Forestry Ordinance**

42-8175-25

Thornbury Township

*Amend the text of the Township zoning ordinance with forestry provisions



DELAWARE COUNTY PLANNING COMMISSION Meeting Agenda with Application Detail

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FINAL LAND DEVELOPMENTS

1. 111 Elwyn Road

26-7901-23-25

Middletown Township

*Redevelop a portion of 259 acres with a 78,336 sq. ft. school

Location South of the intersection between E Old Baltimore Pike and School Lane

Tax Map # --:000

Zoning District(s) I-2

Tax Folio # 27-00-00565-00

<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 259.000	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>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Units</u>
Educational							78,336
* Totals *							78,336

Applicant North Star Construction Mngt., Inc., 645 W Hamilton Street, Suite 208, Allentown, PA, 18101
(610) 395-7005

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

2. 518 Askin Road

34-8169-25

Radnor Township

*Develop two single-family detached dwellings See FS 5

Location West side of Askin Road, approximately 600' south of Brookside Avenue

Tax Map # 36-21-088

Zoning District(s) R-3

Tax Folio # 36-03-01518-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 1.480	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 Detached			2
* Totals *			2

Applicant Rockwell Homes - Wayne LLC, 1075 Eagle Road, Wayne, PA, 19087
(302) 367-6648

Engineer SITE Engineering Concepts, P.O. Box 1992, Southeastern, PA, 19399
(610) 523-9002



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FINAL LAND DEVELOPMENTS

3. Connelly Center Expansion

34-1522-77-00-01-02-06-13-15-20-23-25

Radnor Township

*Further develop a 225-acre campus with a building addition

Location Centrally located within the campus

Tax Map # 36-24-033

Zoning District(s) PI

Tax Folio # 36-04-02400-10

<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> 225.000	<u>Private</u> <input type="checkbox"/>	<u>Private</u> <input type="checkbox"/>	<u>HOP Required</u> <input type="checkbox"/>

Summary of Proposed Units

* Nonresidential *

	<u>Existing</u>				<u>Proposed</u>			
	<u>Units</u>		<u>Square Footage</u>		<u>Units</u>		<u>Sq. Ft.</u>	
	<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Units</u>	<u>Addn's</u>	<u>Sq. Ft.</u>
Institutional								11,200
Educational		225.000						
* Totals *		225						11,200

Applicant Villanova University, 800 East Lancaster Avenue, Villanova, PA, 19085
(610) 519-8646

Engineer Pennoni Associates, Inc., 158 W Gay Street, Suite 300, West Chester, PA, 19380
(610) 422-2486

4. Silvercare Senior Housing

06-8172-25

City of Chester

*Modify site parking to accommodate a new use

Location South of the intersection between W 10th and Ward Streets

Tax Map # 49-019-321

Zoning District(s) C-2/R

Tax Folio # 49-11-00810-15

<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> 13.700	<u>Private</u> <input type="checkbox"/>	<u>Private</u> <input type="checkbox"/>	<u>HOP Required</u> <input type="checkbox"/>

Summary of Proposed Units

* Nonresidential *

	<u>Existing</u>				<u>Proposed</u>			
	<u>Units</u>		<u>Square Footage</u>		<u>Units</u>		<u>Sq. Ft.</u>	
	<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Units</u>	<u>Addn's</u>	<u>Sq. Ft.</u>
Flex						1		
* Totals *						1		

Applicant Silvercare Real Estate LLC, 2600 West 9th Street, Chester, PA, 19013
(215) 595-7768

Engineer T & M Associates, 2000 Market Street, Suite 800, Philadelphia, PA, 19103
(610) 123-4235



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FINAL LAND DEVELOPMENTS

5. The Crossbar

20-8176-25

Haverford Township

*Further develop 0.09 acre with a 945 sq. ft building addition See FS 9

Location East side of Darby Road, approximately 50' south of Campbell Avenue

Tax Map # 22-21-836

Zoning District(s) C-3

Tax Folio # 22-03-00732-00

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 0.090	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

* Nonresidential *

		Existing		Proposed			
		Units		Square Footage			
		Remain	Remove	Remain	Remove	Units	Sq. Ft.
						Addn's	
Retail						1	945
* Totals *						1	945

Applicant CMC Havertown LP, 2225 E Darby Road, Haverford, PA,
(610) 585-8108

Engineer Linn Architects, 1140 N Providence Road, Media, PA, 19063
(610) 566-7044

FINAL SUBDIVISIONS

1. From Seider to Rose Valley Borough

37-8166-25

Rose Valley Borough

*Subdivide 1.107 acres into two lots

Location At the intersection of Rose Valley and S Ridley Creek Roads

Tax Map # 39-02-002

Zoning District(s) A

Tax Folio # 39-00-00125-01

Application Type	Acreage	Water	Sewer	Floodplains
Residential <input checked="" type="checkbox"/>	Residential 1.107	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 *

Single Family Detached

Units Remaining	Units Removed	Units Proposed
* Totals *		

Applicant Warren D. Seider, 6 Rose Valley Road, Rose Valley, PA, 19086
(610) 566-0905

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



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FINAL SUBDIVISIONS

2. William C Hale III

37-8167-25

Rose Valley Borough

*Adjust lot lines of two lots totaling 1.586 acres and 1.029 acres

Location At the terminus of Hilltop Road

Tax Map # 39-03-070

Zoning District(s) A

Tax Folio # 39-00-00119-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 1.586	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 ***

Single Family Detached

Units Remaining

Units Removed

Units Proposed

*** Totals ***

Applicant William C Hale III, , , PA,

Engineer

3. 39 Kirk Road

12-7112-15-25

Concord Township

*Subdivide 3.2 acres into two lots

Location East side of Kirk Road, north of Garnet Mine Road

Tax Map # 13-44-054

Zoning District(s) R-2

Tax Folio # 13-00-00502-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 3.200	Public <input checked="" type="checkbox"/>	Public <input type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input checked="" type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

*** Residential ***

Single Family Detached

Units Remaining

Units Removed

Units Proposed

*** Totals ***

Applicant LU81, LLC, 39 Kirk Road, Garnet Valley, PA, 19060
(570) 617-1982

Engineer Ingram Engineering Services, Inc., 16 Hagerty Blvd, Suite 400, West Chester, PA, 19382
(484) 947-5549



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FINAL SUBDIVISIONS

4. Golden Gate Christian

10-8168-25

Collingdale Borough

*Subdivide 0.4032 acre into two lots

Location East of the intersection between Walnut Street and Clifton Avenue

Tax Map # 11-02-148

Zoning District(s) B

Tax Folio # 11-00-00119-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 0.403	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

<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>Remove</u>	<u>Remain</u> <u>Remove</u> <u>Lots</u> <u>Units</u> <u>Addn's</u> <u>Sq. Ft.</u>
Religious			1
* Totals *			1

Applicant Brandee Douglas, 815 Clifton Avenue, Collingdale, PA, 19023
(484) 326-7503

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

5. 518 Askin Road

34-8169-25

Radnor Township

*Subdivide 1.48 acres into two lots See FL 2

Location West side of Askin Road, approximately 600' south of Brookside Avenue

Tax Map # 36-21-088

Zoning District(s) R-3

Tax Folio # 36-03-01518-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 1.480	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

<u>* Residential *</u>	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Single Family Detached			2
* Totals *			2

Applicant Rockwell Homes - Wayne LLC, 1075 Eagle Road, Wayne, PA, 19087
(302) 367-6648

Engineer SITE Engineering Concepts, P.O. Box 1992, Southeastern, PA, 19399
(610) 523-9002



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FINAL SUBDIVISIONS

6. Naamans Ridge

46-7425-19-25

Lower Chichester Township

*Subdivide 111.27 acres into 2 lots

Location Southeast of Naamans Creek Road and I-95

Tax Map # 8-06-001

Zoning District(s) R-1

Tax Folio # 08-00-00879-01

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 111.610	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 *

Multifamily

Units Remaining

Units Removed

Units Proposed

* Totals *

Applicant Bedrock Development Group, LLC, 4023 Kennett Pike, Wilmington, DE, 19807

Engineer Howell Engineering, 1250 Wrights Lane, West Chester, PA, 19380
(610) 918-9002

7. Rebecca Thompson

36-8170-25

Ridley Township

*Subdivide 0.13 acre into two lots

Location Southwest of the intersection of Fairview and Haverford Roads

Tax Map # 38-23-747

Zoning District(s) C

Tax Folio # 38-01-00108-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 0.130	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 *

Single Family Semi-Detached

Units Remaining

Units Removed

Units Proposed

* Totals *

Applicant Rebecca Thompson, 404 Golf View Road, Wallingford, PA, 19086
(610) 585-2154

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



DELAWARE COUNTY PLANNING COMMISSION
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FINAL SUBDIVISIONS

8. Morales Consolidation/1301 Honan Street

06-8171-25

City of Chester

* Incorporate two lots totaling 0.3 acre into one lot

Location East of the intersection of Nolan and Honan Streets

Tax Map # --:000

Zoning District(s) R-3

Tax Folio # 49-11-02590-00

<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> 0.300	<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

Single Family Attached

* Totals *

Applicant Liza Morales, 2611 Smithers Street, Chester, PA, 19013
(610) 772-1656

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

9. The Crossbar

20-8176-25

Haverford Township

* Incorporate two lots totaling 0.09 acre into one lot See FL 5

Location East side of Darby Road, approximately 50' south of Campbell Avenue

Tax Map # 22-21-836

Zoning District(s) C-3

Tax Folio # 22-03-00732-00

<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> 0.090	<u>Private</u> <input type="checkbox"/>	<u>Private</u> <input type="checkbox"/>	<u>HOP Required</u> <input type="checkbox"/>

Summary of Proposed Units

* Nonresidential *

		<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>
Retail						1			945
* Totals *						1			945

Applicant CMC Havertown LP, 2225 E Darby Road, Haverford, PA,
(610) 585-8108

Engineer Linn Architects, 1140 N Providence Road, Media, PA, 19063
(610) 566-7044