



**DELAWARE COUNTY PLANNING COMMISSION**  
**Meeting Agenda with Application Detail**  
**Thursday, February 20, 2025**

**ZONING MATTERS**

1. **TND-5 Overlay District Uses** ZA-40-4760-99-00-04-07-10-12-18-22-23-25  
 Springfield Township  
 \*Amend the Township zoning ordinance to further address uses within the TND-5 District

**SUBDIVISION ORDINANCES**

1. **SALDO Recordation Requirements** SO-04-8157-25  
 Chadds Ford Township  
 \*Amend the text of the Township subdivision and land development ordinance regarding recordation requirements

**FINAL LAND DEVELOPMENTS**

1. **117 Radnor Chester Road** 34-7493-19-24-25  
 Radnor Township

\*Develop two detached single-family dwellings See FS 1

**Location** East of Radnor Chester Road, approximately 270' south of Chew Lane

**Tax Map #** 36-22-042

**Zoning District(s)** R-3

**Tax Folio #** 36-04-02556-00

<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 1.240	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

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

**Applicant** Robert Celli, 64 Barr Road, Malvern, PA, 19087  
 (215) 518-6466

**Engineer** D. L. Howell, Dave Gibbons, 1250 Wrights Lane, West Chester, PA, 19380  
 (610) 918-9002



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**FINAL LAND DEVELOPMENTS**

2. **Wawa Food Market** 34-7363-18-25

Radnor Township

\*Develop a Wawa store with associated gas pumps See FS 2

**Location** Southeast corner of Lancaster and South Aberdeen Avenues

**Tax Map #** 36-00-015 **Zoning District(s)** C-2

**Tax Folio #** 36-03-01682-00

<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 1.710	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

	<u>-----Existing-----</u>				<u>-----Proposed-----</u>						
	<u>-----Units-----</u>		<u>-Square Footage-</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>	
Retail							1	4,736			
<b>* Totals *</b>										1	4,736

**Applicant** Wayne Property Acquisition, Inc., 1747 Spring House Road, Chester Springs, PA, 19425

**Engineer** Bohler Engineering PA, LLC, 1600 Manor Drive, Suite 200, Chalfont, PA, 18914

3. **140 Powhattan Avenue Pole Barn** 43-8153-25

Tinicum Township

\*Develop 0.220 acre with a 1,500 sq. ft. pole barn

**Location** South side of Powhattan Avenue, approximately 100' west of 2nd Avenue

**Tax Map #** --:000 **Zoning District(s)** C-1

**Tax Folio #** 45-00-01378-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u> <input type="checkbox"/>
Residential <input type="checkbox"/>	Residential	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 0.220	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

	<u>-----Existing-----</u>				<u>-----Proposed-----</u>					
	<u>-----Units-----</u>		<u>-Square Footage-</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>
Service / Commercial										1,500
<b>* Totals *</b>										1,500

**Applicant** Raith Family LLC, 140 Powhattan Avenue, Essington, PA, 19029  
 (610) 429-4980

**Engineer** Kelly Engineers & Surveyors, 30 Lacrue Avenue, Glen Mills, PA, 19342  
 (610) 358-9363



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**FINAL LAND DEVELOPMENTS**

4. **1039 Sproul Road** **20-370-53-25**

Haverford Township

\*Develop four single-family detached dwellings See FS 3

**Location** East side of Sproul Road, approximately 500' south of Brittany Lane

**Tax Map #** --:000 **Zoning District(s)** R-1A

**Tax Folio #** 22-04-00661-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 2.934	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			4
<b>* Totals *</b>			<b>4</b>

**Applicant** Sproul Development Partners, LLC, 407 East Lancaster Avenue, Wayne, PA, 19087  
 (610) 971-9600

**Engineer** Cornerstone Consulting Services, 213 W Main Street, Lansdale, PA, 19446  
 (215) 362-2600

5. **Rowghani - 8520 Monroe Avenue** **47-8155-25**

Upper Darby Township

\*Construct two duplexes (4 units) See FS 5

**Location** South side of Monroe Avenue, approximately 200' west of South Harwood Avenue

**Tax Map #** 16-06-495:003 **Zoning District(s)** R-3

**Tax Folio #** 16-08-02148-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 0.237	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 Semi-Detached			2
Single Family Detached			
<b>* Totals *</b>			<b>2</b>

**Applicant** Kevin Rowghani, P.O. Box 1262, Chadds Ford, PA, 19317  
 (610) 772-0442

**Engineer** Herbert E. MacCombie, Jr., P.E., P.O. Box 118, Broomall, PA, 19008  
 (610) 356-9550



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**FINAL LAND DEVELOPMENTS**

6. Patrick Cleary-136 4th Avenue 24-5471-03-25

Marple Township

\*Develop a duplex building (2 units) See FS 6

**Location** West side of Fourth Ave., approx. 50' north of Morton Ave.

**Tax Map #** 25-19-116:000 **Zoning District(s)** R-4

**Tax Folio #** 25-00-01570-00

<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 0.530	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input checked="" type="checkbox"/>

Summary of Proposed Units

<b>* Residential *</b>	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Single Family Semi-Detached			1
Single Family Detached			
<b>* Totals *</b>			1

**Applicant** Patrick R. Cleary, 117 Deerfield Road, Broomall, PA, 19008  
 (201) 887-3819

**Engineer** Herbert E. MacCombie, Jr., P.E., P.O. Box 118, Broomall, PA, 19008  
 (610) 356-9550

7. 351 North State Road 40-4760-99-00-04-07-10-12-18-22-23-25

Springfield Township

\*Develop 44.8 acres with a community hospital and ambulatory care facility

**Location** Southwest corner of State and Weymouth Roads

**Tax Map #** 42-04-228 **Zoning District(s)** A res / TND-5

**Tax Folio #** 42-00-06689-00

<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 8.780	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

<b>* Nonresidential *</b>	-----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>Adn's</u>	<u>Sq. Ft.</u>
Hospital										21,279
<b>* Totals *</b>										21,279

**Applicant** Jeff Miller, 351 North State Road, Springfield, PA, 19064  
 (267) 402-3400

**Engineer** Bohler Engineering, 1515 Market Street, Suite 290, Philadelphia, PA, 19102  
 (267) 402-3400



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**FINAL LAND DEVELOPMENTS**

8. **Secane Self Storage** 47-5624-03-05-25

Upper Darby Township

\*Further develop 3.06 acres with a 124,416 sq. ft. self-storage facility

**Location** West side of Oak Lane, approximately 300' south of Baltimore Avenue

**Tax Map #** 16-34-001:000 **Zoning District(s)** RC-1

**Tax Folio #** 16-13-02572-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u> <input type="checkbox"/>
Residential <input type="checkbox"/>	Residential	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 3.050	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input checked="" 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										124,416
* Totals *										124,416

**Applicant** GSI Secane, LLC, P.O. Box 1042, Seabrook, TX, 77586  
 (713) 446-1108

**Engineer** KCI Technologies, Inc., 5001 Louise Drive, Suite 201, Mechanicsburg, PA, 17055  
 (717) 906-5382

9. **Swarthmore College Post Office** 41-5324-02-03-12-15-16-17-20-22-25

Swarthmore Borough

\*Further develop a campus post office with a building addition

**Location** Central within the college campus

**Tax Map #** 43-05-001 **Zoning District(s)** IN

**Tax Folio #** 43-00-00085-02

<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 1.440	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>
Educational								1		47,612
* Totals *								1		47,612

**Applicant** Swarthmore College (Susan Smythe), 500 College Avenue, Swarthmore, PA, 19081

**Engineer** Gilmore and Associates, 425 MacFarlan Road, Suite 102, Kennett Square, PA, 19348



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**FINAL LAND DEVELOPMENTS**

10. **742 W. Front Street** **06-8156-25**

City of Chester

\*Develop a 61,200 sq. ft. warehouse building See FS 8

**Location** Southwest corner of Kerlin and West Second Streets

**Tax Map #** --:000

**Zoning District(s)** LIC

**Tax Folio #** 49-07-00157-00

<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"/>	Floodplains <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 3.030	Private <input type="checkbox"/>	Private <input type="checkbox"/>	Wetlands <input type="checkbox"/>
				HOP Required <input type="checkbox"/>

Summary of Proposed Units

	<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			61,200
* Totals *							1			61,200

**Applicant** 742 W. Front Street, LLC, , , PA,

**Engineer** Kimley Horn, 620 Germantown Pike, Suite 320, Plumouth Meeting, PA, 19462

11. **6 Station Way** **04-2330-88-01-25**

Chadds Ford Township

\*Further develop 16.02 acres with a 1,494 sq. ft. building addition See FS 9

**Location** South Side of Baltimore Pike, west of Creek Road

**Tax Map #** 4-13-042:000

**Zoning District(s)** CC/F-P overlay

**Tax Folio #** 04-00-00180-01

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input type="checkbox"/>	Residential	Public <input checked="" type="checkbox"/>	Public <input type="checkbox"/>	Floodplains <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 16.020	Private <input type="checkbox"/>	Private <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
				HOP Required <input type="checkbox"/>

Summary of Proposed Units

	<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>
Office							1			1,494
* Totals *							1			1,494

**Applicant** Brandywine Conservancy, , , ,

**Engineer** Meliora Design, 259 Morgan Street, Phoenixville, PA, 19460  
 (610) 933-0123



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**FINAL SUBDIVISIONS**

1. **117 Radnor Chester Road** **34-7493-19-24-25**

Radnor Township

\*Subdivide 1.24 acres into two lots See FL 1

**Location** East of Radnor Chester Road, approximately 270' south of Chew Lane

**Tax Map #** 36-22-042

**Zoning District(s)** R-3

**Tax Folio #** 36-04-02556-00

<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 1.240	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

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

**Applicant** Robert Celli, 64 Barr Road, Malvern, PA, 19087  
 (215) 518-6466

**Engineer** D. L. Howell, Dave Gibbons, 1250 Wrights Lane, West Chester, PA, 19380  
 (610) 918-9002

2. **Wawa Food Market** **34-7363-18-25**

Radnor Township

\*Incorporate two lots totaling 1.71 acres into one lot See FL 2

**Location** Southeast corner of Lancaster and South Aberdeen Avenues

**Tax Map #** 36-00-015

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

**Tax Folio #** 36-03-01682-00

<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 1.710	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

<u>* Nonresidential *</u>	<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>	<u>Addn's</u>	<u>Sq. Ft.</u>
Retail							1	4,736		
<b>* Totals *</b>							<b>1</b>	<b>4,736</b>		

**Applicant** Wayne Property Acquisition, Inc., 1747 Spring House Road, Chester Springs, PA, 19425

**Engineer** Bohler Engineering PA, LLC, 1600 Manor Drive, Suite 200, Chalfont, PA, 18914



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**FINAL SUBDIVISIONS**

3. **1039 Sproul Road** 20-370-53-25

Haverford Township

\*Subdivide 2.934 acres into four lots See FL 4

**Location** East side of Sproul Road, approximately 500' south of Brittany Lane

**Tax Map #** --:000

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

**Tax Folio #** 22-04-00661-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 2.934	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			4
<b>* Totals *</b>			<b>4</b>

**Applicant** Sproul Development Partners, LLC, 407 East Lancaster Avenue, Wayne, PA, 19087  
 (610) 971-9600

**Engineer** Cornerstone Consulting Services, 213 W Main Street, Lansdale, PA, 19446  
 (215) 362-2600

4. **10 and 20 Old Orchard Lane** 04-8154-25

Chadds Ford Township

\*Adjust lot lines of two lots totaling 10.5 acres

**Location** Northeast corner of Old Orchard Lane and Bullock Road

**Tax Map #** --:000

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

**Tax Folio #** 07-00-00077-01

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 10.500	Public <input 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			
<b>* Totals *</b>			

**Applicant** Geoffrey Snelling & Kate Bolinger, 20 Old Orchard Lane, Chadds Ford, PA,

**Engineer** Hillcrest Associates, P.O. Box 1180, Hockessin, DE, 19707  
 (610) 274-8613





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**FINAL SUBDIVISIONS**

5. **Rowghani - 8520 Monroe Avenue** 47-8155-25

Upper Darby Township

\*Subdivide 0.2365 acre into three lots FL 5

**Location** South side of Monroe Avenue, approximately 200' west of South Harwood Avenue

**Tax Map #** 16-06-495:003

**Zoning District(s)** R-3

**Tax Folio #** 16-08-02148-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 0.237	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 Semi-Detached			2
Single Family Detached			
<i>* Totals *</i>			2

**Applicant** Kevin Rowghani, P.O. Box 1262, Chadds Ford, PA, 19317  
 (610) 772-0442

**Engineer** Herbert E. MacCombie, Jr., P.E., P.O. Box 118, Broomall, PA, 19008  
 (610) 356-9550

6. **Patrick Cleary-136 4th Avenue** 24-5471-03-25

Marple Township

\*Subdivide .53 acre into two lots See FL 6

**Location** West side of Fourth Ave., approx. 50' north of Morton Ave.

**Tax Map #** 25-19-116:000

**Zoning District(s)** R-4

**Tax Folio #** 25-00-01570-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 0.530	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input checked="" type="checkbox"/>

Summary of Proposed Units

<i>* Residential *</i>	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Single Family Semi-Detached			1
Single Family Detached			
<i>* Totals *</i>			1

**Applicant** Patrick R. Cleary, 117 Deerfield Road, Broomall, PA, 19008  
 (201) 887-3819

**Engineer** Herbert E. MacCombie, Jr., P.E., P.O. Box 118, Broomall, PA, 19008  
 (610) 356-9550



**DELAWARE COUNTY PLANNING COMMISSION**  
**Meeting Agenda with Application Detail**  
**Thursday, February 20, 2025**

**FINAL SUBDIVISIONS**

7. 1500 Calcon Hook Road 14-8158-25

Darby Township

\* Incorporate two lots totaling 2.959 acres into 1 lot

**Location** Northwest corner of Tribbitt Ave. and Calcon Hook Rd.

**Tax Map #** 15-12-216:001 **Zoning District(s)** LI

**Tax Folio #** 15-00-02057-01

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input type="checkbox"/>	Residential	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 2.959	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input checked="" type="checkbox"/>

Summary of Proposed Units

	<u>-----Existing-----</u>				<u>-----Proposed-----</u>					
	<u>-----Units-----</u>		<u>-Square Footage-</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>
Service / Commercial							1			
<b>* Totals *</b>							1			

**Applicant** PA NewCO 3 LLC, 800 Third Avenue, Suite 2701, New York, NY, 10022  
 (646) 777-8326

**Engineer** Bohler Engineering, 1515 Market Street, Suite 920, Philadelphia, PA, 19102  
 (267) 402-3400

8. 742 W. Front Street 06-8156-25

City of Chester

\* Incorporate 13 lots totaling 3.03 acres into one lot See FL 10

**Location** Southwest corner of Kerlin and West Second Streets

**Tax Map #** --:000 **Zoning District(s)** LIC

**Tax Folio #** 49-07-00157-00

<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 3.030	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

	<u>-----Existing-----</u>				<u>-----Proposed-----</u>					
	<u>-----Units-----</u>		<u>-Square Footage-</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			61,200
<b>* Totals *</b>							1			61,200

**Applicant** 742 W. Front Street, LLC, , , PA,

**Engineer** Kimley Horn, 620 Germantown Pike, Suite 320, Plumouth Meeting, PA, 19462



**DELAWARE COUNTY PLANNING COMMISSION**  
**Meeting Agenda with Application Detail**  
**Thursday, February 20, 2025**

**FINAL SUBDIVISIONS**

9. 6 Station Way 04-2330-88-01-25

Chadds Ford Township

\* Incorporate 13 lots of into one totaling 16.02 acres See FL 11

**Location** South Side of Baltimore Pike, west of Creek Road

**Tax Map #** 4-13-042:000 **Zoning District(s)** CC/F-P overlay

**Tax Folio #** 04-00-00180-01

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input type="checkbox"/>	Residential	Public <input checked="" type="checkbox"/>	Public <input type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 16.020	Private <input type="checkbox"/>	Private <input checked="" type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

	<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>	<u>Addn's</u>	<u>Sq. Ft.</u>
Office						1				1,494
<b>* Totals *</b>						1				1,494

**Applicant** Brandywine Conservancy, , , ,

**Engineer** Meliora Design, 259 Morgan Street, Phoenixville, PA, 19460  
 (610) 933-0123

**PRELIMINARY LAND DEVELOPMENTS**

1. 201 S. Spring Mill Road 34-8152-25

Radnor Township

\* Develop two single-family detached dwellings See PS 1

**Location** East side of S Spring Mill Road, approximately 150' south of Sunny Hill Road

**Tax Map #** 36-23-057 **Zoning District(s)** R2

**Tax Folio #** 36-04-02610-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 1.496	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

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

**Applicant** Top Notch Custom Homes, LLC, 533 W Beechtree Lane, Wayne, PA, 19087  
 (215) 510-2992

**Engineer** Site Engineering Concepts, LLC, 622 Lancaster Avenue, Berwyn, PA, 19312  
 (610) 240-0450



**DELAWARE COUNTY PLANNING COMMISSION**  
**Meeting Agenda with Application Detail**  
**Thursday, February 20, 2025**

**PRELIMINARY SUBDIVISIONS**

1. 201 S. Spring Mill Road 34-8152-25

Radnor Township

\*Subdivide 1.496 acres into two lots See PL 1

**Location** East side of S Spring Mill Road, approximately 150' south of Sunny Hill Road

**Tax Map #** 36-23-057

**Zoning District(s)** R2

**Tax Folio #** 36-04-02610-00

<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 1.496	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

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

**Applicant** Top Notch Custom Homes, LLC, 533 W Beechtree Lane, Wayne, PA, 19087  
 (215) 510-2992

**Engineer** Site Engineering Concepts, LLC, 622 Lancaster Avenue, Berwyn, PA, 19312  
 (610) 240-0450