

Thursday, September 18, 2025

		ZONING I	MATTERS				
1.	Tradesperson Headquarters			ZA-06-8203-25			
	City of Chester						
	*Amend the text of the (Headquarters	City zoning or	dinance to	address Trac	lesperson		
2.	Historic Inventory Addition	.s		ZA-30-7967-24-25			
_ •	Newtown Township						
	*Update the Township zon	ning ordinance	inventory	of historic	resources		
3.	Nonconforming Commercial Us	es in R Distric	ts	ZA-43-8187-25			
	Swarthmore Borough						
	*Amend the text of the I nonconforming properties		ordinance	to address f	four identified		
		FINAL LAND D	EVELOPMENT	'S			
1.	Pathfinder Homes - Springho	use		02-6052-05-21-24-25			
	Aston Township						
	*Develop seven single-fa	amily detached	l dwellings	See FS 4			
Lo	ocation At the terminus of Sprin	nghouse Lane, app	roximately 100	O' west of E Ch	ester Drive		
	Tax Map #:000	Zonin	g District(s)	ID			
	Tax Folio # 02-00-028	92-05					
		eage tial 8.020 tial 0.000	Water Public ✓ Private □	Public ✓ Private	Floodplains Wetlands HOP Required		
Summary of Proposed Units							
	Single Family Detached	Units Remaining	<u>Units Removed</u>	<u>Units Prop</u>	oosed 7		
	* Totals *				7		
Ap	pplicant Pathfinder Homes, LLC, 1215 ((610) 213-1045	Clearbrook Road, Wes	t Chester, PA, 193	380			
Eı	ngineer Catania Engineering Associates (610) 532-2884	s, Inc., 520 West MacI	Dade Boulevard, M	lilmont Park, PA, 19	033-3311		



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	FINAL LAND	DEVELOPMENTS			
2. Carol Cipolloni		12	2-8204-25		
Concord Township	_				
*Develop two	single-family detached	dwellings S	ee FS 6		
Location West side o	of Kirk Road, approximately	400' south of Sha	vertown Road		
	<u> </u>	i ng District(s) R			
Tax Folio	# 13-00-00506-00	,			
Application Type	Acreage	Water	Sewer	Floodplains [
Residential ✓ Nonresidential ☐	Residential 2.950 Nonresidential 0.000	Public ☐ Private ✔	Public √ Private □	Wetlands ☐ HOP Required ☐	
		Proposed Units			
			77 * P	,	
* Residential * Single Family Deta	<u>Units Remaining</u> ached	<u>Units Removed</u>	<u>Units Pro</u>	<u>oosed</u>	
g-	* Totals *				
Applicant Carol Cipollor (610) 543-614	ni, 719 Highland Avenue, Morton, PA,	, 19070			
` '		Madia DA 10062			
(610) 565-636	n and Son, 139 East Baltimore Pike, 3	Wedia, PA, 19003			
	FTNAT. SI	BDIVISIONS			
•	odivision & Lot Consolida	tion	5-7885-23-25		
City of Chester			, , , , , , ,		
*Consolidate into two new	<pre>multiple parcels/premi parcels</pre>	ses into one a	nd resubdit	ride said area	
Location South of th	e intersection between E 2n	d and Dock Street	S		
Tax Map	2011	ing District(s) M	IC		
	4 9-06-00048-00				
Application Type Residential	Acreage Residential 0.000	<u>Water</u> Public □	Sewer 	Floodplains Wetlands	
Nonresidential 🗸	Nonresidential 1.000	Private	Private	HOP Required	
	Summary of	Proposed Units			
* Nonresidential *ExistingProposed					
	Units-	о ₁			
	Lots Acres Remain Re	emove Remain Remove	e Lots Units A	ddn's Sq. Ft.	
Government * 7			1 1		
Applicant City of Cheste			·		
Engineer Colliers Engin (484) 240-812	eering & Design, 1110 American Par 8	kway, Bldg 10, Suite F-	·200B, Allentown,	PA, 18109	



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 Application Type Floodplains Acreage Water Sewer Residential 9.020 Public ✓ Residential 🗸 Public 🗸 Wetlands -HOP Required | Nonresidential [Nonresidential 0.000 Private 🗌 Private 🗌 Summary of Proposed Units * Residential * **Units Remaining** Units Removed Units Proposed 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 36-7452-19-25 3. 170 Youngs Avenue 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 Application Type Acreage Sewer Floodplains Water Public Residential 0.356 Residential 🗸 Public ✓ Wetlands -Nonresidential 0.000 Nonresidential Private 🗌 Private 🗌 HOP Required □ Summary of Proposed Units * Residential * Units Proposed Units Remaining Units Removed Single Family Semi-Detached * Totals * 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



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FINAL SUBDIVISIONS

4. Pathfinder Homes	s - Springhouse	02	-6052-05-21-24-	-25
Aston Township				
*Subdivide 8.	02 acres into seven lo	ts and one res	idue parcel	See FL 1
Location At the term	inus of Springhouse Lane, a	pproximately 100'	west of E Ch	ester Drive
Tax Map #	#:000 Zon .	ing District(s) II		
Tax Folio	# 02-00-02892-05			
Application Type	Acreage	Water	Sewer	Floodplains
Residential V	Residential 8.020	Public 🗸	Public V	Wetlands WOR Required WOR
Nonresidential	Nonresidential 0.000	Private	Private	HOP Required
	Summary of	Proposed Units		
* Residential *	Units Remaining	Units Removed	Units Prop	<u>oosed</u>
Single Family Deta				7
	* Totals *			1
Applicant Pathfinder Howard (610) 213-104	mes, LLC, 1215 Clearbrook Road, W 5	est Chester, PA, 19380)	
Engineer Catania Engin	eering Associates, Inc., 520 West Ma	acDade Boulevard, Milm	nont Park, PA, 19	033-3311
(610) 532-288	· ·	·	, ,	
5. Gress		42	-8208-25	
Thornbury Township	0			
*Adjust lot l	ines of two parcels			
Location East side o	f Cheyney Road, approximate.	lv 250' south of t	the intersect	ion with Station Road
Tax Map #	• 000	-		
Tax Folio	# 44-00-00038-00	ing District(s) R1	=	
Application Type	Acreage	Water	Sewer	Floodplains
Residential 🗸	Residential 0.000	Public	Public 🗸	Wetlands
Nonresidential	Nonresidential 0.000	Private 🗸	Private	HOP Required
	Summary of	Proposed Units		
* Residential *	Units Remaining	Units Removed	Units Prop	<u>oosed</u>
Single Family Deta	ached			
	* Totals *			
Applicant Noah Gress, 6 (610) 304-951	697 Cheyney Road, Cheyney, PA, 19 1	319		
Engineer Yerkes Associ (610) 644-425	ates, P.O. Box 1568, West Chester,	PA, 19380		



Thursday, September 18, 2025

	FINAL SU	BDIVISIONS		
6. Carol Cipolloni		12	2-8204-25	
Concord Township				
*Subdivide 2.	98 acres into two lots	See FL 2		
Togation West side of	f Kirk Road, approximately	Ann! south of Sha	wortown Boad	
	13-44-027			
•	Zon # 13-00-00506-00	ing District(s) R	2	
Application Type	Acreage	Water	Sewer	Floodplains
Residential ✓ Nonresidential	Residential 2.950 Nonresidential 0.000	Public ☐ Private ✔	Public ✓ Private	Wetlands HOP Required
	Summary of	Proposed Units		
* Residential * Single Family Deta	<u>Units Remaining</u>	Units Removed	Units Proj	<u>posed</u>
,	* Totals *			
(610) 543-614	and Son, 139 East Baltimore Pike,			
7. Watson Lot Conso	lidation	08	8-8209-25	
Chester Township				
*Incorporate	two lots totaling 0.20	64 acre into o	ne lot	
Location Southeast co	orner of South and East Wil	liams Circles		
	7_00_251	ing District(s) R	2	
Tax Folio	# 07-00-00853-35	ing District(s) in	.2	
Application Type Residential Nonresidential	Acreage Residential 0.206 Nonresidential 0.000	Water Public ✓ Private	Sewer Public ✓ Private □	Floodplains Wetlands HOP Required
	Summary of	Proposed Units		
* Residential * Single Family Deta	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proj</u>	<u>posed</u>
	* Totals *			
Applicant Gregory A Wa (484) 482-399	tson Jr., 2309 West 14th Street, Che 6	ester, PA, 19013		
Engineer SAS Geospatia (267) 915-0098	al LLC, 2005 South Eastern Road, D 3	Ooylestown, PA, 18901		



Thursday, September 18, 2025

PRELIMINARY LAND DEVELOPMENTS

	nt with Drive-Thru	06-4120-96-25
City of Chester		
*Develop 1.75	acres with a 4,157 sq.	ft. restaurant with drive-thru
_	rner of East 4th Street (Rt	
Tax Map #		
- · · · · · · · · · · · · · · · · · · ·	# 49-03-00323-00	ng District(s) C-2/R
Application Type		Water Sewer Floodplains
Residential	Residential 0.000	Public ✓ Public ✓ Wetlands
Nonresidential 🗸	Nonresidential 1.750	Private Private HOP Required
	Summary of	Proposed Units
* Nonresidential *	Exis	tingProposed
	Units	-Square Footage-
	<u>Lots Acres Remain Rem</u>	nove Remain Remove Lots Units Addn's Sq. Ft.
Restaurant/Deli	tals *	4,157 4,157
* 10	tals *	4,137
	C c/o Naresh Patel, 1340 Parkway A	ve, Suite B, Ewing, NJ, 08628
(201) 310-3209		
	eering Associates, 501 N Main Stre	et, Doylestown, PA, 18901
(215) 345-1876		
. Life Church		40-8207-25
Springfield Townshi	p	
		80 sq. ft. building addition See PS
*Further devel	op a church with a 8,3	
*Further devel	op a church with a 8,3 intersection between Foster	Drive and Old State Road
*Further devel cocation West of the : Tax Map #	op a church with a 8,3 intersection between Foster:000	
*Further devel cocation West of the : Tax Map # Tax Folio	op a church with a 8,3 intersection between Foster:000 Zoni # 42-00-06401-00	Drive and Old State Road ng District(s) A Res
*Further devel cocation West of the : Tax Map # Tax Folio	op a church with a 8,3 intersection between Foster:000	Drive and Old State Road ng District(s) A Res
*Further devel *Further devel *Cocation West of the : *Tax Map # *Tax Folio* *Application Type *Residential	op a church with a 8,3 intersection between Foster:000 Zoni # 42-00-06401-00 Acreage	Drive and Old State Road ng District(s) A Res Water Sewer Floodplains
*Further devel *Further devel *Cocation West of the : *Tax Map # *Tax Folio *Application Type *Residential	op a church with a 8,3 intersection between Foster:000 Zoni # 42-00-06401-00 Acreage Residential 0.000 Nonresidential 2.150	Drive and Old State Road ng District(s) A Res Water Sewer Floodplains Public Public Wetlands
*Further devel *Further devel *Focation West of the : *Tax Map # *Tax Folio *Application Type *Residential Nonresidential *V	op a church with a 8,3 intersection between Foster:000 Zoni # 42-00-06401-00 Acreage Residential 0.000 Nonresidential 2.150 Summary of	Drive and Old State Road ng District(s) A Res Water Sewer Floodplains Public Public Wetlands Private Private HOP Required Proposed Units
*Further devel *Further devel *Cocation West of the : *Tax Map # *Tax Folio* *Application Type *Residential	op a church with a 8,3 intersection between Foster:000 Zoni # 42-00-06401-00 Acreage Residential 0.000 Nonresidential 2.150	Drive and Old State Road Ing District(s) A Res Water Sewer Floodplains Public Public Wetlands Private Private HOP Required Proposed Units Sewer Floodplains Hop Required Proposed Units
*Further devel *Further devel *Focation West of the : *Tax Map # *Tax Folio *Application Type *Residential Nonresidential	op a church with a 8,3 intersection between Foster:000 Zoni # 42-00-06401-00 Acreage Residential 0.000 Nonresidential 2.150 Summary of	Drive and Old State Road ng District(s) A Res Water Sewer Floodplains Public Public Wetlands Private HOP Required Proposed Units ting
*Further devel ocation West of the : Tax Map # Tax Folio Application Type Residential Nonresidential	op a church with a 8,3 intersection between Foster:000 Zoni # 42-00-06401-00 Acreage Residential 0.000 Nonresidential 2.150 Summary of	Drive and Old State Road Ing District(s) A Res Water Sewer Floodplains Public Public Wetlands Private Private HOP Required Proposed Units ting
*Further devel *Further devel *Focation West of the : *Tax Map # *Tax Folio *Application Type *Residential *Nonresidential * *Religious	op a church with a 8,3 intersection between Foster:000 Zoni # 42-00-06401-00 Acreage Residential 0.000 Nonresidential 2.150 Summary of	Drive and Old State Road ng District(s) A Res Water Sewer Floodplains Public Public Wetlands Private Private HOP Required Proposed Units ting
*Further devel *Further devel *Focation West of the : **Tax Map # **Tax Folio **Application Type Residential **Nonresidential **Nonresidential ** **Religious **To	op a church with a 8,3 intersection between Foster:000	Drive and Old State Road Ing District(s) A Res Water
*Further devel *Further devel *Cocation West of the : **Tax Map # **Tax Folio *Application Type Residential Nonresidential **Nonresidential ** **Religious **To	op a church with a 8,3 intersection between Foster:000 Zoni # 42-00-06401-00 Acreage Residential 0.000 Nonresidential 2.150 Summary of Exis Lots Acres Remain Ren tals *	Drive and Old State Road Ing District(s) A Res Water
*Further devel Cocation West of the : Tax Map # Tax Folio Application Type Residential Nonresidential *Nonresidential * Religious *To Applicant Life Church, 607 (484) 343-6213	op a church with a 8,3 intersection between Foster:000 Zoni # 42-00-06401-00 Acreage Residential 0.000 Nonresidential 2.150 Summary of Exis Lots Acres Remain Ren tals *	## Drive and Old State Road ### Sewer Floodplains



Thursday, September 18, 2025

PRELIMINARY SUBDIVISIONS

1. Life Church		4	0-8207-25			
Springfield Township						
*Incorporate three lots totaling 2.15 acres into one lot See PL 2						
Location West of the	intersection between Foste	r Drive and Old S	State Road			
Tax Map #	Tax Map #:000 Zoning District(s) A Res					
Tax Folio	# 42-00-06401-00					
Application Type	Acreage	Water	Sewer	Floodplains		
Residential 🗌	Residential 0.000	Public	Public 🗸	Wetlands		
Nonresidential \checkmark	Nonresidential 2.150	Private 🗌	Private	HOP Required		
Summary of Proposed Units						
* Nonresidential *	Ex	isting	Pro	oposed		
1 voiii estiteititii	•	-Square Footage		·F		
	<u>Lots Acres Remain Re</u>	emove Remain Remov	<u>e Lots Units</u>	Addn's Sq. Ft.		
Religious			1	8,380		
* <i>Ta</i>	otals *		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						