AGENDA

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING
COMMISSION, THURSDAY, FEBRUARY 12, 2009, AT 7:30 PM., IN THE
COMMISSIONERS MEETING ROOM, ERNEST J. QUATRANI BUILDING, 2325
DARBY ROAD, HAVERTOWN, PA.

BOARD MEMBERS:
Joseph Russo, Chairman
Paul D. Emilio, Vice Chairman
Angelo Capuzzi, Secretary N/D
Christian Gaumann, Member
Matthew Heckendorn, Member
Chuck Reardon, Member
William Rhodes, Member

ALSO PRESENT:
Lori Hanlon-Widdop, Assistant Township Manager
Chuck Faulkner, Pennoni Assoc.
Terry Coogan, Scribe

Item #1 Michael O’Kane – Final Subdivision Plan
317 Strathmore Road

Item #2 Vince Falcone- Final Subdivision Plan
1300 Fairview Road

Item #3 Review of Minutes

ADJOURNMENT
Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, February 12, 2009 at 7:30pm in the Commissioners’ Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

BOARD MEMBERS PRESENT: Joe Russo, Chairman
                                Paul D’Emilio, Vice-Chairmen
                                Chris Gaumann, Member
                                Matt Heckendorn, Member
                                Chuck Reardon, Member
                                Bill Rhodes, Member

BOARD MEMBERS NOT PRESENT: Angelo Capuzzi, Secretary

ALSO PRESENT: Lori Hanlon-Widdop, Zoning Officer
                              Chuck Faulkner, Pennoni Associates
                              Terry Coogan, Recording Secretary

Mr. Russo called the meeting to order at 7:34pm.

Item #1  Michael O’Kane – Final Subdivision Plan
                              317 Strathmore Rd

It was noted that Bill Rhodes will be recusing himself from this application.

Bob Wager, project engineer, spoke before the Board. Also present was Andrew Mariano, the realtor representing Mr. O’Kane.

The applicant is proposing to subdivide an existing lot into two lots. The property is located within the R-4 (Low-to-Medium Density Residential) Zoning District.

In regards to the attached Township Engineer’s review letter dated February 11, 2009:

1. Zoning Variance has been approved.
2. Applicant will comply; the applicant will be installing a driveway on Lot A.
3. Applicant will comply.
4. Applicant will comply.
5. Applicant will comply.
6. Applicant will comply.
7. Applicant will comply.
8. Applicant will comply.
9. Applicant will comply.
10. Applicant will address.
11. Applicant will correct.
There was a discussion regarding the size of the proposed driveway on Lot A. Mr. Mariano spoke about the proposed driveway. The Board recommended to the applicant to revise the plans to show the proposed driveway and the impervious surface ratio. Also, the applicant should revise the plans to show all utilities, connections and the overhead line. If any of the utilities cross over Lot B, an easement must be created or the applicant must relocate the utilities.

Mr. Russo asked the audience for any questions or comments.

Sean Stadel and Jill Mullen, 325 Strathmore Rd, asked what was proposed for the new lot; expressed concern about the landscaping between the proposed lot and their property, and expressed concern with the water run-off.

There was a discussion regarding the retaining wall.

The applicant was asked to revise the plans and return for the February 26, 2009 meeting.

Item #2 Vince Falcone – Final Subdivision Plan
1300 Fairview Rd

David Biloon, engineer from MacCombie Engineers, spoke before the Board. Also present was the applicant, Vince Falcone.

The applicant is proposing to subdivide an existing lot into three lots. An existing house is to be removed and a garage on Lot 3 is to remain. The site is located in the R-4 Low-to-Medium Density Residential zoning district. The site will be serviced by public water and sanitary sewer. Service laterals will connect to existing utilities along Fairview Road.

In regards to the attached Township Engineer’s review letter dated February 11, 2009:

1. Applicant stated that the comment is correct.
2. Applicant will be requesting a waiver from the minimum cartway width and the minimum right of way.
3. Applicant will comply.
4. Applicant will be requesting a waiver from curbs and sidewalks.
5. Applicant will be requesting a waiver from street lighting.
6. This comment has been addressed.
7. Applicant will comply.
8. Applicant will perform additional testing.
9. Applicant will comply.
10. Applicant will comply.
11. Applicant will comply.
12. Applicant will comply.
13. Applicant will comply.
14. Applicant will comply.
15. Applicant will discuss this further with the Township Engineer.
16. This comment has been addressed.
17. Applicant is requesting that the driveway remain where it is; this item was discussed at length and as a result of this discussion, the driveway is to be shifted to be 30' from the intersection as per the Township Design Standards.
18. Applicant will comply.
19. Applicant will comply.
20. Applicant will comply.
21. Applicant will comply.
22. The well will be removed.

The applicant will review the location of the catch basin on Lot 3.

The drip line for the tree on Lot 2 will be researched and will be reviewed by the Shade Tree Commission.

The Board discussed with the applicant how the amount for the fee in lieu of open space was determined and the criteria for the open space requirements.

The applicant will revise the plans before appearing before the Planning Commission again.

Item #3 Review of Minutes

Mr. Russo made a Motion to approve the minutes from the January 22, 2009 meeting. Mr. Gaumann seconded the Motion.
Roll call vote was taken.
MOTION passed with a vote of 4-0-2 with Mr. D’Emilio and Mr. Heckendorn abstaining.

Mr. Russo made a Motion to adjourn the meeting at 9:10pm. Mr. Rhodes seconded the Motion.
MOTION PASSED UNANIMOUSLY.

[Signature]
2/20/09
Lori Hanlon-Widdop, Director of Codes Enforcement  
Haverford Township  
2325 Darby Road  
Havertown, PA 19083-2251

RE: Minor Subdivision Plan  
317 Strathmore Road

Dear Ms. Hanlon-Widdop:

As requested, we have reviewed the following plan prepared by RKW Engineering Services:


This plan proposes to subdivide an existing 0.286 acre lot on the south side of Strathmore Road, west of Earlington Road into two (2) lots. The property is within the R-4 (Low-to Medium Density Residential) Zoning District.

This application was reviewed in accordance with the simplified procedures and requirements of a Minor Subdivision (§160-4G). We offer the following comments:

1. The required minimum front yard setback is 30-feet (§182-206). The existing home (which is to remain) has a 20.22-feet front yard setback. Per §182-713.B, no lot shall be formed from part of a lot already occupied by a building unless the building complies in all respects with the area requirements. The applicant has requested a zoning variance for this non-conformity.

2. A minimum of two (2) off-street parking spaces must be provided (§182-707.A(4)). The plan does not indicate any parking for Lot "A", which will have an existing house.

3. Clear sight triangles for all driveways should be indicated. (§182-702)
13. An Operations and Maintenance Agreement is required for the stormwater management facilities. (§78-47.A)

14. The applicant is reminded that a contribution to the Municipal Stormwater Control and BMP Operational Fund is required. (§78-51)

GENERAL:

15. The applicant should perform additional testing to verify that subsurface conditions are not conducive to groundwater flow from the seepage beds to the down gradient properties (Haverford Hills Condominiums).

16. We have concerns regarding the drainage of the street in front of the proposed development. The proposed construction should not adversely affect the drainage patterns for the street.

17. The proposed driveway for Lot 3 is within 30-feet of the intersection of Forest Avenue. Per Township Design Standards, the driveway should be at least 30-feet from the edge of paving or curb of an intersecting street.

18. The Shade Tree Commission should review the extent and requirements for tree protection zones and replacement of trees to be removed. (§170-6.B(3))

19. We have concerns regarding proposed construction in close proximity to existing trees to remain (i.e., laterals on Lots 1 and 2, seepage beds, curb adjacent to drive on Lot 3). The Shade Commission should review the potential impacts on these trees.

20. Due to the proximity of the proposed residence to the setback lines, foundation as-builts will be required.

21. Additional spot elevations should be provided along Fairview Avenue in the vicinity of the proposed driveways to ensure that drainage from the street will not flow down the proposed driveways.

22. The plans do not indicate how the existing well on Lot 1 will be addressed.

Should you have any further questions or comments, please feel free to contact the undersigned.

Very truly yours,

PENNONI ASSOCIATES INC.

David G. Pennoni, P.E.
Township Engineer

DGP/dj
cc: Herbert MacCombie, Jr., Consulting Engineers and Surveyors, Inc.
    Vince Falcone