



DELAWARE COUNTY PLANNING COMMISSION
Meeting Agenda with Application Detail

Thursday, October 21, 2021

ZONING MATTERS

1. **Sleighton Tract PRD-MD/PRD-I3** **ZA-17/26-7557-20-21**

Middletown Township
 Edgmont Township

*Amend the text of Edgmont and Middletown Townships' zoning ordinances to include a multi-municipal PRD development option See TPRD 1

2. **LI District - Processed Materials** **ZA-02-7700-21**

Aston Township

*Amend the text of the Township zoning ordinance to further address processed materials within the LI District

FINAL LAND DEVELOPMENTS

1. **Springfield Hyundai** **40-5747-04-17-21**

Springfield Township

*Further develop 2.39 acres with a 4,430 sq. ft. addition

Location Approximately 500' east of the intersection between Baltimore Pike and East Woodland Avenue

Tax Map # 42-22-288:01

Zoning District(s) E - Business

Tax Folio # 42-00-00484-00

<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 2.390	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

* Nonresidential *

	<u>-----Existing-----</u>				<u>-----Proposed-----</u>					
	<u>Lots</u>	<u>Acres</u>	<u>-----Units-----</u>		<u>-Square Footage-</u>		<u>Lots</u>	<u>Units</u>	<u>Adn's</u>	<u>Sq. Ft.</u>
		<u>Remain</u>	<u>Remove</u>	<u>Remain</u>	<u>Remove</u>					
Retail								1		4,430
* Totals *									1	4,430

Applicant Springfield Hyundai, 754 Baltimore Pike, Springfield, PA, 19064

Engineer Linn Architects, 1140 N. Providence Road, Springfield, PA, 19063



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FINAL LAND DEVELOPMENTS

2. **900 Township Line Road - Warehouse** 46-3855-95-96-08-15-21

Upper Chichester Township

*Develop 24.23 acres with a 211,130 sq. ft. warehouse

Location North of the intersection between Township Line Road and Chestnut Street

Tax Map # --:000

Zoning District(s) TLC

Tax Folio # 09-00-03399-01

<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 24.230	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

Applicant Fizzano Brothers Concrete Products, 1776 Chester Pike, Crum Lynne, PA, 19022

Engineer Fioravanti Inc., 618 B Street Road, Southampton, PA, 18966

3. **Gehr Plastics** 46-1753-85-88-04-06-10-21

Upper Chichester Township

*Further develop 5.241 acres with a 4,320 sq. ft. addition to an existing office/warehouse building

Location East side of Creek Circle, approximately 800' north of Creek Parkway

Tax Map # 9-02-044:000

Zoning District(s) I/C

Tax Folio # 09-00-01051-12

<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 5.241	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>
Warehouse/Storage			1				1	5,320
Flex	1	5.241						
* Totals *	1	5.241	1				1	5,320

Applicant Dennis DePietro, 24 Creek Circle, Boothwyn, PA, 19061

Engineer NePo Associates, Inc., Dan Popplewell, 458 E. King Road, 2nd floor, Malvern, PA, 19355



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FINAL SUBDIVISIONS

1. 17 Roselawn Avenue 47-7699-21

Upper Darby Township

*Subdivide 0.8707 acre into two lots

Location Northeast corner of Cherry Lane and Roselawn Avenue

Tax Map # 16-36-086

Zoning District(s) RC

Tax Folio # 16-02-01875-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 0.871	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Floodplains <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	Wetlands <input type="checkbox"/>
				HOP Required <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			
* Totals *			

Applicant Nicholas Meshersky, 17 Roselawn Avenue, Lansdowne, PA, 19050

Engineer H. Gilroy Damon Associates, Inc, 1343 Chester Pike, Sharon Hill, PA, 19079

2. 31 Shelburne Road 40-7698-21

Springfield Township

*Incorporate two lots totaling 0.2984 acre into one lot

Location South side of Shelburne Road, approximately 300' west of Springfield Road

Tax Map # 42-09-639

Zoning District(s) A

Tax Folio # 42-00-06066-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 0.298	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Floodplains <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential	Private <input type="checkbox"/>	Private <input type="checkbox"/>	Wetlands <input type="checkbox"/>
				HOP Required <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			
* Totals *			

Applicant John J. Wechsler, 31 Shelburne Road, Springfield, PA, 19064

Engineer H. Gilroy Damon Associates, Inc., P O Box 1158, 1343 Chester Pike, Sharon Hill, PA, 19079



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FINAL SUBDIVISIONS

3. **204 Crozerville Road** **02-7701-21**

Aston Township

*Adjust lot lines of two lots totaling 5.14 acres

Location South side of Crozerville Road, approximately 300' west of Dougherty Lane

Tax Map # 2-06-117

Zoning District(s) R-1

Tax Folio # 02-00-00746-01

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 5.140	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 *

Single Family Detached

<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
_____	_____	_____

* Totals *

Applicant Abrahan L. Boughner, 1033 Woodcliffe Avenue, Media, PA, 19063

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

4. **43 Industrial Highway** **40-7703-21**

Tinicum Township

*Subdivide 8.392 acres into two lots

Location North of Industrial Highway, approximately 85' South of Interstate Route 95

Tax Map # 45-14-:0002

Zoning District(s) C-Z Commercial

Tax Folio # 45-00-01400-03

<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 8.392	Private <input type="checkbox"/>	Private <input 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>
Hotel/Motel	2							
* Totals *	2							

Applicant Nina Patel, 43 Industrial Highway, Essington, PA, 19029

Engineer Control Point Associates, 1600 Manor Drive, Suite 210, Chalfont, PA, 18914



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FINAL SUBDIVISIONS

5. 630 & 668 Featherbed Lane 12-7704-21

Concord Township

*Adjust lot lines of two lots totaling 42.5 acres

Location South side of Featherbed Lane, approximately 1,200' west of Bethel Road

Tax Map # 13-44-043

Zoning District(s) R-2

Tax Folio # 13-00-00408-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 42.500	Public <input type="checkbox"/>	Public <input type="checkbox"/>	Floodplains <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input checked="" type="checkbox"/>	Private <input checked="" type="checkbox"/>	Wetlands <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			
<i>* Totals *</i>			

<i>* Nonresidential *</i>	<u>-----Existing-----</u>				<u>-----Proposed-----</u>			
	<u>-----Units-----</u>		<u>-Square Footage-</u>		<u>-----</u>		<u>-----</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>
Government							1	
<i>* Totals *</i>							1	

Applicant Concord Township, , PA,

Engineer Pennoni, One South Church Street, 2nd Floor, West Chester, PA, 19382

6. 252 W Forge Road 26-6359-07-21

Middletown Township

*Subdivide 2.290 acres into two lots

Location South side of W. Forge Road, approximately 250' west of Old Forge Road

Tax Map # 27-10-011

Zoning District(s) R-1A

Tax Folio # 27-00-00621-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 2.290	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Floodplains <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	Wetlands <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			
<i>* Totals *</i>			

Applicant Daniel Prazenica, 252 W Forge Road, Glen Mills, PA, 19342

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



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TENTATIVE PLANNED RESIDENTIAL DEVELOPMENTS

1. **Sleighton Tract** 17/26-7557-20-21

Middletown Township

*Develop 51.59 acres with 193 dwelling units and associated streets, public facilities, and stormwater management See ZM 1

Location East side of Valley Road, approximately 1,000' north of Forge Road

Tax Map # --:000

Zoning District(s) PRD

Tax Folio # 27-00-00628-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u> <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	Residential 51.590	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 *	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Single Family Attached			133
* Totals *			133

Applicant Elwyn of PA/DE & Rocky Run LLC, 717 Constitution Drive, Suite 201, Exton, PA, 19341
 Edgmont Township, , , ,

Engineer T & M Associates, 1700 Market Street, Suite 3110, Philadelphia, PA, 19103

PRELIMINARY LAND DEVELOPMENTS

1. **Sunoco Convenience Store and Gas** 48-7673-21

Upper Providence Township

*Redevelop 1.817 acres with a new convenience store, gas pumps, and car wash

Location Southeast corner of Providence and Rose Tree Roads

Tax Map # --:000

Zoning District(s) B

Tax Folio # 35-00-01404-00

<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 1.817	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>
Retail					<u>Lots</u>	<u>Units</u>
					<u>Addn's</u>	<u>Sq. Ft.</u>
						11,400
* Totals *						11,400

Applicant Jilani Real Estate Group, LLC, 111 N. Cove Terrace, Oxon Hill, MD, 20745

Engineer Cornerstone Consulting, 213 W Main Street, Suite 201, Lansdale, PA, 19446