



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

ZONING MATTERS

1. **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

SUBDIVISION ORDINANCES

1. **Lot Consolidation Procedures** SO-06-8218-25
City of Chester
*Amend the text of the City subdivision and land development ordinance regarding lot consolidations

FINAL LAND DEVELOPMENTS

1. **700 Washington Avenue** 29-8145-25
Nether Providence Township
*Develop two single-family detached dwellings See FS 1
Location South side of Wallingford Avenue between Penn Street and Washington Avenue
Tax Map # 34-07-016 **Zoning District(s)** R5
Tax Folio # 34-00-02892-00
- | | | | | |
|--|-----------------------------|---|---|--|
| <u>Application Type</u> | <u>Acreage</u> | <u>Water</u> | <u>Sewer</u> | <u>Floodplains</u> ☐ |
| Residential ☒ | Residential 0.193 | Public ☒ | Public ☒ | Wetlands ☐ |
| Nonresidential ☐ | Nonresidential 0.000 | Private ☐ | Private ☐ | HOP Required ☐ |
- Summary of Proposed Units**
- | | | | |
|------------------------|-------------------------------|-----------------------------|------------------------------|
| * Residential * | <u>Units Remaining</u> | <u>Units Removed</u> | <u>Units Proposed</u> |
| Single Family Detached | | | 2 |
| * Totals * | | | 2 |

Applicant James Melasecca, 18 N Morgan Avenue, Havertown, PA, 19083
(610) 213-1045

Engineer Studio C Architecture LLC, 422 Dudley Avenue, Narberth, PA, 19072
(610) 580-7964



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FINAL LAND DEVELOPMENTS

2. Deliverance Tabernacle Parking Lot

10-8219-25

Collingdale Borough

*Further develop 0.534 acre with a parking lot

Location Northeast corner of Clifton and Hibberd Avenues

Tax Map # 11-03-324

Zoning District(s) B

Tax Folio # 11-00-00733-00

Application Type	Acreage	Water	Sewer	Floodplains
Residential ☐	Residential 0.000	Public ☒	Public ☒	Wetlands ☐
Nonresidential ☒	Nonresidential 0.534	Private ☐	Private ☐	HOP Required ☐

Summary of Proposed Units

Applicant Deliverance Tabernacle Worship Center, 1021 Woodland Avenue, Sharon Hill, PA, 19079
(610) 809-1473

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

3. 3100 Edgmont Avenue - 7 Star Group

32-8217-25

Parkside Borough

*Further develop 0.3 acre with a parking lot

Location Southwest corner of Edgmont Avenue and W Garrison Road

Tax Map # 32-02-052

Zoning District(s) C-1

Tax Folio # 32-00-00366-00

Application Type	Acreage	Water	Sewer	Floodplains
Residential ☐	Residential 0.000	Public ☒	Public ☒	Wetlands ☐
Nonresidential ☒	Nonresidential 0.300	Private ☐	Private ☐	HOP Required ☐

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>
Flex							1
* Totals *							1

Applicant 7 Star Group - Abdullah Alsoofi, 2 Lansbrook Ct, Sewell, NJ, 08080
(215) 327-4267

Engineer Philly Plans Inc. - Christopher J. Menna, 1 International Plaza Drive, Office #527, Philadelphia, PA, 19153
(215) 203-2374



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FINAL LAND DEVELOPMENTS

4. Benchmark School

48-4416-98-99-00-23-25

Upper Providence Township

*Improve driveway access, add 83 additional parking spaces, and enhance pedestrian circulation by developing walkways

Location North of the intersection between Providence and Colt Roads

Tax Map # 35-10-51

Zoning District(s) R-1

Tax Folio # 35-00-01418-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
<u>Residential</u> ☐	<u>Residential</u> 0.000	<u>Public</u> ☒	<u>Public</u> ☒	<u>Wetlands</u> ☐
<u>Nonresidential</u> ☒	<u>Nonresidential</u> 24.400	<u>Private</u> ☐	<u>Private</u> ☐	<u>HOP Required</u> ☐

Summary of Proposed Units

* Nonresidential *

		<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>
Flex							1		
* Totals *							1		

Applicant Benchmark School, 2107 N. Providence Road, Media, PA, 19063
(610) 283-7440

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

FINAL SUBDIVISIONS

1. 700 Washington Avenue

29-8145-25

Nether Providence Township

*Subdivide 0.1928 acre into two lots See FL 1

Location South side of Wallingford Avenue between Penn Street and Washington Avenue

Tax Map # 34-07-016

Zoning District(s) R5

Tax Folio # 34-00-02892-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
<u>Residential</u> ☒	<u>Residential</u> 0.193	<u>Public</u> ☒	<u>Public</u> ☒	<u>Wetlands</u> ☐
<u>Nonresidential</u> ☐	<u>Nonresidential</u> 0.000	<u>Private</u> ☐	<u>Private</u> ☐	<u>HOP Required</u> ☐

Summary of Proposed Units

* Residential *

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

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