



DELAWARE COUNTY PLANNING COMMISSION
Meeting Agenda with Application Detail

Thursday, August 19, 2021

ZONING MATTERS

1. **Marijuana Definitions/Uses in B-1** ZA-04-7552-20-21

Chadds Ford Township

*Minor adjustments to an amendment to the text of the Township zoning ordinance to allow medical marijuana dispensaries within the B-1 district as a Special Exception

2. **Historic Resources Map Overlay District** ZA-20-6723-09-11-13-21

Haverford Township

*Amend the text of the Township zoning ordinance by revising the Historic Resources Survey

3. **Accessory Structures - Chickens** ZA-26-7678-21

Media Borough

*Establish a Borough zoning ordinance regarding accessory structures for keeping chickens

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> <input type="checkbox"/>
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 Media Borough, , , PA,

Engineer

4. **Seasonal Outdoor Dining** ZA-02-7679-21

Aston Township

*Amend the text of the Township ordinance to regulate seasonal outdoor dining

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> <input type="checkbox"/>
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 Aston Township, , , PA,

Engineer



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FINAL LAND DEVELOPMENTS

1. **Proposed Wawa Food and Gas** 43-7496-19-21

Tinicum Township

*Redevelop site with a Wawa food market and gas station

Location Northwest corner of Routes 420 and 291

Tax Map # 45-15-007

Zoning District(s) C-2

Tax Folio # 45-00-01406-00

<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 type="checkbox"/>	Nonresidential 2.507	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>	<u>Addn's</u>	<u>Sq. Ft.</u>
Retail							1			5,585
* Totals *							1			5,585

Applicant 500 Wanamaker Ave. Partners, LLC, 1200 S. Church Street Suite 4, Mount Laurel, NJ, 08054

Engineer Catania Engineering Associates, Inc., Alx Rodriguez, 520 West MacDade Boulevard, Milmont Park, PA, 19033-3311

2. **Vernon Street** 26-7654-21

Media Borough

*Demolish existing structure and build four single-family dwellings See FS 1

Location Northeast corner of Vernon and Taylor Streets

Tax Map # 26-05-420

Zoning District(s) R-1

Tax Folio # 26-00-01893-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 0.680	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

Applicant 409 Vernon Street, 40 Shady Hill Road, Media, PA, 19063

Engineer Linn Architects, Adam Powell, 1140 North Providence Road, Media, PA, 19063



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FINAL LAND DEVELOPMENTS

3. **Drexel Hill Middle School** 47-4498-98-06-21

Upper Darby Township

*Upgrades to existing athletic fields

Location North side of State Road between Penn Avenue and Kenwood Road

Tax Map # 16-14-582:000

Zoning District(s) R-2

Tax Folio # 16-08-02513-01

<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 20.000	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>	<u>Addn's</u>	<u>Sq. Ft.</u>
Educational	1	20.000					1			
* Totals *	1	20					1			

Applicant Upper Darby School District, 4611 Bond Avenue, Drexel Hill, PA, 19026

Engineer ELA Group Inc., Charles Haley, 743 S. Broad Street, Lititz, PA, 17543

4. **Buckman Village Garages** 06-7677-21

City of Chester

*Further develop 1.5 acres with more storage garages

Location North side of 12th Street between Meadow Lane and Keystone Road

Tax Map # 49-48-414

Zoning District(s) R-3

Tax Folio # 49-11-01837-00

<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 type="checkbox"/>	Public <input type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 1.500	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

Applicant Buckman Village Garages LLC, PO Box 165, Uwchland, PA, 19480

Engineer Site Engineering Concepts, LLC, Peter Cokonis, PO Box 1992, Southeastern, PA, 19399



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FINAL LAND DEVELOPMENTS

5. **Health Mats - Ivy & Front St** 06-6635-08-21

City of Chester

*Further develop .24 acre with a 6,075 sq. ft. storage building See FS 8

Location Northwest corner of Front and Ivy Streets

Tax Map # 49-21-124:000

Zoning District(s) LIC

Tax Folio # 49-08-00803-00

<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 0.240	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>	<u>Addn's</u>	<u>Sq. Ft.</u>
Industrial							1	1		6,075
* Totals *							1	1		6,075

Applicant Health Mats, 100 Pennell Street, Chester, PA, 19013

Engineer Catania Engineering Associates, Inc., Michael Ciocco, 520 West MacDade Boulevard, Milmont Park, PA, 19033-3311

6. **Beverly Hills Middle School** 47-4582-98-21

Upper Darby Township

*Further develop a school campus with playing field upgrades

Location Southwest corner of Garrett Road and Sherbrook Boulevard

Tax Map # 16-16-606

Zoning District(s) R-3

Tax Folio # 16-04-01978-01

<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 type="checkbox"/>	Public <input type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 10.240	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>	<u>Addn's</u>	<u>Sq. Ft.</u>
Educational										1
* Totals *										1

Applicant Upper Darby School District, 4611 Bond Avenue, Drexel Hill, PA, 19026

Engineer ELA Group, Inc., 743 S. Broad Street, Lititz, PA, 17543



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FINAL LAND DEVELOPMENTS

7. **Penn Avenue and 10th Street** 23-7675-21

Marcus Hook Borough

*Develop 31.443 acres with a 400,000 sq. ft. warehouse/distribution center
 See FS 9

Location Penn Avenue southwest of 10th Street

Tax Map # 24-05-688

Zoning District(s) IT-2

Tax Folio # 24-00-00638-08

<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 checked="" type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 31.443	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

Applicant Duke Realty Limited Partnership, 161 Washington Street Suite 1020, Conshohocken, PA, 19428

Engineer LANDCORE Engineering Consultants, PC, PO Box 37635, Philadelphia, PA, 19101

8. **Aldan Ave and Conchester Road** 12-5397-02-21

Concord Township

*Develop 4 acres with a 7,200 sq. ft. office and shop

Location Northeast corner of Aldan Avenue and Conchester Road

Tax Map # 13-11-021:000

Zoning District(s) LI

Tax Folio # 13-00-00214-15

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input type="checkbox"/>	Residential	Public <input type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input checked="" type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 4.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input checked="" type="checkbox"/>

Summary of Proposed Units

* 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>
Industrial	1	4.000					1	1		17,300
* Totals *	1	4					1	1		17,300

Applicant JZ Realty Management, 679 West Rose Tree Road, Media, PA, 19063

Engineer D. L. Howell, Daniel McKenna, 1250 Wrights Lane, West Chester, PA, 19380



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FINAL SUBDIVISIONS

1. **Vernon Street** 26-7654-21

Media Borough

*Subdivide 0.68 acre into four residential lots See FL 2

Location Northeast corner of Vernon and Taylor Streets

Tax Map # 26-05-420 **Zoning District(s)** R-1

Tax Folio # 26-00-01893-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 0.680	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

Applicant 409 Vernon Street, 40 Shady Hill Road, Media, PA, 19063

Engineer Linn Architects, Adam Powell, 1140 North Providence Road, Media, PA, 19063

2. **Patterson Street** 06-7676-21

City of Chester

*Consolidate 8 residential lots and 1 commercial lot into one parcel

Location North side of Patterson Avenue between Concord Avenue and Barclay Street

Tax Map # 49-15-604 **Zoning District(s)** C-1/R

Tax Folio # 49-06-00992-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 0.290	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

Applicant Phillip Neill, 520 W. MacDade Blvd., Folsom, PA, 19033

Engineer Catania Engineering Associates, Inc., 520 West MacDade Boulevard, Milmont Park, PA, 19033-3311



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FINAL SUBDIVISIONS

3. **Sproul Office LP Subdivision** 24-5354-02-08-21

Marple Township

*Subdivide existing lot into 2 to provide each building with an individual lot

Location West side of Sproul Road, approximately 833' south of Lawrence Road

Tax Map # 25-27-177:000 **Zoning District(s)** 0-1

Tax Folio # 25-00-04495-00

<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 checked="" type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 4.871	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>	<u>Addn's</u>	<u>Sq. Ft.</u>
Service / Commercial							1			4,387
Office	1	4.871	1		16,144					
* Totals *	1	4.871	1		16,144		1			4,387

Applicant Tzvi Halberg, 143 Stratford Place, Lakewood, NJ, 08701

Engineer Herbert E. MacCombie, Jr., P.E., Dennis O'Neill, P.E., P.O. Box 118, Broomall, PA, 19008

5. **Mead Shaffer Lot Adjustment** 03-7682-21

Bethel Township

*Adjust lot lines of two lots totaling 23.6 acres

Location South of Bethel Road, approximately 500' southwest of Stillwood Lane

Tax Map # 3-17-053 **Zoning District(s)** R-1

Tax Folio # 03-00-00041-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u> <input type="checkbox"/>
Residential <input type="checkbox"/>	Residential 23.600	Public <input type="checkbox"/>	Public <input type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input checked="" type="checkbox"/>	Private <input checked="" 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			
* Totals *			

Applicant Bethel Township, 1092 Bethel Road, Garnet Valley, PA, 19060

Engineer G.D. Houtman & Son, Inc., Matthew R. Houtman, PE, 139 E. Baltimore Pike, Media, PA, 19063



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FINAL SUBDIVISIONS

6. **220 Newell Street** 28-7683-21

Morton Borough

* Incorporate two lots totaling 0.213 acre into one lot

Location North of Newell Street, approximately 100' west of Harding Avenue

Tax Map # 29-03-127

Zoning District(s) R-3

Tax Folio # 29-00-00445-01

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 0.213	Public <input type="checkbox"/>	Public <input type="checkbox"/>	Floodplains <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input checked="" type="checkbox"/>	Private <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
				HOP Required <input type="checkbox"/>

Summary of Proposed Units

* Residential *

Units Remaining

Units Removed

Units Proposed

Single Family Attached

* Totals *

Applicant Timothy Konczakowski, 285 South Limerick Road, Royersford, PA, 19468

Engineer JMR Engineering, LLC, Jack Robinson, 106 Schubert Drive, Downingtown, PA, 19335

7. **St Eugene Church** 47-7526-20-21

Upper Darby Township

* Subdivide 12.47 acres into three lots

Location Northwest corner of Oak Avenue and Bunting Lane

Tax Map # 16-34-003

Zoning District(s) R-C-1

Tax Folio # 16-13-02573-00

<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 12.470	Private <input type="checkbox"/>	Private <input type="checkbox"/>	Wetlands <input type="checkbox"/>
				HOP Required <input type="checkbox"/>

Summary of Proposed Units

* Nonresidential *

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

	-----Units-----		-Square Footage-		-----Proposed-----			
	<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					3			

* Totals *

3

Applicant St. Eugene Church, 200 S. Oak Avenue, Primos, PA, 19018

Engineer MGE Associates, LLC, 334 W. Front Street, Media, PA, 19063



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FINAL SUBDIVISIONS

8. **Health Mats - Ivy & Front St** 06-6635-08-21

City of Chester

*Incorporate two lots totaling 0.24 acre into one lot See FL 5

Location Northwest corner of Front and Ivy Streets

Tax Map # 49-21-124:000

Zoning District(s) LIC

Tax Folio # 49-08-00803-00

<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 0.240	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>Units</u>	<u>Addn's</u>	<u>Sq. Ft.</u>
<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Remain</u>				
Industrial					1	1		6,075
* Totals *					1	1		6,075

Applicant Health Mats, 100 Pennell Street, Chester, PA, 19013

Engineer Catania Engineering Associates, Inc., Michael Ciocco, 520 West MacDade Boulevard, Milmont Park, PA, 19033-3311

9. **Penn Avenue and 10th Street** 23-7675-21

Marcus Hook Borough

*Consolidate 20 parcels into 1 lot and re-subdivide creating two new lots
 See FL 7

Location Penn Avenue southwest of 10th Street

Tax Map # 24-05-688

Zoning District(s) IT-2

Tax Folio # 24-00-00638-08

<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 checked="" type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 31.443	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

Applicant Duke Realty Limited Partnership, 161 Washington Street Suite 1020, Conshohocken, PA, 19428

Engineer LANDCORE Engineering Consultants, PC, PO Box 37635, Philadelphia, PA, 19101



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PRELIMINARY LAND DEVELOPMENTS

1. **Stoney Knoll** 30-3650-80-94-00-04-09-12-15-21

Newtown Township

*Construct 27 single-family detached dwellings See PS 1

Location Southeast side of Wayland Road, approximately 3,000' southwest of Route 252

Tax Map # 30-14-002 **Zoning District(s)** R-1

Tax Folio # 30-00-02908-07

<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 47.787	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			27
* Totals *			27

Applicant James A. Nolen, III Dynasty Trust, 950 West Valley Road, King of Prussia, PA, 19406

Engineer Stantec Consulting Services, Inc., 1060 Andrew Drive, Suite 140, West Chester, PA, 19380

2. **RGM Development Corporation** 08-7684-21

Chester Township

*Develop 77 dwelling units See PS 2

Location North of the intersection between Powell and Elson Roads

Tax Map # 7-05-004 **Zoning District(s)** SC & A

Tax Folio # 07-00-00513-05

<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 5.800	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 Attached			77
* Totals *			77

Applicant RGM Development Corporation, 1441 Laura Lane, Pottstown, PA, 19464

Engineer G. D. Houtman and Son, 139 East Baltimore Pike, Media, PA, 19063



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PRELIMINARY SUBDIVISIONS

1. **Stoney Knoll** 30-3650-80-94-00-04-09-12-15-21

Newtown Township

*Subdivide 47.787 acres into 27 residential lots See PL 1

Location Southeast side of Wayland Road, approximately 3,000' southwest of Route 252

Tax Map # 30-14-002

Zoning District(s) R-1

Tax Folio # 30-00-02908-07

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 47.787	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			27
* Totals *			27

Applicant James A. Nolen, III Dynasty Trust, 950 West Valley Road, King of Prussia, PA, 19406

Engineer Stantec Consulting Services, Inc., 1060 Andrew Drive, Suite 140, West Chester, PA, 19380

2. **RGM Development Corporation** 08-7684-21

Chester Township

*Subdivide 5.8 acres into 56 lots and two open space parcels See PL 2

Location North of the intersection between Powell and Elson Roads

Tax Map # 7-05-004

Zoning District(s) SC & A

Tax Folio # 07-00-00513-05

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 5.800	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 Attached			77
* Totals *			77

Applicant RGM Development Corporation, 1441 Laura Lane, Pottstown, PA, 19464

Engineer G. D. Houtman and Son, 139 East Baltimore Pike, Media, PA, 19063