



**DELAWARE COUNTY PLANNING COMMISSION**  
**Meeting Agenda with Application Detail**

Thursday, October 16, 2025

**ZONING MATTERS**

1. **Riverview Road** ZA-43-8214-25  
Swarthmore Borough  
\*Rezone two properties from RB to AL
  
2. **POC - Bank Use** ZA-04-8191-25  
Chadds Ford Township  
\*Amend the text of the Township zoning ordinance to address the Bank use
  
3. **Fences** ZA-30-8215-25  
Newtown Township  
\*Amend the text of the Township zoning ordinance to further address fences, walls, and hedges

**FINAL LAND DEVELOPMENTS**

1. **Spotless Car Wash** 25/29-4552-98-99-25  
Media Borough  
\*Develop 1.3 acres with a car wash  
  
**Location** Southwest corner of E Baltimore Pike and Beatty Road  
  
**Tax Map #** 26-05-315      **Zoning District(s)** HBO  
**Tax Folio #** 26-00-00007-00  
  

| <u>Application Type</u>                                   | <u>Acreage</u>              | <u>Water</u>                                      | <u>Sewer</u>                                      | <u>Floodplains</u>                           |
|-----------------------------------------------------------|-----------------------------|---------------------------------------------------|---------------------------------------------------|----------------------------------------------|
| <b>Residential</b> <input type="checkbox"/>               | <b>Residential</b> 0.000    | <b>Public</b> <input checked="" type="checkbox"/> | <b>Public</b> <input checked="" type="checkbox"/> | <b>Wetlands</b> <input type="checkbox"/>     |
| <b>Nonresidential</b> <input checked="" type="checkbox"/> | <b>Nonresidential</b> 1.300 | <b>Private</b> <input type="checkbox"/>           | <b>Private</b> <input type="checkbox"/>           | <b>HOP Required</b> <input type="checkbox"/> |

Summary of Proposed Units

|            | -----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     |                    |              |                 |               |                  |               |                    |              |               | 13,206         |
| * Totals * |                    |              |                 |               |                  |               |                    |              |               | 13,206         |

**Applicant** Flagship Pennsylvania Propco, LLC, 2 Mid America Plaza, Suite 450, Oakbrook Terrace, IL, 60181

**Engineer** BL Companies Inc., 555 Croton Road, Suite 310, King of Prussia, PA, 19406  
(610) 337-3630



DELAWARE COUNTY PLANNING COMMISSION  
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FINAL LAND DEVELOPMENTS

2. **Stephenson Equipment**

33-8210-25

Prospect Park Borough

\* Further develop 5.501 acres with an 11,875 sq. ft. building addition

**Location** South of the intersection between Wanamaker Avenue and Lazaretto Road

**Tax Map #** --:000

**Zoning District(s)** R-2

**Tax Folio #** 33-00-00867-00

| <u>Application Type</u>                                   | <u>Acreage</u>              | <u>Water</u>                                      | <u>Sewer</u>                                      | <u>Floodplains</u>                           |
|-----------------------------------------------------------|-----------------------------|---------------------------------------------------|---------------------------------------------------|----------------------------------------------|
| <b>Residential</b> <input type="checkbox"/>               | <b>Residential</b> 0.000    | <b>Public</b> <input checked="" type="checkbox"/> | <b>Public</b> <input checked="" type="checkbox"/> | <b>Wetlands</b> <input type="checkbox"/>     |
| <b>Nonresidential</b> <input checked="" type="checkbox"/> | <b>Nonresidential</b> 5.501 | <b>Private</b> <input type="checkbox"/>           | <b>Private</b> <input type="checkbox"/>           | <b>HOP Required</b> <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> |
| Service / Commercial |              |                 |               |                       |               |             | 11,875       |
| * <b>Totals</b> *    |              |                 |               |                       |               |             | 11,875       |

**Applicant** Stephenson Equipment, Inc., 135 Lincoln Avenue, Prospect Park, PA,  
(610) 534-0700

**Engineer** Commonwealth Engineers, Inc., 114 East Lancaster Avenue, Downingtown, PA, 19335  
(610) 518-9003

3. **Grace Manor Homes**

06-8211-25

City of Chester

\* Develop 18 semidetached and 3 detached single-family dwellings See FS 2

**Location** Northwest corner of Grace and W 7th Streets

**Tax Map #** --:000

**Zoning District(s)** R-3/TOD

**Tax Folio #** 49-11-00720-00

| <u>Application Type</u>                                | <u>Acreage</u>              | <u>Water</u>                                      | <u>Sewer</u>                                      | <u>Floodplains</u>                           |
|--------------------------------------------------------|-----------------------------|---------------------------------------------------|---------------------------------------------------|----------------------------------------------|
| <b>Residential</b> <input checked="" type="checkbox"/> | <b>Residential</b> 2.290    | <b>Public</b> <input checked="" type="checkbox"/> | <b>Public</b> <input checked="" type="checkbox"/> | <b>Wetlands</b> <input type="checkbox"/>     |
| <b>Nonresidential</b> <input type="checkbox"/>         | <b>Nonresidential</b> 0.000 | <b>Private</b> <input type="checkbox"/>           | <b>Private</b> <input type="checkbox"/>           | <b>HOP Required</b> <input type="checkbox"/> |

Summary of Proposed Units

\* **Residential** \*

|                             | <u>Units Remaining</u> | <u>Units Removed</u> | <u>Units Proposed</u> |
|-----------------------------|------------------------|----------------------|-----------------------|
| Single Family Semi-Detached |                        |                      | 18                    |
| Single Family Detached      |                        |                      | 3                     |
| * <b>Totals</b> *           |                        |                      | 21                    |

**Applicant** City of Chester, , , PA,

**Engineer** MG Engineering Associates, LLC, 334 W Front Street, Media, PA, 19063  
(856) 404-0540



DELAWARE COUNTY PLANNING COMMISSION  
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FINAL LAND DEVELOPMENTS

4. The Shoppes at Concord

12-5943-05-06-07-25

Concord Township

\*Develop 25.897 acres with 155,509 sq. ft. of retail/restaurant space

**Location** Southwest corner of Ridge Road and Route 202

**Tax Map #** 13-33-001:000

**Zoning District(s)** C-2

**Tax Folio #** 13-00-01051-01

| 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 25.897 | 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  | Sq. Ft. |
|            |  | Lots     | Acres  |                |        | Units |         |
| Retail     |  |          |        |                |        |       | 155,509 |
| * Totals * |  |          |        |                |        |       | 155,509 |

**Applicant** Concord Acquisition LLC, 118 Market Street, Ste 300, West Chester, PA, 19382  
(610) 436-4400

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

5. Ford Brothers Electric Bldg Expansion

31-8212-25

Norwood Borough

\*Further develop 0.399 acre with a 1,771 sq. ft. building addition

**Location** East of the intersection between Amosland Road and Baltimore Avenue

**Tax Map #** 31-01-017

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

**Tax Folio #** 31-00-00046-00

| 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 0.399 | 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  | Sq. Ft. |
|                      |  | Lots     | Acres  |                |        | Units |         |
| Service / Commercial |  |          |        |                |        |       | 1,771   |
| * Totals *           |  |          |        |                |        |       | 1,771   |

**Applicant** Ford Brothers Electric, 413 Amosland Road, Norwood, PA, 19074  
(610) 532-7204

**Engineer** Wilkinson Design Group, LLC, 374 Circle of Progress Drive, Pottstown, PA, 19464  
(610) 323-3400



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FINAL LAND DEVELOPMENTS

6. **Covenant Fellowship Church**

12-8213-25

Concord Township

\*Further develop 14 acres with a 4,000 sq. ft. church addition

**Location** Southeast corner of Spring Valley Road and Fellowship Drive

**Tax Map #** 13-20-067002

**Zoning District(s)** LI

**Tax Folio #** 13-00-00242-25

| <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> 14.000 | <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>Lots</u>       | <u>Acres</u> | <u>Remain</u>   | <u>Remove</u> | <u>Remain</u>         | <u>Remove</u> | <u>Lots</u> | <u>Units</u> |
| Religious         |              |                 |               |                       |               |             | 4,000        |
| <b>* Totals *</b> |              |                 |               |                       |               |             | 4,000        |

**Applicant** Covenant Fellowship Church, Inc., 1 Fellowship Drive, Glen Mills, PA, 19342  
(610) 505-9022

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

7. **Strafford Walk**

34-7572-20-25

Radnor Township

\*Develop 29 single-family detached dwellings and a residential street See FS 3

**Location** Northwest corner of Eagle Road and Strafford Avenue

**Tax Map #** 36-11-348

**Zoning District(s)** R-4

**Tax Folio #** 36-01-00538-00

| <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> 7.523    | <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 Detached |                        |                      | 29                    |
| <b>* Totals *</b>      |                        |                      | 29                    |

**Applicant** Rockwell Strafford, LLC, P.O. Box 607, Media, PA, 19063  
(302) 367-6648

**Engineer** Site Engineering Concepts, LLC, P.O. Box 1992, Southeastern, PA, 19399



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FINAL LAND DEVELOPMENTS

8. Bunch Property

04-5122-01-25

Chadds Ford Township

\*Redevelop a site with an office building and a bank

**Location** Northwest corner of Hillman Drive and Wilmington-West Chester Pike

**Tax Map #** 4-17-003:000

**Zoning District(s)** POC & LI

**Tax Folio #** 04-00-00333-00

| Application Type                                   | Acreage              | Water                                      | Sewer                                       | Floodplains                                      |
|----------------------------------------------------|----------------------|--------------------------------------------|---------------------------------------------|--------------------------------------------------|
| Residential <input type="checkbox"/>               | Residential          | Public <input checked="" type="checkbox"/> | Public <input type="checkbox"/>             | Wetlands <input type="checkbox"/>                |
| Nonresidential <input checked="" type="checkbox"/> | Nonresidential 3.950 | Private <input type="checkbox"/>           | Private <input checked="" type="checkbox"/> | HOP Required <input checked="" type="checkbox"/> |

Summary of Proposed Units

\* Nonresidential \*

|            |       | Existing |        | Proposed       |        |      |        |
|------------|-------|----------|--------|----------------|--------|------|--------|
|            |       | Units    |        | Square Footage |        |      |        |
| Lots       | Acres | Remain   | Remove | Remain         | Remove | Lots | Units  |
| Office     |       |          |        |                |        |      | 23,000 |
| * Totals * |       |          |        |                |        |      | 23,000 |

**Applicant** Wilmington Pike Group LLC, 510 Township Line Road, Suite 130, Blue Bell, PA, 19422  
(215) 370-1291

**Engineer** Arna Engineering, 1456 Ferry Road, Suite 603, Doylestown, PA, 18901  
(267) 733-7840

FINAL SUBDIVISIONS

1. 1007 Haverford Road

36-1790-85-00-25

Ridley Township

\*Subdivide 0.94 acre into two lots

**Location** Northwest corner of Haverford Road and Garfield Avenue

**Tax Map #** 38-24-030:000

**Zoning District(s)** B - Res.

**Tax Folio #** 38-02-00922-00

| Application Type                                | Acreage           | Water                                      | Sewer                                      | Floodplains                           |
|-------------------------------------------------|-------------------|--------------------------------------------|--------------------------------------------|---------------------------------------|
| Residential <input checked="" type="checkbox"/> | Residential 0.940 | Public <input checked="" type="checkbox"/> | Public <input checked="" type="checkbox"/> | Wetlands <input type="checkbox"/>     |
| Nonresidential <input type="checkbox"/>         | Nonresidential    | Private <input type="checkbox"/>           | Private <input type="checkbox"/>           | HOP Required <input type="checkbox"/> |

Summary of Proposed Units

\* Residential \*

|                        | Units Remaining | Units Removed | Units Proposed |
|------------------------|-----------------|---------------|----------------|
| Single Family Detached |                 |               |                |
| * Totals *             |                 |               |                |

**Applicant** Jacqueline Digiacoimo, 104 Garfield Avenue, Woodlyn, PA, 19094  
(610) 299-1678

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



DELAWARE COUNTY PLANNING COMMISSION  
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FINAL SUBDIVISIONS

2. Grace Manor Homes

06-8211-25

City of Chester

\*Subdivide 2.29 acres into 21 lots See FL 3

**Location** Northwest corner of Grace and W 7th Streets

**Tax Map #** --:000

**Zoning District(s)** R-3/TOD

**Tax Folio #** 49-11-00720-00

| <u>Application Type</u>                                | <u>Acreage</u>              | <u>Water</u>                                      | <u>Sewer</u>                                      | <u>Floodplains</u>                           |
|--------------------------------------------------------|-----------------------------|---------------------------------------------------|---------------------------------------------------|----------------------------------------------|
| <b>Residential</b> <input checked="" type="checkbox"/> | <b>Residential</b> 2.290    | <b>Public</b> <input checked="" type="checkbox"/> | <b>Public</b> <input checked="" type="checkbox"/> | <b>Wetlands</b> <input type="checkbox"/>     |
| <b>Nonresidential</b> <input type="checkbox"/>         | <b>Nonresidential</b> 0.000 | <b>Private</b> <input type="checkbox"/>           | <b>Private</b> <input type="checkbox"/>           | <b>HOP Required</b> <input type="checkbox"/> |

Summary of Proposed Units

| <u>* Residential *</u>      | <u>Units Remaining</u> | <u>Units Removed</u> | <u>Units Proposed</u> |
|-----------------------------|------------------------|----------------------|-----------------------|
| Single Family Semi-Detached |                        |                      | 18                    |
| Single Family Detached      |                        |                      | 3                     |
| <b>* Totals *</b>           |                        |                      | 21                    |

**Applicant** City of Chester, , , PA,

**Engineer** MG Engineering Associates, LLC, 334 W Front Street, Media, PA, 19063  
(856) 404-0540

3. Strafford Walk

34-7572-20-25

Radnor Township

\*Consolidate 5 parcels and resubdivide 8.34 acres into 29 lots and a street right-of-way See FL 7

**Location** Northwest corner of Eagle Road and Strafford Avenue

**Tax Map #** 36-11-348

**Zoning District(s)** R-4

**Tax Folio #** 36-01-00538-00

| <u>Application Type</u>                                | <u>Acreage</u>              | <u>Water</u>                                      | <u>Sewer</u>                                      | <u>Floodplains</u>                           |
|--------------------------------------------------------|-----------------------------|---------------------------------------------------|---------------------------------------------------|----------------------------------------------|
| <b>Residential</b> <input checked="" type="checkbox"/> | <b>Residential</b> 7.523    | <b>Public</b> <input checked="" type="checkbox"/> | <b>Public</b> <input checked="" type="checkbox"/> | <b>Wetlands</b> <input type="checkbox"/>     |
| <b>Nonresidential</b> <input type="checkbox"/>         | <b>Nonresidential</b> 0.000 | <b>Private</b> <input type="checkbox"/>           | <b>Private</b> <input type="checkbox"/>           | <b>HOP Required</b> <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 |                        |                      | 29                    |
| <b>* Totals *</b>      |                        |                      | 29                    |

**Applicant** Rockwell Strafford, LLC, P.O. Box 607, Media, PA, 19063  
(302) 367-6648

**Engineer** Site Engineering Concepts, LLC, P.O. Box 1992, Southeastern, PA, 19399



DELAWARE COUNTY PLANNING COMMISSION  
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FINAL SUBDIVISIONS

4. 1 Aberdeen Terrace - Rockwell Homes (withdrawn) 34-8216-25

Radnor Township

\* Incorporate two lots totaling 0.25 acre into one lot

**Location** East of the intersection between Aberdeen Avenue and Aberdeen Terrace

**Tax Map #** --:000

**Zoning District(s)** R-4

**Tax Folio #** 36-02-00781-00

| <u>Application Type</u>                                | <u>Acreage</u>              | <u>Water</u>                                      | <u>Sewer</u>                                      | <u>Floodplains</u>                           |
|--------------------------------------------------------|-----------------------------|---------------------------------------------------|---------------------------------------------------|----------------------------------------------|
| <b>Residential</b> <input checked="" type="checkbox"/> | <b>Residential</b> 0.250    | <b>Public</b> <input checked="" type="checkbox"/> | <b>Public</b> <input checked="" type="checkbox"/> | <b>Wetlands</b> <input type="checkbox"/>     |
| <b>Nonresidential</b> <input type="checkbox"/>         | <b>Nonresidential</b> 0.000 | <b>Private</b> <input type="checkbox"/>           | <b>Private</b> <input type="checkbox"/>           | <b>HOP Required</b> <input type="checkbox"/> |

Summary of Proposed Units

\* Residential \*

Single Family Detached

Units Remaining

Units Removed

Units Proposed

\* Totals \*

**Applicant** Rockwell Homes - Wayne, LLC, 1075 Eagle Road, , PA,  
(267) 632-8503

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