



DELAWARE COUNTY PLANNING COMMISSION
Meeting Agenda with Application Detail
Thursday, December 18, 2025

ZONING MATTERS

1. **Smoke Shops** ZA-12-8225-25
Lansdowne Borough
*Amend the text of the Borough zoning ordinance to address tobacco uses

2. **Home Based Businesses** ZA-36-8226-25
Ridley Township
*Amend the text of the Township zoning ordinance to address Home Based Businesses

3. **Definitions** ZA-36-8227-25
Ridley Township
*Amend the text of the Township zoning ordinance to further address definitions

4. **Campus Boulevard Redevelopment District** ZA-30-8228-25
Newtown Township
*Amend the text of the Township zoning ordinance by adding a new district
*Establish a mixed-use district

5. **Pool Fences** ZA-36-8229-25
Chester Heights Borough
*Amend the text of the Borough zoning ordinance to address pool fences



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FINAL LAND DEVELOPMENTS

1. William Betz Jr Building Addition

43-5832-04-22-25

Tinicum Township

* Further develop 1.0044 acres with a 1,250 sq. ft. building addition

Location Between North and Southbound lanes of Governor Printz Blvd, approximately 700' south of 4th Street

Tax Map # 45-07-534

Zoning District(s) C-1

Tax Folio # 45-00-01080-00

<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> 1.004	<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>	<u>Addn's</u>	<u>Sq. Ft.</u>
Warehouse/Storage									1,250
* Totals *									1,250

Applicant Betz Properties Assoc., LLC, 320 S. Governor Printz Blvd, Essington, PA, 19029
(610) 521-8400

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 SUBDIVISIONS

1. Nassau Swim Club

35-8220-25

Ridley Township

*Consolidate 4 lots and a piece of unopened right-of-way and subsequently resubdivide into 2 lots creating a new street right-of-way

Location East of the intersection between Fairmont and Swarthmore Avenues

Tax Map # 38-25-166

Zoning District(s) B

Tax Folio # 38-06-00920-00

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 6.970	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

* Nonresidential *

		Existing				Proposed			
		Units		Square Footage					
Lots	Acres	Remain	Remove	Remain	Remove	Lots	Units	Addn's	Sq. Ft.
Recreational						2			
* Totals *						2			

Applicant Ridley Township, , PA,

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

2. 720 & 740 Ogden Avenue

41-8222-25

Swarthmore Borough

*Adjust lot lines of 2 lots

Location South side of Ogden Avenue at the street's western terminus

Tax Map # 43-02-049

Zoning District(s) RB

Tax Folio # 43-00-00840-00

Application Type	Acreage	Water	Sewer	Floodplains
Residential <input checked="" type="checkbox"/>	Residential 0.954	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 *

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

Applicant Nicholas Milligan, 720 Ogden Avenue, Swarthmore, PA, 19081
(610) 505-3353

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 SUBDIVISIONS

3. 220 Radnor Chester Road

34-8224-25

Radnor Township

*Adjust lot lines of 2 lots totaling 3.777 acres

Location West side of Radnor Chester Road, approximately 500' north of the intersection with Browns Lane

Tax Map # 36-22-101

Zoning District(s) R-1

Tax Folio # 36-04-02582-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 3.777	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 *

Units Remaining

Units Removed

Units Proposed

Single Family Detached

* Totals *

Applicant Barbara and Dwight Beucler, 220 Radnor Chester Road, Villanova, PA, 19085

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

PRELIMINARY LAND DEVELOPMENTS

1. 126 Garrett Avenue

34-8221-25

Radnor Township

*Further develop 0.3302 acre with an accessory commercial building

Location West side of Garrett Avenue, approximately 400' north of Conestoga Road

Tax Map # 36-32-222

Zoning District(s) GH-GA

Tax Folio # 36-07-04581-00

<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 0.330	Private <input checked="" type="checkbox"/>	Private <input checked="" 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>

Warehouse/Storage 1,200

* Totals * 1,200

Applicant JOKESA, LP c/o Kevin Leslie, 19 Summit Grove Avenue, Bryn Mawr, PA, 19010
(610) 639-4256

Engineer Yohn Engineering, P.O. Box 26094, Collegeville, PA, 19426
(610) 484-4580



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PRELIMINARY SUBDIVISIONS

1. 476 Smithbridge Road

12-8223-25

Concord Township

*Subdivide 2.098 acres into 2 lots

Location South side of Smithbridge Road, approximately 600' east of the Conchester Highway

Tax Map # --:000

Zoning District(s) R-2

Tax Folio # 13-00-00758-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 2.098	Public <input checked="" type="checkbox"/>	Public <input type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input checked="" type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

* Residential *

Single Family Detached

Units Remaining

Units Removed

Units Proposed

* Totals *

Applicant Adriana Gherman, 476 Smithbridge Road, Glen Mills, PA, 19342
(267) 274-7418

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