



DELAWARE COUNTY PLANNING COMMISSION
Meeting Agenda with Application Detail

Thursday, September 18, 2025

ZONING MATTERS

1. **Tradesperson Headquarters** ZA-06-8203-25
 City of Chester
 *Amend the text of the City zoning ordinance to address Tradesperson Headquarters

2. **Historic Inventory Additions** ZA-30-7967-24-25
 Newtown Township
 *Update the Township zoning ordinance inventory of historic resources

3. **Nonconforming Commercial Uses in R Districts** ZA-43-8187-25
 Swarthmore Borough
 *Amend the text of the Borough zoning ordinance to address four identified nonconforming properties

FINAL LAND DEVELOPMENTS

1. **Pathfinder Homes - Springhouse** 02-6052-05-21-24-25
 Aston Township
 *Develop seven single-family detached dwellings See FS 4
Location At the terminus of Springhouse Lane, approximately 100' west of E Chester Drive
Tax Map # --:000 **Zoning District(s)** ID
Tax Folio # 02-00-02892-05

<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 8.020	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			7
* Totals *			7

Applicant Pathfinder Homes, LLC, 1215 Clearbrook Road, West Chester, PA, 19380
 (610) 213-1045
Engineer Catania Engineering Associates, Inc., 520 West MacDade Boulevard, Milmont Park, PA, 19033-3311
 (610) 532-2884



DELAWARE COUNTY PLANNING COMMISSION
Meeting Agenda with Application Detail

Thursday, September 18, 2025

FINAL LAND DEVELOPMENTS

2. **Carol Cipolloni** **12-8204-25**

Concord Township

*Develop two single-family detached dwellings See FS 6

Location West side of Kirk Road, approximately 400' south of Shavertown Road

Tax Map # 13-44-027

Zoning District(s) R-2

Tax Folio # 13-00-00506-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 2.950	Public <input type="checkbox"/>	Public <input checked="" type="checkbox"/>	Floodplains <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input checked="" 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 Carol Cipolloni, 719 Highland Avenue, Morton, PA, 19070
 (610) 543-6144

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

FINAL SUBDIVISIONS

1. **W 2nd Street Subdivision & Lot Consolidation** **06-7885-23-25**

City of Chester

*Consolidate multiple parcels/premises into one and resubdivide said area into two new parcels

Location South of the intersection between E 2nd and Dock Streets

Tax Map # --:000

Zoning District(s) MIC

Tax Folio # 49-06-00048-00

<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 type="checkbox"/>	Floodplains <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 1.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	Wetlands <input type="checkbox"/>
				HOP Required <input type="checkbox"/>

Summary of Proposed Units

<i>* Nonresidential *</i>	-----Existing-----				-----Proposed-----					
	<u>Lots</u>	<u>Acres</u>	<u>-----Units-----</u>		<u>-Square Footage-</u>		<u>Lots</u>	<u>Units</u>	<u>Addn's</u>	<u>Sq. Ft.</u>
			<u>Remain</u>	<u>Remove</u>	<u>Remain</u>	<u>Remove</u>				
Government							1			
<i>* Totals *</i>							1			

Applicant City of Chester, , , PA,

Engineer Colliers Engineering & Design, 1110 American Parkway, Bldg 10, Suite F-200B, Allentown, PA, 18109
 (484) 240-8128



DELAWARE COUNTY PLANNING COMMISSION
Meeting Agenda with Application Detail

Thursday, September 18, 2025

FINAL SUBDIVISIONS

2. **DeCarlo - Lot 30 Wolverton Valley** **12-8205-25**

Concord Township

*Adjust lot lines of two lots totaling 9.02 acres

Location South of the intersection between Carter and Newlin Ways

Tax Map # 13-42-088 **Zoning District(s)** R-2

Tax Folio # 13-00-00582-50

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 9.020	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 Michael DeCarlo, 4 Newlin Way, Glen Mills, PA, 19342
 (484) 432-4901

Engineer The Pelsa Company, 610 Peoples Plaza, Newark, DE, 19702
 (302) 834-3771

3. **170 Youngs Avenue** **36-7452-19-25**

Ridley Township

*Subdivide 0.221 acre into two lots

Location East side of Youngs Avenue, approximately 100' south of Cottonwood Avenue

Tax Map # 38-023-431 **Zoning District(s)** B res

Tax Folio # 38-04-02110-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 0.356	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
* Totals *			2

Applicant Pathfinder Homes, 170 Youngs Avenue, Crum Lynne, PA, 19022
 (610) 213-1045

Engineer Catania Engineering Associates, Inc., 520 West MacDade Boulevard, Milmont Park, PA, 19033-3311
 (610) 532-2884



DELAWARE COUNTY PLANNING COMMISSION
Meeting Agenda with Application Detail

Thursday, September 18, 2025

FINAL SUBDIVISIONS

4. **Pathfinder Homes - Springhouse** 02-6052-05-21-24-25

Aston Township

*Subdivide 8.02 acres into seven lots and one residue parcel See FL 1

Location At the terminus of Springhouse Lane, approximately 100' west of E Chester Drive

Tax Map # --:000

Zoning District(s) ID

Tax Folio # 02-00-02892-05

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 8.020	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			7
* Totals *			7

Applicant Pathfinder Homes, LLC, 1215 Clearbrook Road, West Chester, PA, 19380
 (610) 213-1045

Engineer Catania Engineering Associates, Inc., 520 West MacDade Boulevard, Milmont Park, PA, 19033-3311
 (610) 532-2884

5. **Gress** 42-8208-25

Thornbury Township

*Adjust lot lines of two parcels

Location East side of Cheyney Road, approximately 250' south of the intersection with Station Road

Tax Map # --:000

Zoning District(s) R1

Tax Folio # 44-00-00038-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 0.000	Public <input type="checkbox"/>	Public <input checked="" type="checkbox"/>	Floodplains <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input checked="" 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 Noah Gress, 697 Cheyney Road, Cheyney, PA, 19319
 (610) 304-9511

Engineer Yerkes Associates, P.O. Box 1568, West Chester, PA, 19380
 (610) 644-4254



DELAWARE COUNTY PLANNING COMMISSION
Meeting Agenda with Application Detail
Thursday, September 18, 2025

FINAL SUBDIVISIONS

6. Carol Cipolloni 12-8204-25

Concord Township

*Subdivide 2.98 acres into two lots See FL 2

Location West side of Kirk Road, approximately 400' south of Shavertown Road

Tax Map # 13-44-027 **Zoning District(s)** R-2

Tax Folio # 13-00-00506-00

<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 2.950	Public <input type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input checked="" 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			
* Totals *			

Applicant Carol Cipolloni, 719 Highland Avenue, Morton, PA, 19070
 (610) 543-6144

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

7. Watson Lot Consolidation 08-8209-25

Chester Township

*Incorporate two lots totaling 0.2064 acre into one lot

Location Southeast corner of South and East Williams Circles

Tax Map # 7-08-251 **Zoning District(s)** R2

Tax Folio # 07-00-00853-35

<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 0.206	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			
* Totals *			

Applicant Gregory A Watson Jr., 2309 West 14th Street, Chester, PA, 19013
 (484) 482-3996

Engineer SAS Geospatial LLC, 2005 South Eastern Road, Doylestown, PA, 18901
 (267) 915-0098



DELAWARE COUNTY PLANNING COMMISSION
Meeting Agenda with Application Detail

Thursday, September 18, 2025

PRELIMINARY LAND DEVELOPMENTS

1. **Proposed Restaurant with Drive-Thru** 06-4120-96-25

City of Chester

*Develop 1.75 acres with a 4,157 sq. ft. restaurant with drive-thru

Location Southwest corner of East 4th Street (Rt 291) and Harrahs Blvd

Tax Map # --:000

Zoning District(s) C-2/R

Tax Folio # 49-03-00323-00

<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 1.750	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>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Units</u>	<u>Addn's</u>	<u>Sq. Ft.</u>
* Nonresidential *								
Restaurant/Deli								4,157
* Totals *								4,157

Applicant M. Property, LLC c/o Naresh Patel, 1340 Parkway Ave, Suite B, Ewing, NJ, 08628
 (201) 310-3209

Engineer Van Cleef Engineering Associates, 501 N Main Street, Doylestown, PA, 18901
 (215) 345-1876

2. **Life Church** 40-8207-25

Springfield Township

*Further develop a church with a 8,380 sq. ft. building addition See PS 1

Location West of the intersection between Foster Drive and Old State Road

Tax Map # --:000

Zoning District(s) A Res

Tax Folio # 42-00-06401-00

<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 2.150	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>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Units</u>	<u>Addn's</u>	<u>Sq. Ft.</u>
* Nonresidential *								
Religious					1			8,380
* Totals *					1			8,380

Applicant Life Church, 607 W. Springfield Road, Springfield, PA, 19064
 (484) 343-6213

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, September 18, 2025

PRELIMINARY SUBDIVISIONS

1. **Life Church** 40-8207-25

Springfield Township

* Incorporate three lots totaling 2.15 acres into one lot See PL 2

Location West of the intersection between Foster Drive and Old State Road

Tax Map # --:000

Zoning District(s) A Res

Tax Folio # 42-00-06401-00

<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 2.150	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>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>
Religious							1			8,380
* Totals *							1			8,380

Applicant Life Church, 607 W. Springfield Road, Springfield, PA, 19064
 (484) 343-6213

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