DELAWARE COUNTY PLANNING COMMISSION
Meeting Agenda with Application Detail
Thursday, June 16, 2022

ZONING MATTERS

1. **PRD Text and Map**
   
   Chester Heights Borough
   
   *Amend the text of the Borough zoning ordinance to further address the PRD use
   *Rezone 62.8 acres from B, R-1 and R-1 1/2 to PRD

FINAL LAND DEVELOPMENTS

1. **Champion Investments - 817 & 819 Lincoln Ave**
   
   Prospect Park Borough
   
   *Further develop 0.5487 acre with a parking lot expansion

   **Location** Southeast corner of Lincoln Avenue and 9th Avenue
   
   **Tax Map #** 33-05-331
   
   **Zoning District(s)** C-1
   
   **Tax Folio #** 66-00-01007-01

   **Application Type** Nonresidential
   
   **Acreage**
   
   **Water**
   
   **Sewer**
   
   **Floodplains**
   
   **Wetlands**
   
   **Public**
   
   **Private**
   
   **HOP Required**

   **Summary of Proposed Units**

<table>
<thead>
<tr>
<th>Flex</th>
<th>Lots</th>
<th>Acres</th>
<th>Remain</th>
<th>Remove</th>
<th>Addn’s</th>
<th>Sq. Ft.</th>
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</thead>
<tbody>
<tr>
<td>Nonresidential</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Units</strong></td>
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<tr>
<td><strong>Square Footage</strong></td>
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<td></td>
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</tr>
<tr>
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<td></td>
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<td></td>
</tr>
<tr>
<td><strong>Proposed</strong></td>
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<td></td>
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<tr>
<td>1</td>
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</tr>
</tbody>
</table>

   **Applicant** Liz Bapasola, 12 Springside Court, Yardley, PA, 19067
   
   **Engineer** H. Gilroy Damon Associates, Inc., P O Box 1158, 1343 Chester Pike, Sharon Hill, PA, 19079
   
   (610) 583-4100
### FINAL LAND DEVELOPMENTS

2. **American Wood Design - 218 -224 Fulton Street**

   *Develop a 2,200 sq. ft. warehouse  See FS 3*

**Location** Northwest corner of Fulton and Mary Streets

<table>
<thead>
<tr>
<th>Tax Folio #</th>
<th>49-07-01122-00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax Map #</td>
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<td>Zoning District(s)</td>
<td>C-2/R</td>
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<table>
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<tr>
<th>Application Type</th>
<th>Acreage</th>
<th>Water</th>
<th>Sewer</th>
<th>Floodplains</th>
<th>Wetlands</th>
<th>HOP Required</th>
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<tbody>
<tr>
<td>Residential</td>
<td>0.000</td>
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<td>Public</td>
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**Summary of Proposed Units**

<table>
<thead>
<tr>
<th><em>Nonresidential</em></th>
<th>Existing</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Units</td>
<td>1</td>
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<tr>
<td>Sq. Ft.</td>
<td>2,200</td>
<td>2,200</td>
</tr>
</tbody>
</table>

**Applicant**

Michael Gilhool, Sr., 201 Fulton Street, Chester, PA,
(484) 437-1676

**Engineer**

Catania Engineering Associates, Inc., 520 West MacDade Boulevard, Milmont Park, PA, 19033-3311
(610) 532-2884
DELAWARE COUNTY PLANNING COMMISSION  
Meeting Agenda with Application Detail  
Thursday, June 16, 2022

FINAL LAND DEVELOPMENTS

3. **Oak Hill at St Davids**
   Radnor Township
   
   *Develop 23.6 acres with a 295 bed elder care facility  See FS 4*
   
   **Location**: Northwest corner of Eagle Road and Radnor Road
   
   **Tax Folio #**: 36-02-00978-00
   
   **Tax Map #**: 36-06-004:000
   
   **Zoning District(s)**: PI
   
   **Application Type**
   
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<thead>
<tr>
<th>Residential</th>
<th>Acreage</th>
<th>Water</th>
<th>Sewer</th>
<th>Floodplains</th>
</tr>
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<tbody>
<tr>
<td>0.000</td>
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<td>Wetlands</td>
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<td>59.900</td>
<td>Private</td>
<td>Private</td>
<td>HOP Required</td>
</tr>
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</table>

   **Summary of Proposed Units**
   
<table>
<thead>
<tr>
<th><em>Residential</em></th>
<th><em>Nonresidential</em></th>
</tr>
</thead>
<tbody>
<tr>
<td>Units Remaining</td>
<td>Units Proposed</td>
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<tr>
<td>1</td>
<td>1</td>
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<tr>
<td>* Totals *</td>
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</tr>
</tbody>
</table>

   **Application**: Rockwell Radnor, LLC Attn: Greg Lingo, 1001 Eagle Road, Wayne, PA, 19087
   (484) 445-4300
   
   **Engineer**: SITE Engineering Concepts LLC, P.O. Box 1992, Southeastern, PA, 19399
   (610) 240-0450

4. **26 Wentworth Lane**

   Radnor Township
   
   *Develop two semi-detached dwelling units  See FS 5*
   
   **Location**: West side of Wentworth Lane, approximately 200' south of Conestoga Road
   
   **Tax Folio #**: 36-07-05123-01
   
   **Tax Map #**: 36-07-05123-01
   
   **Zoning District(s)**: R-5
   
   **Application Type**
   
<table>
<thead>
<tr>
<th>Residential</th>
<th>Acreage</th>
<th>Water</th>
<th>Sewer</th>
<th>Floodplains</th>
</tr>
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<tbody>
<tr>
<td>0.344</td>
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<td>Nonresidential</td>
<td>0.000</td>
<td>Private</td>
<td>Private</td>
<td>HOP Required</td>
</tr>
</tbody>
</table>

   **Summary of Proposed Units**
   
<table>
<thead>
<tr>
<th><em>Residential</em></th>
<th><em>Nonresidential</em></th>
</tr>
</thead>
<tbody>
<tr>
<td>Units Remaining</td>
<td>Units Proposed</td>
</tr>
<tr>
<td>2</td>
<td>2</td>
</tr>
</tbody>
</table>

   **Application**: Rockwell Glynn LP, 124 E. State Street, Media, PA, 19063
   (302) 367-6648
   
   **Engineer**: Chester Valley Engineers, Inc., P.O. Box 447, Paoli, PA, 19301
   (610) 644-4623

Monday, June 20, 2022
DELAWARE COUNTY PLANNING COMMISSION
Meeting Agenda with Application Detail
Thursday, June 16, 2022

FINAL LAND DEVELOPMENTS

5. **Morroni**
   Nether Providence Township
   
   *Develop two single-family detached dwellings see FS 1
   
   **Location**: South side of Ridley Drive and Chestnut Parkway
   **Tax Folio #**: 34-00-00592-00
   **Tax Map #**: 34-24-323:000
   **Zoning District(s)**: R-1
   **Application Type**
   - Residential
   - Nonresidential
   **Acreage**
   - Residential: 2.626
   - Nonresidential: 0.000
   **Water**
   - Public
   **Sewer**
   - Public
   **Floodplains**
   - Private
   **Summary of Proposed Units**
   * Residential *
   - Single Family Detached
   - Units Remaining: 1
   - Units Removed: 1
   - Units Proposed: 2
   * Totals *
   - 2

   **Application**
   - Anthony Morroni, 6 Chestnut Parkway, Wallingford, PA, 19086
   (610) 872-5149
   **Engineer**
   - G.D. Houtman and Son Inc., Stephen Wasylysyn, 139 East Baltimore Pike, Media, PA, 19063
   (610) 565-6363

6. **EBuild Construction - Darby Road**
   Haverford Township
   
   *Develop two single-family detached dwellings see FS 8
   
   **Location**: South side of Darby Road, approximately 300' east of Sproul Road
   **Tax Folio #**: 22-04-00215-01
   **Tax Map #**: 22-10-051
   **Zoning District(s)**: R1-A
   **Application Type**
   - Residential
   - Nonresidential
   **Acreage**
   - Residential: 1.030
   - Nonresidential: 0.000
   **Water**
   - Public
   **Sewer**
   - Public
   **Floodplains**
   - Private
   **Summary of Proposed Units**
   * Residential *
   - Single Family Detached
   - Units Remaining: 2
   - Units Proposed: 2
   * Totals *
   - 2

   **Application**
   - EBuild Construction, LLC, 2375 West Chester Pike, Broomall, PA, 19008
   (610) 532-2884
   **Engineer**
   - Catania Engineering Associates, Inc., 520 West MacDade Boulevard, Milmont Park, PA, 19033-3311
   (610) 532-2884
7. **Aronimink Golf Club**

   Newtown Township

   *Further develop 300.98 acres with a new patio and a 6,162 sq. ft. learning center*

   **Location**: Southeast side of St. Davids Road, from Golf Club Road to Paper Mill Road

   **Tax Folio #**: 30-00-02439-00
   **Tax Map #**: 30-09-042:000

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

   **Application Type**
   - Residential
   - Nonresidential

   **Summary of Proposed Units**

<table>
<thead>
<tr>
<th>Lots</th>
<th>Acres</th>
<th>Water</th>
<th>Sewer</th>
<th>Floodplains</th>
<th>Wetlands</th>
<th>HOP Required</th>
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<tbody>
<tr>
<td>Recreational</td>
<td>1</td>
<td>300.98</td>
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<td>Wetlands</td>
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<td>1</td>
<td>300.98</td>
<td>Private</td>
<td>Private</td>
<td>Public</td>
<td>Nonresidential</td>
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</table>

   **Aplicant**: Aronimink Golf Club, 3600 St. Davids Road, Newtown Square, PA, 19073
   **Engineer**: Chester Valley Engineers, Inc., 83 Chestnut Road, P.O. Box 447, Paoli, PA, 19301

8. **St Andrew - School Gymnasium**

   Upper Darby Township

   *Further develop a site with a gymnasium See FS 9*

   **Location**: Northeast corner of Mason Avenue and School Lane

   **Tax Folio #**: 16-10-01117-00

   **Application Type**
   - Residential
   - Nonresidential

   **Summary of Proposed Units**

<table>
<thead>
<tr>
<th>Lots</th>
<th>Acres</th>
<th>Water</th>
<th>Sewer</th>
<th>Floodplains</th>
<th>Wetlands</th>
<th>HOP Required</th>
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</thead>
<tbody>
<tr>
<td>Religious</td>
<td>1</td>
<td>0.960</td>
<td>Private</td>
<td>Private</td>
<td>Public</td>
<td>Nonresidential</td>
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</table>

   **Aplicant**: St Andrew the Apostle Church, 535 Mason Avenue, Drexel Hill, PA, 19026
   **Engineer**: Bohler Engineering PA, LLC, 1600 Manor Avenue, Suite 200, Chalfont, PA, 18914
### 9. Waste Management

**Location**: West of the intersection between Oak Lane and Secane Avenue  
**Application Type**: Nonresidential  
**Acreage**: Nonresidential 5.500  
**Summary of Proposed Units**

<table>
<thead>
<tr>
<th>Application Type</th>
<th>Acreage</th>
<th>Water</th>
<th>Sewer</th>
<th>Floodplains</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>0.000</td>
<td>Public</td>
<td>Public</td>
<td></td>
</tr>
<tr>
<td>Nonresidential</td>
<td>5.500</td>
<td>Private</td>
<td>Private</td>
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</tbody>
</table>

**Summary of Proposed Units**

<table>
<thead>
<tr>
<th>Lots</th>
<th>Acres</th>
<th>Remain</th>
<th>Remove</th>
<th>Remain</th>
<th>Remove</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>1.217</td>
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<td></td>
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</tbody>
</table>

**Applicant**: Waste Management, 408 S. Oak Lane, Primos, PA, 19108  
**Engineer**: T. Mitchell Engineers, 14256 Dolittle Drive, San Leandro, CA, 64577

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### 10. 111-115 County Line Road

**Location**: South side of County Line Road, approximately 150' west of Old Lancaster Pike  
**Application Type**: Residential  
**Acreage**: Residential 1.217  
**Summary of Proposed Units**

<table>
<thead>
<tr>
<th>Application Type</th>
<th>Acreage</th>
<th>Water</th>
<th>Sewer</th>
<th>Floodplains</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>1.217</td>
<td>Public</td>
<td>Public</td>
<td></td>
</tr>
<tr>
<td>Nonresidential</td>
<td>0.000</td>
<td>Private</td>
<td>Private</td>
<td></td>
</tr>
</tbody>
</table>

**Summary of Proposed Units**

<table>
<thead>
<tr>
<th>Units Remaining</th>
<th>Units Removed</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

**Applicant**: DN Investments LLC c/o Joseph D'Orazio, 2111 Darby Road, Havertown, PA, 19083  
**Address**: (610) 761-8798  
**Engineer**: Herbert E. MacCombie, Jr., P.E., P.O. Box 118, Broomall, PA, 19008  
**Address**: (610) 356-9550
1. Morroni

| Nether Providence Township | 29-6171-06-09-22 |

**Subdivide 2.626 acres into 3 lots** See FL 5

**Location** South side of Ridley Drive and Chestnut Parkway

| Tax Folio # | 34-00-00592-00 | Tax Map # | 34-24-323:000 |

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

<table>
<thead>
<tr>
<th>Application Type</th>
<th>Acreage</th>
<th>Water</th>
<th>Sewer</th>
<th>Floodplains</th>
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<tbody>
<tr>
<td>Residential</td>
<td>2.626</td>
<td>Public</td>
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<tr>
<td>Nonresidential</td>
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<td>Private</td>
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**Summary of Proposed Units**

<table>
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<tr>
<th><em>Residential</em></th>
<th>Units Remaining</th>
<th>Units Removed</th>
<th>Units Proposed</th>
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</thead>
<tbody>
<tr>
<td>Single Family Detached</td>
<td>1</td>
<td>1</td>
<td>2</td>
</tr>
</tbody>
</table>

**Applicant** Anthony Morroni, 6 Chestnut Parkway, Wallingford, PA, 19086
(610) 872-5149

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

2. JQA Aston LP

| Aston Township | 02-2355-87-88-89-98-02-22 |

**Subdivide 4.18 acres into three lots**

**Location** West side of Pennell Road, approximately 600' north of Concord Road

| Tax Folio # | 02-00-01878-10 | Tax Map # | 2-14-326-001 |

**Zoning District(s)** C

<table>
<thead>
<tr>
<th>Application Type</th>
<th>Acreage</th>
<th>Water</th>
<th>Sewer</th>
<th>Floodplains</th>
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<tbody>
<tr>
<td>Residential</td>
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<tr>
<td>Nonresidential</td>
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<td>Private</td>
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**Summary of Proposed Units**

<table>
<thead>
<tr>
<th><em>Nonresidential</em></th>
<th>Lots</th>
<th>Acres</th>
<th>Remain</th>
<th>Remove</th>
<th>Units</th>
<th>Addn’s</th>
<th>Sq. Ft.</th>
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<tbody>
<tr>
<td>Retail</td>
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<td></td>
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**Applicant** JQA Aston LP, 765 John Berry Drive, Bryn Mawr, PA, 19010

**Engineer** G.D. Houtman and Son, 139 East Baltimore Pike, Media, PA, 19063
(610) 565-6363
3. **American Wood Design - 218 -224 Fulton Street**

   *Incorporate four lots totaling 0.075 acre into one lot*  
   See FL 2

   **Location** Northwest corner of Fulton and Mary Streets

   **Tax Map #** 49-015-745  
   **Zoning District(s)** C-2/R  
   **Tax Folio #** 49-07-0122-00

<table>
<thead>
<tr>
<th>Application Type</th>
<th>Acreage</th>
<th>Water</th>
<th>Sewer</th>
<th>Floodplains</th>
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<tbody>
<tr>
<td>Residential</td>
<td>0.000</td>
<td>Public</td>
<td>Public</td>
<td></td>
</tr>
<tr>
<td>Nonresidential</td>
<td>0.075</td>
<td>Private</td>
<td>Private</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th><em>Nonresidential</em></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lots</strong></td>
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<tr>
<td>Industrial</td>
</tr>
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<table>
<thead>
<tr>
<th><em>Totals</em></th>
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</thead>
<tbody>
<tr>
<td><strong>Lots</strong></td>
</tr>
<tr>
<td>1</td>
</tr>
</tbody>
</table>

**Applicant**  
Michael Gilhool, Sr., 201 Fulton Street, Chester, PA,  
(484) 437-1676

**Engineer**  
Catania Engineering Associates, Inc., 520 West MacDade Boulevard, Milmont Park, PA, 19033-3311  
(610) 532-2884
4. **Oak Hill at St Davids**

   Radnor Township

   *Adjust lot lines of two lots totaling 59.9 acres*  
   See FL 3

   **Location**  
   Northwest corner of Eagle Road and Radnor Road

   **Tax Folio #** 36-06-004:000

   **Zoning District(s)** PI

   **Application Type**
   - Residential [ ]
   - Nonresidential [ ]

   **Acreage**
   - Residential 0.000
   - Nonresidential 59.900

   **Water**
   - Public [ ]
   - Private [ ]

   **Sewer**
   - Public [ ]
   - Private [ ]

   **Floodplains**
   - Public [ ]
   - Private [ ]

   **Wetlands**
   - Public [ ]
   - Private [ ]

   **Summary of Proposed Units**

<table>
<thead>
<tr>
<th><em>Residential</em></th>
<th>Units Remaining</th>
<th>Units Removed</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
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<td>Age-Restricted</td>
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<table>
<thead>
<tr>
<th><em>Totals</em></th>
<th>Existing -Square Footage-</th>
<th>Proposed -Square Footage-</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lots</td>
<td>Acres</td>
<td>Remain</td>
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<td>-------</td>
<td>--------</td>
</tr>
<tr>
<td>Institutional</td>
<td>1</td>
<td>59.900</td>
</tr>
</tbody>
</table>

   | *Totals* | 1 | 59.9 |

   **Applicant**  
   Rockwell Radnor, LLC Attn: Greg Lingo, 1001 Eagle Road, Wayne, PA, 19087  
   (484) 445-4300

   **Engineer**  
   SITE Engineering Concepts LLC, P.O. Box 1992, Southeastern, PA, 19399  
   (610) 240-0450

5. **26 Wentworth Lane**

   Radnor Township

   *Subdivide 0.344 acre into two lots*  
   See FL 4

   **Location**  
   West side of Wentworth Lane, approximately 200' south of Conestoga Road

   **Tax Folio #** 36-07-05123-01

   **Zoning District(s)** R-5

   **Application Type**
   - Residential [ ]
   - Nonresidential [ ]

   **Acreage**
   - Residential 0.344
   - Nonresidential 0.000

   **Water**
   - Public [ ]
   - Private [ ]

   **Sewer**
   - Public [ ]
   - Private [ ]

   **Floodplains**
   - Public [ ]
   - Private [ ]

   **Wetlands**
   - Public [ ]
   - Private [ ]

   **Summary of Proposed Units**

<table>
<thead>
<tr>
<th><em>Residential</em></th>
<th>Units Remaining</th>
<th>Units Removed</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Semi-Detached</td>
<td>2</td>
<td></td>
<td>2</td>
</tr>
</tbody>
</table>

   **Applicant**  
   Rockwell Glynn LP, 124 E. State Street, Media, PA, 19063  
   (302) 367-6648

   **Engineer**  
   Chester Valley Engineers, Inc., P.O. Box 447, Paoli, PA, 19301  
   (610) 644-4623
### DELAWARE COUNTY PLANNING COMMISSION
**Meeting Agenda with Application Detail**
**Thursday, June 16, 2022**

#### FINAL SUBDIVISIONS

6. **111-115 County Line Road**
   - **Haverford Township**
   - **Subdivide 1.2174 acres into three lots**  
     See FL 10
   - **Location** South side of County Line Road, approximately 150' west of Old Lancaster Pike
   - **Tax Folio #** 22-05-00216-00
   - **Tax Map #** 22-02-152
   - **Zoning District(s)** R-4
   - **Residential**
   - **Nonresidential**
   - **Application Type**
     - **Residential**: 1.217
     - **Nonresidential**: 0.000
   - **Water**
     - **Residential**: Public
     - **Nonresidential**: Private
   - **Sewer**
     - **Residential**: Public
     - **Nonresidential**: Private
   - **Floodplains**
   - **Wetlands**
   - **Summary of Proposed Units**
     - **Applicant**: DN Investments LLC c/o Joseph D'Orazio, 2111 Darby Road, Havertown, PA, 19083 (610) 761-8798
     - **Engineer**: Herbert E. MacCombie, Jr., P.E., P.O. Box 118, Broomall, PA, 19008 (610) 356-9550

7. **Ardrossan Farm - Phillips Subdivision**
   - **Radnor Township**
   - **Incorporate three lots totaling 3.724 acres into one lot**
   - **Location** Northeast corner of Ayrshire Drive and Murray Lane
   - **Tax Folio #** 36-04-02464-61
   - **Tax Map #** 36-36-008:210
   - **Zoning District(s)** AC
   - **Residential**: 3.724
   - **Nonresidential**: 0.000
   - **Application Type**
     - **Residential**: 3.724
     - **Nonresidential**: 0.000
   - **Water**
     - **Residential**: Public
     - **Nonresidential**: Private
   - **Sewer**
     - **Residential**: Public
     - **Nonresidential**: Private
   - **Floodplains**
   - **Wetlands**
   - **Summary of Proposed Units**
     - **Applicant**: Stephanie Phillips, 254 Country Road, Berwyn, PA, 19312
     - **Engineer**: Schock Group LLC, 1958 Butler Pike, Conshohocken, PA, 19428
## FINAL SUBDIVISIONS

### 8. Ebuild Construction - Darby Road

**Haverford Township**

*Subdivide 1.03 acres into two lots* See FL 6

**Location** South side of Darby Road, approximately 300' east of Sproul Road

- **Tax Folio #** 22-04-00215-01
- **Tax Map #** 22-10-051
- **Zoning District(s)** R1-A

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**Summary of Proposed Units**

* **Residential** *
  - Single Family Detached
  - **Units Remaining**: 2
  - **Units Proposed**: 2

### 9. St Andrew - School Gymnasium

**Upper Darby Township**

*Incorporate two lots totaling 0.96 acre into one lot* See FL 8

**Location** Northeast corner of Mason Avenue and School Lane

- **Tax Folio #** 16-10-01117-00
- **Tax Map #** 16-22-145
- **Zoning District(s)** R-1

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**Summary of Proposed Units**

* **Nonresidential** *
  - **Units Remaining**: 1
  - **Units Proposed**: 1

**Applicant**

- **EBuild Construction, LLC**, 2375 West Chester Pike, Broomall, PA, 19008
- **Engineer** Catania Engineering Associates, Inc., 520 West MacDade Boulevard, Milmont Park, PA, 19033-3311
  - (610) 532-2884

**Applicant**

- **St Andrew the Apostle Church**, 535 Mason Avenue, Drexel Hill, PA, 19026
- **Engineer** Bohler Engineering PA, LLC, 1600 Manor Avenue, Suite 200, Chalfont, PA, 18914
### FINAL SUBDIVISIONS

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**Additional Details:**
- Location: West of the intersection between Oak Lane and Secane Avenue
- Tax Folio # 16-38-035

### PRELIMINARY LAND DEVELOPMENTS

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**Additional Details:**
- Location: West side of Knowlton Road, approximately 500' north of Bortondale Road
- Tax Folio # 27-00-02852-00

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**Applicant:** Waste Management, 408 S. Oak Lane, Primos, PA, 19108

**Engineer:** T. Mitchell Engineers, 14256 Dolittle Drive, San Leandro, CA, 64577

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**Applicant:** Alan Mancil Builders, P.O. Box 243, Wallingford, PA, 19086

**Engineer:** Linn Architects, 1140 N. Providence Road, Media, PA, 19063
DELAWARE COUNTY PLANNING COMMISSION
Meeting Agenda with Application Detail
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PRELIMINARY LAND DEVELOPMENTS

2. **Dolores Drive Extension**
   - Marple Township
   - *Extend an existing cul-de-sac and develop 11 single-family detached dwellings* See PS 2
   - **Location**: Northwest of Dolores Drive and Old Cedar Grove Road
   - **Tax Folio #**: 25-00-00693-00
   - **Tax Map #**: 25-17-017
   - **Zoning District(s)**: R-1
   - **Application Type**: Residential
   - **Acreage**: 4.500
   - **Water**: Public
   - **Sewer**: Public
   - **Floodplains**: No
   - **Wetlands**: No
   - **Private**: No
   - **Public**: Yes
   - **HOP Required**: No

   **Summary of Proposed Units**
   - **Residential**
     - **Units Remaining**: 11
   - **Total**: 11

   **Applicant**: Rayer Sexton Homes, LLC, 1310 Wyngate Road, Wynnewood, PA, 19096

   **Engineer**: Yohn Engineering, LLC, P.O. Box 26094, Collegeville, PA, 19426

3. **Tinicum Island Road**
   - Tinicum Township
   - *Construct a new alignment for Tinicum Island Road* See PS 3
   - **Location**: Tinicum Island Road, east of Second Street
   - **Tax Folio #**: 45-00-01504-00
   - **Tax Map #**: 45-08-014
   - **Zoning District(s)**: I
   - **Application Type**: Nonresidential
   - **Acreage**: 133.560
   - **Water**: Private
   - **Sewer**: Private
   - **Floodplains**: No
   - **Wetlands**: No
   - **HOP Required**: No

   **Summary of Proposed Units**
   - **Nonresidential**
     - **Lots**: 4
     - **Acres**: 0.000
     - **Units**: 1
     - **Addn’s**: 0
     - **Sq. Ft.**: 0

   **Applicant**: City of Philadelphia c/o William Kerr, Jr., Esq., 40 East Airy Street, Norristown, PA, 19404
   (610) 275-0700

   **Engineer**: Hunt Engineering, P.O. Box 537, Malvern, PA, 19355
   (610) 644-4600
1. **The Woods at Ridley Creek**  
   Middletown Township  
   *Subdivide 5.06 acres into three lots  See PL 1*  
   **Location** West side of Knowlton Road, approximately 500' north of Bortondale Road  
   **Tax Map #** 27-32-001  
   **Zoning District(s)** R-1  
   **Tax Folio #** 27-00-002852-00  

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**Summary of Proposed Units**  
- *Residential*  
  - Single Family Detached  
  - Units Remaining: 3  
  - Units Proposed: 3  

- *Totals*  
  - 3

**Applicant** Alan Mancil Builders, P.O. Box 243, Wallingford, PA, 19086  
  (610) 246-0600  

**Engineer** Linn Architects, 1140 N. Providence Road, Media, PA, 19063

2. **Dolores Drive Extension**  
   Marple Township  
   *Subdivide 4.5 acres into 11 lots  See PL 2*  
   **Location** Northwest of Dolores Drive and Old Cedar Grove Road  
   **Tax Map #** 25-17-017  
   **Zoning District(s)** R-1  
   **Tax Folio #** 25-00-00693-00  

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**Summary of Proposed Units**  
- *Residential*  
  - Single Family Detached  
  - Units Remaining: 11  
  - Units Proposed: 11  

- *Totals*  
  - 11

**Applicant** Rayer Sexton Homes, LLC, 1310 Wyngate Road, Wynnewood, PA, 19096

**Engineer** Yohn Engineering, LLC, P.O. Box 26094, Collegeville, PA, 19426
### PRELIMINARY SUBDIVISIONS

3. **Tinicum Island Road**

- **Resubdivide 133.56 acres into four lots while vacating/relocating portion of the existing Tinicum Island Road right-of-way**  
  - See PL 3

**Location** Tinicum Island Road, east of Second Street

**Tax Folio #** 45-00-01504-00

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**Summary of Proposed Units**

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<th>* Nonresidential *</th>
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* **Totals** *

**Applicant** City of Philadelphia c/o William Kerr, Jr., Esq., 40 East Airy Street, Norristown, PA, 19404  
  - (610) 275-0700

**Engineer** Hunt Engineering, P.O. Box 537, Malvern, PA, 19355  
  - (610) 644-4600