

## AGENDA

THE REGULAR MEETING OF THE HAVERFORD TOWNSHIP PLANNING COMMISSION, THURSDAY AUGUST 26, 2010, AT 7:30 P.M., 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  
Chuck Reardon, Member  
Christian Gaumann, Member  
Matthew Heckendorn, Member *NO*  
William Rhodes, Member

### ALSO PRESENT:

Chuck Faulkner, Pennoni Assoc.  
Terry Coogan, Scribe

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|---------|---|
| Item #1 | 70 East Clearfield Road- Minor Subdivision<br>Cimorelli                     |
| Item #2 | Lancaster Avenue & Penn Street- Final Land Development Plan<br>Acme Markets |
| Item #3 | Haverford College- Sketch Plan  |
| Item #4 | Review of Minutes   |

ADJOURNMENT

Minutes of the Meeting of the Planning Commission of Haverford Township held on Thursday, August 26, 2010 at 7:30pm in the Commissioners' Meeting Room, 2325 Darby Road, Havertown, Pa 19083.

**BOARD MEMBERS PRESENT:**

Joe Russo, Chairman  
Paul D'Emilio, Vice-Chairman  
Angelo Capuzzi, Secretary  
Chuck Reardon, Member  
Chris Gaumann, Member  
Bill Rhodes, Member

**BOARD MEMBERS NOT PRESENT:**

Matt Heckendorn, Member

**ALSO PRESENT:**

Lori Hanlon-Widdop, Assistant Township Manager  
Chuck Faulkner, Pennoni Associates  
Jeff Heilmann, 5<sup>th</sup> Ward Commissioner  
Terry Coogan, Recording Secretary

Mr. Russo called the meeting to order at 7:40pm.

Item #1` 70 East Clearfield Road – Minor Subdivision  
Cimorelli

This item was removed from the agenda.

Item #2 Lancaster Avenue & Penn Street – Final Land Development Plan  
Acme Markets

Greg Davis, attorney for the applicant from Saul Ewing, spoke before the Board.

Acme Markets, Inc. is proposing to demolish all but one wall of the existing 18,500 sf Acme Market and an adjacent building to the West and construct a new 27,199 sf facility. The property consists of three separate parcels and is located on the NW corner of Lancaster Ave and Penn St. The majority of the property is within the C4 – Highway Commercial District in Haverford Township. Portions of the property also lie within the R4-Residential in Haverford, and within the R4-Residential District in Lower Merion Township. Stormwater management facilities are proposed. The project will be serviced by public water and sewer.

Jim Bannon, project engineer from Nave Newel Assoc., gave a general overview of the project. Some things discussed were the impervious surface coverage, the demolition of the car dealership and garage, parking spaces, the traffic from Penn Street onto Lancaster Avenue and the proposed right turn lane from Penn Street onto Lancaster Avenue, reconstructing the handicap ramps at the intersection of Penn Street and Lancaster

Avenue to comply with ADA requirements, and moving the entrance to the parking lot on Penn Street approximately 10 feet towards San Marino Ave. Also discussed were the delivery trucks, the screening of the loading dock, and the increased landscaping.

The applicant is requesting a waiver from the preliminary plan phase, a waiver from the requirement to show the location names and widths of streets and property lines within 200 ft of the site, and a waiver from the requirement to locate and identify all storm, sanitary and public water supply lines and owners of such facilities within 400 ft of the site.

Variations were granted by the Haverford Township Zoning Hearing Board for the following:

To allow a Supermarket use in the portion of the property zoned R-4, and to allow 116 parking spaces in-lieu-of the required 154.

The conditions imposed by the Zoning Hearing Board as listed on page 2 of the Township Engineer's review letter dated August 25, 2010 are still applicable except for condition #1.

All items on the attached Township Engineer's review letter dated August 25, 2010 were discussed. All items will be complied with, revised, and/or discussed further with the Township Engineer. It was agreed that the existing storm sewer on Penn Street, south of the intersection with Lancaster Avenue, will be shown on the plan at least up to the first drainage structure. Also, all proposed parking lot fixtures will be mounted no higher than 20 feet and the photometrics on the lighting plan will be modified accordingly.

John Pyne, the traffic engineer from Traffic Planning and Design, discussed a left-turn lane off Lancaster Ave onto Penn St.

Some other items discussed were installing more speed humps in the parking lot, the detention facility, and truck turning movements from and onto Lancaster Avenue and vehicular traffic turning onto Lancaster Ave from the site.

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

Jane Williams, 626 San Marino Ave, asked if any provisions will be made during demolition and construction for dust control onto the neighbors' properties, and if the sidewalk along San Marino Ave will be replaced. Mrs. Hanlon-Widdop responded.

Kathy King, 631 San Marino Ave, commented on the sidewalks on San Marino Ave, questioned the elevation of the site when completed, expressed her concern with the view from San Marino Ave looking at the site and the 4 ft brick wall around the parking lot. Mr. Bannon addressed these concerns. A 4 ft brick wall will be constructed along the parking lot on San Marino Ave, the applicant will fill in the arborvitae as a screen on San

Marino Ave and the curbs and sidewalks will be repaired on San Marino Ave, as required by Township Code.

John Douglas, 635 San Marino Ave, questioned the location of the primary entrance to the parking lot.

The applicant will return to the September 23, 2010 Planning Commission meeting with revised plans.

Item #3 Haverford College – Sketch Plan

Kathleen DeJoseph, from Haverford College spoke before the Board. Also present was Chris Coval, project engineer from Hunt Engineers.

Ms. DeJoseph gave a brief overview of the project.

The applicant is proposing to construct a total of five dormitory buildings along the southeast side of the campus, east of Coursey Road. The site currently contains a parking lot. The area consists of approximately 3.5 to 4-acres. The site is located in the INS District.

Some items discussed were parking, traffic, emergency vehicle access, utilities, security issues, steep slopes, the purchasing of the Peco lot for additional parking, enrollment and the faculty.

The applicant is looking for approval for all five buildings but will be constructing only two at this time (80 single-occupant rooms per building). They will be providing parking and sewer information as they go forward. Their plans will be constructed in phases.

All items on the attached Township Engineer's review letter dated August 23, 2010 were discussed. The applicant will comply with and/or revise all items.

Mrs. Hanlon-Widdop questioned the starting time of construction and when they thought the buildings would be occupied. She also discussed the steep slopes with the applicant and the applicant's plans to remediate unsuitable soil conditions in the vicinity of the first two dorm buildings.

It was recommended to the applicant to resolve the emergency vehicle access problems in order to move this application forward.

Item #4 Review of Minutes

Mr. D'Emilio made a Motion to approve the minutes from the meeting held on July 22, 2010.

Mr. Capuzzi seconded the Motion.

Roll call vote was taken.

Motion passed with a vote of 5-0-1 with Mr. Russo abstaining.

Mr. Reardon made a Motion to adjourn the meeting at 10:20pm.

Mr. Rhodes seconded the Motion.

MOTION PASSED UNANIMOUSLY.



MANAGER 610-446-1000 ext. 208  
HUMAN RESOURCES 610-446-1000 ext. 231  
FAX 610-446-3930

TOWNSHIP OF  
**HAVERFORD**  
DELAWARE COUNTY

2325 DARBY ROAD HAVERTOWN, PA 19083-2251

WILLIAM F. WECHSLER, *President*  
STEPHEN D'EMILIO, *Vice President*  
LARRY GENTILE, BS, NREMT, P  
*Manager/Secretary*  
TIM DENNY, *Assistant Manager*  
LORI HANLON-WIDDOP, *Asst. Manager*  
CARL J. O'FRIA, JR., CPA, *Auditor*  
JAMES J. BYRNE, JR., ESQ., *Solicitor*  
PENNONI ASSOCIATES, INC., *Engineer*

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6th Ward LARRY HOLMES, ESQ.  
7th Ward JAMES E. MCGARRITY  
8th Ward CHRIS CONNELL, SR.  
9th Ward WILLIAM F. WECHSLER

HAVT 30142

August 25, 2010

Lori Hanlon-Widdop, Assistant Township Manager  
Haverford Township  
2325 Darby Road  
Havertown, PA 19083-2251

**RE: Preliminary/Final Subdivision Plan – 1<sup>st</sup> Submission  
ACME Markets, Inc. – Lancaster Avenue, Bryn Mawr**

Dear Ms. Hanlon-Widdop:

As requested, we have reviewed the following submission prepared by Nave Newell, Inc. of King of Prussia, unless otherwise noted, for the above referenced project:

- *"Preliminary/Final Land Development Plans"* (14 sheets), dated July 30, 2010.
- *"Stormwater Management Report Site Drainage Calculations"*, dated July 30, 2010.
- *"Infiltration Testing, ACME #7788 – Bryn Mawr"*, prepared by Earth Engineering, Inc., dated July 28, 2010.
- *"Bryn Mawr ACME Redevelopment Transportation Impact Study"*, prepared by Traffic Planning & Design, Inc., dated May 15, 2008, last revised July 23, 2010.
- *"Haverford Township Application for Subdivision and Land Development Review"* dated July 30, 2010.
- Copy of deed.

ACME Markets, Inc. is proposing to demolish an existing 18,500 square foot ACME Market and an adjacent building and construct a new 27,199 square foot facility. The property consists of three separate parcels and is located on the northwest corner of Lancaster Avenue (U.S. Route 30) and Penn Street. The majority of the property is within the C4-Highway Commercial District in Haverford Township. Portions of the property also lie within the R4-Residential in Haverford, and within the R4-Residential District in Lower Merion Township.

Stormwater management facilities are proposed. The project will also be serviced by public water and sewer.

Variances were granted (Sheet 4) by the Township of Haverford Zoning Hearing Board on February 6<sup>th</sup>, 2009 for the following:

- From § 182-206.B.1 to allow a Supermarket use in the portion of the property zoned R-4.
- From § 182-707.B. to allow 116 parking spaces in-lieu-of the required 154.

In addition, the Zoning Hearing Board concluded that the applicant's proposed impervious surface coverage is permissible in consideration of the permissible pre-existing non-conformity.

The Zoning Hearing Board also imposed the following conditions:

- (1) The rear of the property and the proposed rear door shall be used in cases of emergency only;
- (2) The applicant shall ensure that no drive-through services are provided at the properties;
- (3) The applicant shall ensure that deliveries are restricted to the hours between seven (7) a.m. and eleven (11) p.m.;
- (4) Upon written request of the Haverford Township Codes Office from interested parties, the applicant shall take all efforts necessary to abate or alleviate noise and odor complaints;
- (5) The applicant shall ensure that no outdoor area on the properties is used for storage;
- (6) The screening of the loading area shall be executed in accordance with Haverford Township ordinances and in conformity with the notes of testimony;
- (7) Applicant shall work with Haverford Township Codes Officer, Lori Hanlon-Widdop, to find a solution as to the screening of the compactor;
- (8) The project must be completed within eighteen (18) months from the start of demolition; and
- (9) All construction must be erected in conformity with the testimony presented by and on behalf of the applicant at the hearings in this matter.

A subsequent Zoning Hearing Board Appeal was granted on June 17, 2010 with the following conditions:

- Applicant must rebuild and repair the four foot wall bordering San Marino Avenue from the staircase to Penn Street.
- The project must be completed within one year and in accordance with the notes of testimony and all applicable conditions of the prior approval for development of the lot.

The Applicant is requesting waivers from the following sections of the Township Subdivision and Land Development Ordinance.

- Section 160-4.A - to waive the preliminary plan phase and consider the submitted plans for final approval.
- Section 160-4.E(5)(E)[3] – to waive the requirement to show the location names and widths of streets and property lines within 200-feet of the site.
- Section 160-4.E(5)(E)[4] – to waive the requirement to locate and identify all storm, sanitary and public water supply lines and owners of such facilities within 400-feet of the site.

We offer the following comments:

ZONING:

1. The Plan (sheet 4) refers to a February 6, 2009 Zoning Order. Also, there is a June 17, 2010 Zoning Order. Copies of both Orders (Decisions) should be included on the plans.
2. In the case of a parking lot which is accessory to a permitted use and which has facilities for three or more automobiles, any boundary or property line which abuts a residential district or a lot used for residential purposes shall be screened from the adjacent property by a buffer planting strip as defined in §182-106.B. (§182-707.A.3(a)) Verification should be provided that this buffer requirement is met by the existing evergreen screen located along San Marino Avenue.
3. The application should address the requirements for the reservation of land for park and/or recreation facilities. (§182-716)
4. All exterior lighting should be completely shielded so that it is deflected away from traffic and adjacent residential districts. (§182-718.F)
5. Walls other than a retaining wall shall be prohibited within a front yard. (§182-727.B) The plans indicate an 8-foot wall within the front yard along Lancaster Avenue.

the existing storm sewer system on Lancaster Avenue (S.R. 30). Also, manholes 1 and 2 shall address water quality issues associated with the roof runoff.

17. The Retention Volume required for infiltration will be equal to capturing one (1) inch of rainfall over all proposed impervious surfaces. (§78-34.A(2)(b)) The submitted infiltration volume calculations provide a retention volume based upon one-half (1/2) inch of rainfall. One-half (1/2) inch of rainfall is the minimum required only if it can be shown that the one (1) inch volume cannot be infiltrated due to site conditions. (§78-34.A(2)(c)). The Applicant must revise the calculations for the required infiltration volume
18. Infiltration areas must be protected from compaction during construction with construction fencing. (§78-32.E(1))
19. The existing storm sewer system located at the intersection of Lancaster Avenue (S.R. 30) and Penn Street does not appear to have the capacity to accommodate the 25-year storm discharge from the site. PennDOT approval is required to tie into and modify the existing storm sewer. (§78-31.D)
20. The size and capacity of the roof collection system should be identified.
21. With regard to the proposed underground detention/infiltration facility, we have the following comments:
  - a. A pre-manufactured system is proposed. Such a system does meet the requirements of the ordinance. However, it is our experience that this type of system is more difficult to maintain. The Applicant may wish to consider a more conventional system.
  - b. The plans should indicate the number and location of cleanouts/inspection ports.
  - c. It is unclear as to the purpose of the impermeable liner on the sidewalls of the system.
  - d. The reason for the proposed underdrain around the perimeter of the system should be clarified. We have concerns that such a pipe may detract from groundwater recharge.
22. The water quality inlet detail shall specify the minimum accessible dimension between the snout and the inside wall of the box.
23. The Applicant is reminded that a Stormwater Control and BMP Operations and Maintenance Agreement should be signed, notarized and submitted to the Township. (§78-49)
24. The Applicant is reminded that a contribution to the Municipal Stormwater Control and BMP Operation and Maintenance Fund is required. (§78-51)A.

TRAFFIC:

25. The applicant should investigate the feasibility of extending the proposed Lancaster Avenue restriping through the intersection with Penn Street in order to provide left turn lanes for Lancaster Avenue at Penn Street.
26. Truck turning templates should be provided confirming that delivery trucks are not able to exit via the 32-foot Lancaster Avenue driveway. If trucks can exit this driveway, the 30-foot, exit-only driveway to Lancaster Avenue should be eliminated.
27. The applicant should consider the recommendations contained in PennDOT's letter of July 15, 2010 (attached).

GENERAL:


28. The Planning Commission should note that the existing building wall along Lancaster Avenue is designated "*to remain*".
29. It is unclear why the plans refer to the "*renovated*" food market.
30. It is unclear how pedestrian access will be accommodated from the parking area on the southwest side of the building.
31. A driveway apron should be considered at the Penn Street entrance.
32. The sidewalk on Penn Street is not located within the proposed right-of-way.
33. Lighting must conform to Haverford Township design standards with regard to extinguishing of light sources after close of business and minimum lighting levels for safety and security (Township Design Standards).
34. It is unclear as to whether the existing sanitary sewer lateral will be re-used and/or re-configured.
35. The plans should identify all utilities to be abandoned.
36. The following details should be added to the plans: driveway apron; sewer lateral connection; lateral abandonment; raised crosswalk/speed tables; proposed brick wall.
37. Township Design Standards require an 8-inch curb reveal. The plans indicate a 6-inch curb reveal.
38. The minimum concrete strength for curb and sidewalk is 3,750 psi (per Township Design Standards).

39. All curb ramps should be in accordance with the latest requirements of PennDOT. Also, the Applicant should clarify the handicap access for the proposed driveway entrances on Lancaster Avenue.
40. The Applicant should clarify the width of the proposed sidewalk on Lancaster Avenue.
41. It is our understanding that PennDOT is in the process of preparing plans for the reconstruction of the Pennswood Road Bridge northeast of the site. The Applicant should review with PennDOT any potential coordination issues.
42. This plan should be reviewed by the Township Fire Marshall.
43. Landscaping and landscape details shall be reviewed by the Shade Tree Commission.

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

Sincerely,

**PENNONI ASSOCIATES INC.**

  
David Pennoni, P.E.  
Township Engineer

cc: Gregory C. Newell, P.E., Nave Newell, Inc.  
Paul Freehart, ACME Markets



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HAVT 30165

August 23, 2010

Lori Hanlon-Widdop, Assistant Township Manager  
Township of Haverford  
2325 Darby Road  
Havertown, PA 19083-2251

**RE: Haverford College  
Proposed Orchard Student Residences  
Sketch Plan**

Dear Ms. Hanlon-Widdop:

As requested, we have reviewed the following information submitted in connection with the above referenced project.

- "Haverford College, Sketch Plan, Orchard Student Residences", (7 sheets) prepared by Todd Williams, Billie Tsien Architects, LLP of New York, NY dated August 9, 2010.
- Architectural Drawings
  - A201 – Bldg RCP – Level 1
  - A302 – Bldg B – Elevations
  - L1.01 & L1.02 – Landscape plans
  - Miscellaneous Renderings

The applicant is proposing to construct a total of five (5) dormitory buildings ranging in size from 5,088 sf to 11,321 sf along the southeast side of the campus, east of Coursey Road. The site currently contains a parking lot. The area consists of approximate 3.5 to 4-acres. The overall campus consists of 204 acres, and is located in the INS District.

We have the following comments regarding this Sketch Plan Submission:

1. An educational facility is permitted by conditional use in the INS District (§182-602B.(2)(b)).


2. Drawing C001 indicates that the existing parking at this location will be replaced with another lot of comparable size. The applicant should indicate the location of this lot. Also, the applicant should clarify the additional parking needs for the proposed dormitories as they relate to the overall parking throughout the campus. (§182-707)
3. Off street loading and unloading requirements for the proposed buildings will need to be addressed. (§182-708)
4. The plans should delineate steep and very steep slopes. (§182-720) It appears the construction of building E may impact slopes at the southeast corner.
5. The applicant should address the open space requirements as they pertain to the entire campus. (§182-716)
6. The applicant will need to quantify all proposed sewage flows associated with the buildings. It is likely that an analysis of the downstream system will need to be performed to determine if adequate capacity is available to accommodate additional flows. (§160-5.B(a)(d))
7. A Pennsylvania Sewage Facilities Planning Module or Exemption will be required. (§160-4.E(5)(d))
8. A location map should be provided to indicate all property lines, watercourses, zoning, etc. within 2,000-feet of the site boundary. (§160-4.E(5)(b))
9. The plans should indicate all historic points, wetlands, pond or water bodies, watercourses and the location of the 100- year flood line. (§160-4.E(5)(e)[5])
10. It appears that the proposed buildings and earthen berms are being constructed overtop of existing utilities. This will cause difficulties in maintaining such facilities and performing future repairs. Various utilities, i.e. sanitary sewer, may need to be relocated.
11. The applicant should consider how stormwater will be directed away from the buildings and around the berms should the collection or stormwater management system become clogged or surcharged, i.e. provide overland relief.
12. Regarding the stormwater management facilities:
  - Placement of the facilities under the berms at the depths indicated may not be conducive to future maintenance and inspection.
  - There is an existing level spreader in the vicinity of the project. It should be determined if this project will impact the intended use of this facility.
  - We have concerns regarding the viability of the area for groundwater recharge given the extent of the proposed construction.

- The post construction stormwater notes on sheet C301 refer to "Draw Down Valves." The applicant should clarify their use and purpose.
13. The plans indicate buildings being constructed in various phases. A phasing plan will need to be provided to indicate how the site improvements will be constructed in conjunction with phasing.
14. The plans should be reviewed by the Township Fire Marshall.

If you have any questions or comments regarding the above, please contact us.

Sincerely,

**PENNONI ASSOCIATES INC.**



David Pennoni, PE  
Township Engineer

/dk

cc. Ron Tola, Facilities Manager, Haverford College  
Hunt Engineering Company  
Todd Williams, Billie Tsien Architects, LLC