### ZONING MATTERS

1. **Schools in R-1**
   - Edgmont Township
   - *Amend the text of the Township zoning ordinance to address schools within the R-1 District*

2. **Fences**
   - Upper Darby Township
   - *Amend the text of the Township zoning ordinance to address fences*

3. **Accessory Structures**
   - Aston Township
   - *Amend the text of the Township zoning ordinance to address accessory structures*

4. **Alternative Energy**
   - Aston Township
   - *Amend the text of the Township zoning ordinance to address alternative energy sources*

5. **Parking Setbacks**
   - Radnor Township
   - *Amend the text of the Township zoning ordinance to address parking setbacks*
1. **JAM Gumpenterprises LLC**

   **Upper Chichester Township**

   *Develop 1.150 acres with a 2980 sq. ft. tradesman shop*

   **Location** Southwest corner of Route 322 and Jefferson Avenue

   **Tax Map #** 9-14-202  **Zoning District(s)** C-1

   **Tax Folio #** 09-00-00251-00

   **Application Type**
   - Residential
   - Nonresidential

   **Acreage**
   - Residential 0.000
   - Nonresidential 1.150

   **Water**
   - Public

   **Sewer**
   - Private

   **Floodplains**
   - Wetlands

   **Public**
   - Private

   **Private**
   - Public

   **HOP Required**

   **Summary of Proposed Units**

<table>
<thead>
<tr>
<th>Service / Commercial</th>
<th>Lots</th>
<th>Acres</th>
<th>Remain</th>
<th>Remove</th>
<th>Rema in</th>
<th>Addn's</th>
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   **Applicant** JAM Gumpenterprises, 801 Bethel Avenue, Upper Chichester, PA, 19061

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

2. **MacDade Bullens Wawa**

   **Ridley Township**

   *Redevelop site with 5,585 sq. ft. convenience store with gas pumps*  **See FS 4**

   **Location** Southeast corner of MacDade Boulevard and Bullens Lane

   **Tax Map #** --:000  **Zoning District(s)** C-2

   **Tax Folio #** 38-02-00303-00

   **Application Type**
   - Residential
   - Nonresidential

   **Acreage**
   - Residential 0.000
   - Nonresidential 2.530

   **Water**
   - Public

   **Sewer**
   - Private

   **Floodplains**
   - Wetlands

   **Public**
   - Private

   **Private**
   - Public

   **HOP Required**

   **Summary of Proposed Units**

<table>
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<tr>
<th>Service / Commercial</th>
<th>Lots</th>
<th>Acres</th>
<th>Remain</th>
<th>Remove</th>
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   **Applicant** MacDade Bullens LLC, 1030 Germantown Pike, East Norriton, PA, 19403

   **Engineer** Landcore Engineering Consultants, P.O. Box 37635, #56287, Philadelphia, PA, 19101-0635
3. **Fast Food Restaurant**

   Ridley Township

   *Develop a 2,327 sq. ft. fast food restaurant  See FS 5*

   **Location** Northwest corner of MacDade Boulevard and Maple Avenue

   **Tax Map #** 38-10-649:001  
   **Zoning District(s) C-2/B**  
   **Tax Folio #** 38-03-01136-00

   **Application Type**  
   Residential [ ]  
   Nonresidential [X]  

   **Acreage**  
   Residential 0.000  
   Nonresidential 2.612

   **Water**  
   Public [X]  
   Private [ ]

   **Sewer**  
   Public [X]  
   Private [ ]

   **Floodplains**  
   Wetlands [X]  
   HOP Required [ ]

   **Summary of Proposed Units**

   * Nonresidential *  

   **Service / Commercial**

   | Lots | Acres | Remain | Remove | Proposed | -Square Footage-
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   **Applicant**  
   Cannon Brothers, Inc., 204 E. Chester Pike, Suite #2, Ridley Park, PA, 19078

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

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1. **Village of Four Seasons**

   Marple Township

   *Adjust lot lines of two lots totaling 2.135 acres*

   **Location** North side of Old Media Line Road, approximately 1,600' west of Street Road

   **Tax Map #** 25-23-014  
   **Zoning District(s) R-A**  
   **Tax Folio #** 25-00-02707-01

   **Application Type**  
   Residential [X]  
   Nonresidential [ ]

   **Acreage**  
   Residential 2.135  
   Nonresidential 0.000

   **Water**  
   Public [X]  
   Private [ ]

   **Sewer**  
   Public [X]  
   Private [ ]

   **Floodplains**  
   Wetlands [X]  
   HOP Required [ ]

   **Summary of Proposed Units**

   **Applicant**  
   Village of Four Seasons, 1001 Baltimore Pike, Springfield, PA, 19064

   **Engineer**  
   G. D. Houtman and Son, 139 East Baltimore Pike, Media, PA, 19063
### FINAL SUBDIVISIONS

#### 2. Stella Maris Bridal

**Ridley Township**

*Subdivide 0.277 acre into two lots*

**Location** North of intersection between MacDade Blvd. and Winona Avenue

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<td>Wetlands</td>
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### Summary of Proposed Units

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<th><em>Totals</em></th>
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<tr>
<td>Units Remaining</td>
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*Residential* Single Family Detached

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<td>Lots</td>
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**Applicant** Stella Maris, 2339 MacDade Blvd, Holmes, PA, 19043

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

#### 3. Frail/Zechman

**Concord Township**

*Incorporate two lots totaling 1.9233 acres into one lot*

**Location** Southeast corner of Beaver Valley Road and Brandywine Street

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<th>Floodplains</th>
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<td>Wetlands</td>
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### Summary of Proposed Units

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<tr>
<th><em>Nonresidential</em></th>
<th><em>Totals</em></th>
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<tbody>
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<td>Units Remaining</td>
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<table>
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<tr>
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<tbody>
<tr>
<td>Lots</td>
<td>Acres</td>
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<td>1</td>
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</tbody>
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**Applicant** Concord Township, , , PA,

**Engineer** Pennoni, One South Church Street, 2nd Floor, West Chester, PA, 19382
4. **MacDade Bullens Wawa**

Ridley Township

*Incorporate three lots totaling 2.53 acres into one lot*  See FL 2

**Location** Southeast corner of MacDade Boulevard and Bullens Lane

<table>
<thead>
<tr>
<th>Tax Folio #</th>
<th>Zoning District(s)</th>
<th>Tax Map #</th>
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**Application Type**

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</thead>
<tbody>
<tr>
<td>0.000</td>
<td>2.530</td>
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**Summary of Proposed Units**

**Applicant**: MacDade Bullens LLC, 1030 Germantown Pike, East Norriton, PA, 19403

**Engineer**: Landcore Engineering Consultants, P.O. Box 37635, #56287, Philadelphia, PA, 19101-0635

---

5. **Fast Food Restaurant**

Ridley Township

*Subdivide 2.612 acres into two lots*  See FL 3

**Location** Northwest corner of MacDade Boulevard and Maple Avenue

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**Summary of Proposed Units**

**Applicant**: Cannon Brothers, Inc., 204 E. Chester Pike, Suite #2, Ridley Park, PA, 19078

**Engineer**: Catania Engineering Associates, Inc., 520 West MacDade Boulevard, Milmont Park, PA, 19033-3311
DELAWARE COUNTY PLANNING COMMISSION
Meeting Agenda with Application Detail
Thursday, April 21, 2022

PRELIMINARY LAND DEVELOPMENTS

1. **Edgmont Elementary School** 17-7746-22

   *Develop a 53,940 sq. ft. elementary school*  See PS 1

   **Location** North side of Middletown Road, approximately 1,500' east of Valley Road

   **Tax Map #** 19-26-06  **Zoning District(s)** R-1
   **Tax Folio #** 19-00-00241-00

   **Summary of Proposed Units**

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   **Applicant** Rose Tree Media School District, 308 North Olive Street, Media, PA, 19063
   **Engineer** G. D. Houtman and Son, 139 East Baltimore Pike, Media, PA, 19063

PRELIMINARY SUBDIVISIONS

1. **Edgmont Elementary School** 17-7746-22

   *Incorporate two lots totaling 37.224 acres into one lot*  See PL 1

   **Location** North side of Middletown Road, approximately 1,500' east of Valley Road

   **Tax Map #** 19-26-06  **Zoning District(s)** R-1
   **Tax Folio #** 19-00-00241-00

   **Summary of Proposed Units**

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<td>53,940</td>
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   **Applicant** Rose Tree Media School District, 308 North Olive Street, Media, PA, 19063
   **Engineer** G. D. Houtman and Son, 139 East Baltimore Pike, Media, PA, 19063