



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

Thursday, May 15, 2025

COMPREHENSIVE PLANS

1. **Haverford Comp Plan - Revisions** CP-20-8151-25

Haverford Township

*Replace the comprehensive plan of the Township with a new plan

FINAL LAND DEVELOPMENTS

1. **Samuels Asphalt Maintenance** 02-8177-25

Aston Township

*Develop 0.735 acre with a 2,184 sq. ft. tradesman building

Location North side of W. Knowlton Road, approximately 1,500' east of Archer Lane

Tax Map # 2-14-184

Zoning District(s) LI

Tax Folio # 02-00-01319-00

<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 type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 0.735	Private <input checked="" 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>					
Service / Commercial										2,184
* Totals *										2,184

Applicant Robert J. Samuels, 411 Camelot Drive, Brookhaven, PA, 19015
(484) 459-6923

Engineer Horizon Engineering, 428 Main Street, Pennsburg, PA, 18073
(267) 923-8673



DELAWARE COUNTY PLANNING COMMISSION
Meeting Agenda with Application Detail

Thursday, May 15, 2025

FINAL SUBDIVISIONS

1. **Milbert/222 and 238 E. Cleveland Avenue** 31-8178-25

Norwood Borough

*Resubdivide 0.413 acre from three existing parcels into two new parcels

Location South side of E Cleveland Avenue, approximately 120' west of Elmwood Avenue

Tax Map # 31-04-682 **Zoning District(s)** R-1

Tax Folio # 31-00-00198-00

<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 0.413	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 Detached			
* Totals *			

Applicant Laura Milbert, 238 Cleveland Avenue, Norwood, PA, 19074
 (610) 675-7656

Engineer H. Gilroy Damon Associates, Inc., P O Box 1158, 1343 Chester Pike, Sharon Hill, PA, 19079
 (610) 583-4100

2. **Trainer Borough** 44-8181-25

Trainer Borough

*Adjust lot lines of two lots totaling 11.0228 acres

Location Southwest corner of Main Street and Ridge Road

Tax Map # 46-04-103 **Zoning District(s)** I-2/R-2/R-3

Tax Folio # 46-00-00659-02

<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 11.023	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>
Government							2			
* Totals *										
							2			

Applicant Trainer Borough, , , PA,

Engineer SAS Geospatial, LLC, 2005 S. Easton Road, Suite 207, Doylestown, PA, 18901
 (215) 343-5989



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

Thursday, May 15, 2025

FINAL SUBDIVISIONS

3. **604 Farm Hill Lane** **40-8179-25**

Springfield Township

*Adjust lot lines of two lots totaling 1.0376 acres

Location At the terminus of Farm Hill Lane

Tax Map # 42-18-197:005

Zoning District(s) B

Tax Folio # 42-00-02678-05

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 1.038	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 Ryan Powers, 604 Hill Farm Lane, Springfield, PA, 19064
(610) 633-4658

Engineer H. Gilroy Damon Associates, Inc., P O Box 1158, 1343 Chester Pike, Sharon Hill, PA, 19079
(610) 583-4100

PRELIMINARY LAND DEVELOPMENTS

1. **Ferrara - 814 Shavertown Road** **12-8180-25**

Concord Township

*Develop three single-family detached dwellings See PS 1

Location East of the intersection between Shavertown Road and Martin Court

Tax Map # 13-43-038

Zoning District(s) R-2

Tax Folio # 13-00-00718-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 5.200	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			3
<i>* Totals *</i>			3

Applicant Edward Ferrara, 6 Martins Court, Garnet Valley, PA, 19060
(610) 347-5729

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



DELAWARE COUNTY PLANNING COMMISSION
Meeting Agenda with Application Detail
Thursday, May 15, 2025

PRELIMINARY SUBDIVISIONS

1. Ferrara - 814 Shavertown Road 12-8180-25

Concord Township

*Subdivide 5.2 acres into three lots See PL 1

Location East of the intersection between Shavertown Road and Martin Court

Tax Map # 13-43-038

Zoning District(s) R-2

Tax Folio # 13-00-00718-00

<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 5.200	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			3
* Totals *			3

Applicant Edward Ferrara, 6 Martins Court, Garnet Valley, PA, 19060
 (610) 347-5729

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