



DELAWARE COUNTY PLANNING COMMISSION
Meeting Agenda with Application Detail
Thursday, February 15, 2024

ZONING MATTERS

1. **C-1 District Uses** 30-7946-24
Newtown Township
*Amend the text of the Township zoning ordinance to address uses within the C-1 District
2. **SU-1 District Uses** 30-7947-24
Newtown Township
*Amend the text of the Township zoning ordinance to address uses within the SU-1 District
3. **Fences** 3A-38-7948-24
Rutledge Borough
*Amend the text of the Borough zoning ordinance to further address fences

FINAL LAND DEVELOPMENTS

1. **479 Valleybrook Road** 36-7939-24
Chester Heights Borough
*Develop 3.15 acres with a 1,479 sq. ft. assembly hall
Location West side of Valleybrook Road, approximately 1,000' south of Baltimore Pike
Tax Map # 6-07-002 **Zoning District(s)** R-1 1/2
Tax Folio # 06-00-00115-00

<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 type="checkbox"/>	Public <input type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 3.150	Private <input checked="" type="checkbox"/>	Private <input checked="" type="checkbox"/>	HOP Required <input 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>
Religious										1,479
* Totals *										1,479

Applicant Philadelphia Meeting Room, 621 Newtown Street Road, Media, PA, 19063
(610) 457-6110

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. Chase Bank

02-7942-24

Aston Township

*Redevelop 1.13 acres with a 3,330 sq. ft. bank

Location Northwest of the intersection between Pennell and Dutton Mill Roads

Tax Map # 2-25-069

Zoning District(s) SC

Tax Folio # 02-00-01472-03

<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 1.130	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>
Office							3,300
							3,300

* Totals *

Applicant 4513 Pennell Rd. Assoc., LLC, 1306 Wilmington Pike, A@, West Chester, PA, 19382
(610) 359-1100

Engineer SR3 Engineers, 100 Essex Avenue, Suite 201, Bellmawr, NJ, 08031
(856) 933-3323

3. Lot 1 Woodlawn Avenue

10-7945-24

Collingdale Borough

*Develop 0.1 acre with a duplex

Location Southwest corner of Chestnut Street and Woodlawn Avenue

Tax Map # 11-02-626

Zoning District(s) A Res

Tax Folio # 11-00-00594-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
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>
Single Family Semi-Detached			2
* Totals *			2

Applicant Stephen Richard Properties, 322 Eberkley Avenue, Clifton Heights, PA,
(610) 955-1508

Engineer Purdy Architecture, 1100 E Hector Street, Conshohocken, PA, 19428
(610) 941-9101



DELAWARE COUNTY PLANNING COMMISSION
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FINAL LAND DEVELOPMENTS

4. Eugene Verone - 611 N Swarthmore Ave

35-5886-05-17-24

Ridley Park Borough

* Further develop a site by adding a 2,500 sq. ft. addition to an existing shop building

Location Northeast of the intersection of Swarthmore Avenue and CSX rail line

Tax Map # 37-02-062

Zoning District(s) C-2

Tax Folio # 37-00-02270-00

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 type="checkbox"/>	Nonresidential 2.910	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	Lots	Units	Addn's	Sq. Ft.
Retail									7,700
* Totals *									7,700

Applicant Eugene Verone, 910 Georgetown Road, Swarthmore, PA, 19081

Engineer Catania Engineering Associates, Inc., 520 West MacDade Boulevard, Milmont Park, PA, 19033-3311
(610) 532-2884

5. 282 & 286 Dilworthtown Road

42-7713-21-24

Thornbury Township

* Further develop an existing site with additional car dealership parking
See FS 4

Location South side of Dilworthtown Road, approximately 600' east of Route 202

Tax Map # 44-035-002

Zoning District(s) LI

Tax Folio # 44-00-00061-01

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 9.200	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	Lots	Units	Addn's	Sq. Ft.
Retail						1			
Flex							1		
* Totals *						1	1		

Applicant VMDT Partnership, 1100 1st Avenue, Suite 100, King of Prussia, PA, 19408
(610) 630-7911

Engineer Edward B. Walsh & Assoc., Inc., 855 Springdale Drive - Suite 202, Exton, PA, 19341
(610) 903-0031

Friday, February 16, 2024

Page 3 of 7



DELAWARE COUNTY PLANNING COMMISSION
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Thursday, February 15, 2024

FINAL SUBDIVISIONS

1. 739 Darby Paoli Road

34-7940-24

Radnor Township

*Adjust lot lines of two lots totaling 9.15 acres

Location Northeast corner of Darby Paoli Road and Colony Road

Tax Map # 36-43-038

Zoning District(s) R-1

Tax Folio # 36-04-02192-01

<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> 9.150	<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 John Licciardello, 739 Darby Paoli Road, Bryn Mawr, PA, 19010
(917) 554-6214

Engineer Franklin Engineering, Inc., P.O. Box 2622, Bala Cynwyd, PA, 19087
(610) 724-8686

2. 104-110 Wayne Avenue

34-7941-24

Radnor Township

*Subdivide 0.295 acre into four lots

Location Northwest corner of Lancaster Avenue and N Wayne Avenue

Tax Map # 36-12-288

Zoning District(s) WBOD

Tax Folio # 36-01-00619-00

<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> 0.295	<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-----					
<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

4

* Totals *

4

Applicant Crea Partners II, LLC c/o ken Kearns, P.O. Box 1311, Wayne, PA, 19087
(610) 639-1302

Engineer Site Engineering Concpts, LLC, 622 Lancaster Avenue, Berwyn, PA, 19312
(610) 240-0450



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Meeting Agenda with Application Detail
Thursday, February 15, 2024

FINAL SUBDIVISIONS

3. KG Services LLC

26-6312-06-12-24

Middletown Township

*Subdivide 4.543 acres into three lots with a lot line adjustment with a neighboring parcel

Location Northeast corner of Dutton Mill and Chester Creek Roads

Tax Map # 27-52-018:000

Zoning District(s) R-1

Tax Folio # 27-00-00474-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 4.543	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			3
* Totals *			3

Applicant KG Services LLC c/o Kira Graves, 2238 E. Deerfield Drive, Media, PA, 19063
(610) 348-7642

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

4. 438 Webb Road

04-7949-24

Chadds Ford Township

*Subdivide 4.23 acres into two lots

Location South side of Webb Road, approximately 700' east of Arrow Lane

Tax Map # 4-05-022

Zoning District(s) R-1

Tax Folio # 04-00-00317-04

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 4.230	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

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

Applicant Jennifer Devlin, 667 Shropshire Drive, West Chester, PA, 19382
(484) 645-0804

Engineer Inland Design, 16 Hagerty Blvd, West Chester, PA, 19382
(484) 947-2928



DELAWARE COUNTY PLANNING COMMISSION
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Thursday, February 15, 2024

FINAL SUBDIVISIONS

5. **282 & 286 Dilworthtown Road**

42-7713-21-24

Thornbury Township

*Consolidate two parcels into one totaling 9.2 acres See FL 4

Location South side of Dilworthtown Road, approximately 600' east of Route 202

Tax Map # 44-035-002

Zoning District(s) LI

Tax Folio # 44-00-00061-01

<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 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> 9.200	<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>
Retail						1	
Flex							1
* Totals *						1	1

Applicant VMDT Partnership, 1100 1st Avenue, Suite 100, King of Prussia, PA, 19408
(610) 630-7911

Engineer Edward B. Walsh & Assoc., Inc., 855 Springdale Drive - Suite 202, Exton, PA, 19341
(610) 903-0031

PRELIMINARY LAND DEVELOPMENTS

1. **Bedrock Development**

46-7425-19-24

Lower Chichester Township

*Develop 114 senior housing townhome units See PS 2

Location Southeast of Naamans Creek Road and I-95

Tax Map # 8-06-001

Zoning District(s) R-3

Tax Folio # 08-00-00879-01

<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> 111.610	<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 ***

	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Single Family Attached			114
* Totals *			114

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

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



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PRELIMINARY SUBDIVISIONS

1. Darlington Farms, LLC **26-7943-24**

Middletown Township

*Subdivide 17.9 acres into four lots

Location On the west side of Darlington Road, approximately 1,800' north of Baltimore Pike

Tax Map # 27-25-008

Zoning District(s) R-1A

Tax Folio # 27-00-00388-01

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 17.900	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 ***

Single Family Detached

Units Remaining

Units Removed

Units Proposed

*** Totals ***

Applicant Darlington Farms, LLC, 609 Darlington Road, Media, PA, 19063
(484) 557-3500

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

2. Bedrock Development **46-7425-19-24**

Lower Chichester Township

*Subdivide 28.05 acres into 114 lots with open space See PL1

Location Southeast of Naamans Creek Road and I-95

Tax Map # 8-06-001

Zoning District(s) R-3

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 ***

Single Family Attached

Units Remaining

Units Removed

Units Proposed

*** Totals ***

114

114

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

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