



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

Thursday, April 16, 2026

**ZONING MATTERS**

1. **Zoning Reorganization** 20-8251-26

Haverford Township

\*Reorganization of the Township zoning ordinance

**FINAL LAND DEVELOPMENTS**

1. **Lots 31 thru 37** 43-7433-19-26

Tinicum Township

\*Develop a 6,600 sq. ft. warehouse See FS 3

**Location** West side of Poulson Avenue, approximately 80' north of the intersection with Front Street

**Tax Map #** 45-15-829

**Zoning District(s)** R

**Tax Folio #** 45-00-01320-00

<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 checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 0.410	Private <input type="checkbox"/>	Private <input 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>
Warehouse/Storage			1                  6,600
* Totals *			1                  6,600

**Applicant** Michael Saltis, 308 Dogwood Lane, Wallingford, PA, 19086

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



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**FINAL LAND DEVELOPMENTS**

2. **James Gieder - 5118 Marten Avenue** 46-8198-25-26

Upper Chichester Township

\*Develop three single-family detached dwellings See FS 4

**Location** West side of Marten Avenue, approximately 600' north of Sommers Lane

**Tax Map #** 9-06-021

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

**Tax Folio #** 09-00-02048-03

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 3.070	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

<i>* Residential *</i>	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Single Family Detached			2
<i>* Totals *</i>			2

**Applicant** James Gieder, 5118 Marten Avenue, Aston, PA, 19014  
 (610) 405-4699

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

**FINAL SUBDIVISIONS**

1. **Darlington West** 12-8250-26

Concord Township

\*Adjust lot lines of 2 lots totaling 66.2 acres

**Location** Noth of the intersection between Baltimore Pike and Powell Road

**Tax Map #** 13-07-054

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

**Tax Folio #** 13-00-00007-00

<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 checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 66.200	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

<i>* Nonresidential *</i>	-----Existing-----				-----Proposed-----			
	<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Units</u>	<u>Addn's</u>	<u>Sq. Ft.</u>
Other					1			
<i>* Totals *</i>					1			

**Applicant** Darlington Square West Shopping Ctr, 1001 Baltimore Pike, Springfield, PA, 19064  
 (610) 328-1700

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



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**FINAL SUBDIVISIONS**

2. **9 Ivy Lane** 07/12-8238-26

Concord Township

\*Consolidate 3 parcels into 1 and subdivide an adjacent parcel into 2.

**Location** North side of Ivy Lane on the border of Concord Township and Chester Heights Borough

**Tax Map #** --:000

**Zoning District(s)** R2-D/R1-1/2

**Tax Folio #** 06-00-00023-08

<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 checked="" type="checkbox"/>	Public <input 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

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

**Applicant** 9 Ivy Lane, LLC, 19 Smithbridge Road, Glen Mills, PA, 19342

**Engineer** GME Engineering, 1117 Carolina Drive, West Chester, PA, 19380  
 (610) 735-0707

3. **Lots 31 thru 37** 43-7433-19-26

Tinicum Township

\*Incorporate two lots totaling 0.41 acre into one lot See FL 1

**Location** West side of Poulson Avenue, approximately 80' north of the intersection with Front Street

**Tax Map #** 45-15-829

**Zoning District(s)** R

**Tax Folio #** 45-00-01320-00

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

Summary of Proposed Units

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		-----Units-----		-Square Footage-					
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<b>* Totals *</b>						1			6,600

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**FINAL SUBDIVISIONS**

4. James Gieder - 5118 Marten Avenue 46-8198-25-26

Upper Chichester Township

\*Subdivide one parcel into four and adjust the lot line of an adjacent parcel See FL 2

**Location** West side of Marten Avenue, approximately 600' north of Sommers Lane

**Tax Map #** 9-06-021

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

**Tax Folio #** 09-00-02048-03

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Residential <input checked="" type="checkbox"/>	Residential 3.070	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"/>

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* Totals *			2

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