



**DELAWARE COUNTY PLANNING COMMISSION**  
**Meeting Agenda with Application Detail**  
 Thursday, February 19, 2026

**ZONING MATTERS**

1. **Sensitive Use Buffer** ZA-41-8241-26

Swarthmore Borough

\*Amend the text of the Borough zoning ordinance to address buffers for sensitive uses

**FINAL LAND DEVELOPMENTS**

1. **4003 West Chester Pike Classic Car** 30-7368-18-26

Newtown Township

\*Develop a 3,916 sq. ft. car dealership

**Location** West of the intersection between West Chester Pike and Boot Road

**Tax Map #** --:000

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

**Tax Folio #** 30-00-02843-00

<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 4.110	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

	-----Existing-----				-----Proposed-----					
	-----Units-----		-Square Footage-		-----Units-----		-----Sq. Ft.-----			
	<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>
* Nonresidential *										
Retail										3,916
* Totals *										3,916

**Applicant** Rockhill Real Estate IV & V, LP, 4005 West Chester Pike, Newtown Square, PA, 19073

**Engineer** T & M Associates, 1700 Market Street, Suite 3110, Philadelphia, PA, 19103



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

Thursday, February 19, 2026

**FINAL SUBDIVISIONS**

1. **303 Bewley Road** **20-8197-25-26**

Haverford Township

\*Adjust lot lines of 2 lots totaling 0.749 acre

**Location** East side of Bewley Road, approximately 600' North of Park Road

**Tax Map #** 22-33-335

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

**Tax Folio #** 22-02-00017-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 0.749	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			
<b>* Totals *</b>			

**Applicant** Richard and Kate Schmeiss, 303 Bowley Road, Haverford, PA, 19333

**Engineer** Yohn Engineering, LLC, P.O. Box 26094, Collegeville, PA, 19426  
 (610) 484-4580

2. **1002 Chestnut Street** **44-3925-96-22-26**

Trainer Borough

\*Adjust lot lines of 2 lots totaling 0.693 acre

**Location** West of the intersection between West 10th and Chestnut Streets

**Tax Map #** 46-04-001

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

**Tax Folio #** 46-00-00584-01

<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 0.693	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>			

<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>
Government							1	
<b>* Totals *</b>							1	

**Applicant** Trainer Borough, , PA,

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



**DELAWARE COUNTY PLANNING COMMISSION**  
**Meeting Agenda with Application Detail**  
**Thursday, February 19, 2026**

**FINAL SUBDIVISIONS**

3. 1118/1130 Wilson Ave 17-8242-26

Edgmont Township

\*Subdivide 5.24 acres into 3 lots

**Location** West side of Wilson Avenue, approximately 400' south of Sycamore Mills Road

**Tax Map #** --:000

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

**Tax Folio #** 19-00-00440-10

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 5.240	Public <input type="checkbox"/>	Public <input type="checkbox"/>	Floodplains <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input checked="" type="checkbox"/>	Private <input checked="" 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** Hermitage Custom Homes, 1130 Wilson Avenue, Glen Mills, PA, 19342  
 (215) 353-8087

**Engineer** Vastardis Consulting, 29 Harvey Lane, Malvern, PA, 19355  
 (610) 644-9663

4. 4514 Florida Avenue 30-8239-26

Newtown Township

\*Subdivide 0.4821 acre into 2 lots

**Location** South side of Florida Avenue, approximately 300' east of Park Avenue

**Tax Map #** --:000

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

**Tax Folio #** 30-00-00989-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 0.482	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			
<b>* Totals *</b>			

**Applicant** Alison and Peter Faga, 206 Park Avenue, Newtown Square, PA, 19073  
 (610) 939-6643

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



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

Thursday, February 19, 2026

**PRELIMINARY LAND DEVELOPMENTS**

1. **118-120 N Wayne Ave** **34-8190-25-26**

Radnor Township

\*Develop 0.188 acre with a mixed-use building

**Location** West side of N Wayne Avenue, approximately 300' north of Lancaster Avenue

**Tax Map #** 36-12-216

**Zoning District(s)** WBOD

**Tax Folio #** 36-01-00621-00

<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 0.188	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>
Restaurant/Deli										2,500
<b>* Totals *</b>										2,500

**Applicant** N Wayne LLC c/o Joseph Smogard, 720 W. Lancaster Avenue, Bryn Mawr, PA, 19010  
 (484) 868-9949

**Engineer** Varenhorst, 230 N 21st Street, Philadelphia, PA, 19103  
 (215) 940-1151

2. **1534 Naamans Creek Road** **03-8240-26**

Bethel Township

\*Develop 2 single-family detached dwellings See PS 1

**Location** North side of Naamans Creek Road, approximately 300' west of Goodley Road

**Tax Map #** --:000

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

**Tax Folio #** 03-00-00456-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 3.870	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>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
* Residential * Single Family Detached			2
<b>* Totals *</b>			2

**Applicant** 1534 Naamans Creek Road, LLC, P.O. Box 251, Chester Heights, PA, 19017  
 (610) 459-5010

**Engineer** InLand Design, 16 Hagerty Blvd, West Chester, PA, 19382  
 (484) 947-2928



**DELAWARE COUNTY PLANNING COMMISSION**  
**Meeting Agenda with Application Detail**  
**Thursday, February 19, 2026**

**PRELIMINARY SUBDIVISIONS**

1. 1534 Naamans Creek Road 03-8240-26

Bethel Township

\*Subdivide 3.87 acres into 3 lots See PL 2

**Location** North side of Naamans Creek Road, approximately 300' west of Goodley Road

**Tax Map #** --:000

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

**Tax Folio #** 03-00-00456-00

<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 3.870	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** 1534 Naamans Creek Road, LLC, P.O. Box 251, Chester Heights, PA, 19017  
 (610) 459-5010

**Engineer** InLand Design, 16 Hagerty Blvd, West Chester, PA, 19382  
 (484) 947-2928