



Agenda & Minutes

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room
1014 Darby Road, Havertown, PA 19083
Thursday, June 9, 2022 at 7:00 p.m.

Planning Commission Members:

Angelo Capuzzi, Chairman
E. David Chanin, Vice Chairman
Maggie Dobbs, Secretary
Robert Fiordimondo
Jack Garrett
Julia Phillips
Louis D. Montresor

Others in Attendance:

Kelly Kirk, Zoning Officer & Community Planner
Charles Faulkner, Pennoni Associates, Township Engineer

Agenda Items

1. **Opening of Meeting**
 - a. Roll Call
 - b. Pledge of Allegiance

2. **Review of the Haverford Township Comprehensive Plan**

Presentation of the 1st draft of an updated Comprehensive Plan by Charlie Schmehl of Urban Research & Development, along with members of the Comprehensive Plan Steering Committee.

3. **Review of Minutes**

Planning Commission meeting of April 14, 2022

Adjournment

Minutes of the Planning Commission of Haverford Township meeting which was held on Thursday, June 9, 2022 at 7:00 P.M. in the Commissioners' Meeting Room, 1014 Darby Road, Havertown, Pa. 19083.

BOARD MEMBERS PRESENT:

Angelo Capuzzi, Chairman
E. David Chanin, Vice Chairman
Maggie Dobbs, Secretary
Robert Fiordimondo
Jack Garrett
Julia Phillips
Louis Montresor

ALSO PRESENT:

Kelly Kirk, Zoning Officer and Community Planner
Brian Barrett, Director of Parks and Recreation

Chuck Faulkner, Township Engineer, Pennoni Associates
Marge Buchanan, Planning Commission Scribe

Mr. Capuzzi called the meeting to order at 7:08 P.M.
Ms. Buchanan Called Roll

Mr. Capuzzi asked the Board Members to introduce themselves to the audience.

Julia Phillips, Registered Architect, was lead accredited Professional for new construction and major renovation.

Robert Fiordimondo, Architect licensed in New Jersey and Pennsylvania. Deputy Director of Contract Management for the State of New Jersey.

Maggie Dobbs, Professional Planner, employed by a Municipality in Chester County.

Angelo Capuzzi, retired, Professional Civil Engineer and Land Surveyor with several years of experience in land use and subdivision.

David Chanin, Attorney with the Kleinbard Firm in Philadelphia and Vice-Chair of the Planning Commission.

Louis Montresor, Semi-retired Attorney, volunteer in the school district, largely involved in coaching youth baseball. And serving as a judge at elections.

Jack Garrett, Design and construction Consultant in the Philadelphia Region for institutional and primarily non-profit clients. Also serving as Liaison for the Historical Commission.

Kelly Kirk, Township Zoning Officer and Community Planner, employed with the Township for 20 years.

Charles Faulkner, with Pennoni Associates, the Township Engineer.

Brian Barrett, Director of Parks and Recreation for Haverford Township

Mr. Capuzzi clarified the Steering Committee members as 4 Township Commissioners; former First Ward Commissioner Steve D'Emilo, Third Ward Commissioner Kevin McCloskey, Sixth Ward Commissioner Larry Holmes and Eighth Ward Commissioner Dr. Gerry Hart. Additionally, Kelly Kirk-Township Zoning Officer, Brian Barrett- Director of Parks and Recreation, Donald Kelly on the Board of Directors of

Discover Haverford (formally known as HPED), Cathy Case- member of the Haverford Township Historical Commission, Rich Kerr- Member of the Haverford Township Historical Society as well as himself.

Mr. Capuzzi introduced Charlie Schmehl as President of Urban Research and Development who has guided Haverford Township through the process of drafting an update to the Comprehensive Plan.

Item #1

Review of the Haverford Township Comprehensive Plan

Presentation of the 1st draft of an updated Comprehensive Plan by Charlie Schmehl of Urban Research & Development, along with the Comprehensive Plan Steering Committee.

Mr. Schmehl gave a summary of the major recommendations in the draft comprehensive plan. Using a power point presentation that can be found on the Haverford Township Website.

Mr. Schmehl used the power point to explain what the Comprehensive Plan is and its benefits. The Comprehensive plan draft was created using the results of a citizen survey, public workshop and Zoom meeting, all with good participation.

Mr. Schmehl noted from the survey results the most important issues facing the Township over the next 10 to 15 years. Number 1 being reducing traffic congestion, 2. Reducing energy consumption and promoting environmental sustainability, 3. Addressing flooding and stormwater problems for example. Mr. Schmehl added the types of businesses to be emphasized to be 1. restaurants, 2. small retail stores, 3. arts and entertainment etc.

The survey results regarding housing needed; 1. Single family detached houses, 2. Townhouses, 3. Housing for 55 and over were the top three.

Regarding Parks and recreation, the survey results were 1. Off-road paths and trails, 2. Restroom buildings in parks, 3. Outdoor amphitheater for performances.

Mr. Schmehl explained the future land use map that would reduce the number of zoning districts that are redundant and evaluation of where some regulations may be loosened to achieve desired development goals.

Mr. Schmehl noted that a lot of attention was given to Eagle Road and the Oakmont section regarding redevelopment including mixed-use first floor commercial and upper story apartments. Additionally, less driveway curb cuts to streamline traffic and improve pedestrian safety and accessibility.

Haverford Road was also noted as PennDOT is intending to remove a travel lane and replacing with alternating turn lanes. The Comprehensive Plan recommends a greater variety of commercial and mixed-residential use.

Mr. Schmehl stated the Historical Preservation of Haverford Township has overall good policies in place.

Mr. Schmehl added the next steps, the Haverford Township Planning Commission has the opportunity to add recommended changes, The Plan draft will go to the Delaware County Planning Department for review, and it will also go to adjacent municipalities and the Haverford Township School District for review. The Planning Commission will be asked to recommend the Comprehensive Plan Draft to the Board of Commissioners for approval. The Board of Commissioners will hold a public hearing where they can make changes, at which point they may adopt the Comprehensive Plan. After adoption of the Comprehensive Plan, the Township would move into a zoning update.

Public Comment:

Jon Druhan-1815 Earlington Rd. and Jeanne Angell-Discover Haverford (formerly the HPED), strongly support the plan and appreciate inclusion of recommendations previously given. Additional comments are contained in an email dated June 9, 2022. Discover Haverford supports the Main Street Program Designation, the mixed-use development recommendation, improving pedestrian safety and incentives for certain business development. Tourism should be addressed with the development of boutique hotels and permitting Air BnB's. Mr. Chanin asked for clarification on why they may not want to be the designated Main Street administrator. Mr. Druhan said it would require more administrative oversight that may not allow them to be as flexible as they would like to be.

Jake Swann-522 Oakley Rd., VP Brynford Civic Association, felt the draft plan didn't emphasize how most residents are generally satisfied with their neighborhoods and feels the plan is driven by commercial development by the increase in designation of neighborhood office-residential district. Mr. Swann found it challenging to find neighborhood specific information on the plan. He was not clear on how the proposed changes will impact the residents and that zoning district consolidation encourages residential density.

Kathleen Case-121 County Line Rd, Chair of the Polo Field Committee/Brynford Civic Association, inquired about the separation of Parks and Recreation from the comprehensive plan and raised her concern of transparency.

Brian Barrett-Director of Parks and Recreation explained the separation was to ensure adequate time would be available for development.

Mr. Garrett suggested something be included in the comprehensive plan to reference the future Parks and Recreation plan.

Diane Drentlaw-738 Rugby Rd., suggested a look at what makes Haverford Township unique, identify goals, have more citizen involvement, address safety issues and affordable housing. Additionally, better access to the High Speed Line from Haverford Road with a proactive plan to develop pedestrian networks.

John Waters-306 Hermosa Lane, Volunteer Bon Air Fire Co., suggested fire protection services be included with the need for stronger regulations for building protection. The Comprehensive Plan should address by what means and to what extent the Township proposes to plan for fire protection services. Mr. Waters cited State Resolution 6 regarding community fire protection.

Josh Dupuis-762 Buck Ln., would like reference to specific neighborhoods. His major concern is walkability, limited opportunities for sidewalks and narrow two-way streets.

Doreen Saar-748 Rugby Rd., Secretary of Brynford Civic Association, Shade Tree Commission, suggested the next meeting be delayed and to promote more public involvement. Ms. Saar asked why simplifying the Zoning Ordinance is the answer, what are the issues to overcome and how will that solution address them. Ms. Saar recommended engaging other groups in the implementation. Ms. Saar would like to see clarity regarding the development of the Haverford Road corridor and what happens to adjacent residential areas.

Lyn Elliott-704 Polo Rd., would like this process to be done slowly and carefully. Specific zoning concern is combing the current O-1 and O-2 codes in the Brynford neighborhood to create an office or residential

zone. Ms. Elliot said this zoning code does not apply to this area. Ms. Elliot would like the Brynford neighborhood to have its own designated zone, suggesting it be RPO- Restricted Professional Office that can only house business hour operations and limit outdoor uses that could be a noise disturbance.

John Devine-724 Panmure Rd., Agrees with all of the previous comments. Mr. Devine asked about simplicity vs complexity. He would recommend having a more complex zoning to allow more targeted zoning regulations. Would like attention to planning tax decrease.

Charles Hurst-113 Fawn Ln., echoed walkability and one way streets. Brookline Blvd. could be a unique opportunity to have a restaurant neighborhood feel. Would like to establish goals to extend restaurant and decrease cartway. Mr. Hurst would like more goals to set guidance on tree removal. Focus on the sewer contract renewal in 2023 to ensure costs don't go up which might require identifying a location for a storage tank. Mr. Schmehl suggested it ties into the Parks and Recreation Plan because a new tank may be best suited to go under a park.

Diana Rosenberg-22 Clearfield Rd., wanted to echo the comments on walkability. Added, when discussing planning for retail in the future, consideration should be made as to how retail has changed during the pandemic and what we want to attract to adapt.

Charles Reardon-748 Millbrook Ln., spoke of David Crockett who filled the Quarry and set precedent regarding future land development. Mr. Reardon added information on right-of-ways and cartways on Haverford Rd./Buck Ln. and the need for sidewalks. Haverford Road needs improvements. Mr. Schmehl stated PennDOT has improvements proposed.

Mr. Fiordimondo-Neighborhoods in Haverford Township have their own identities and that should be addressed. The commercial corridor on Eagle Road will require a lot of work to improve the situation and added he does not necessarily agree with beefing up the commercial area.

Ms. Dobbs-thanked the residents for their input. Ms. Dobbs added that the Comprehensive Plan is a blueprint and implementation of the Plan's recommendations will be more involved and additional public input will be needed.

Mr. Chanin- asked for clarification between the current zoning map and the proposed. Mr. Schmehl explained 97% of the land area of the Township would remain the same. Mr. Chanin said the small changes are what neighbors care about. The little details can change the quality of life. Mr. Schmehl stated those details will be worked out in the zoning phase. Mr. Schmehl explained the process of the Zoning Phase.

Mr. Montresor-thanked everyone for their input and added he had learned a lot and will consider his review from a larger perspective.

Mr. Garrett-agreed with Mr. Montresor that he will make his review in a broader perspective after hearing the comments made. Mr. Garrett said he had been focused on the survey results and Mr. Schmehl said he would supply the 300 pages of results. Mr. Garrett was also curious about the response rate. Mr. Schmehl and Ms. Dobbs agreed 10% response was a great rate.

Item #2

Review of Minutes

Mr. Capuzzi made Motion to approve the minutes of the Planning Commission meeting of April 14, 2022, as submitted.

Ms. Dobbs Seconded.

Approved Unanimously.

Adjournment

Ms. Dobbs made Motion to Adjourn.

Mr. Montresor Seconded.

All in Favor.

Adjournment 9:37 P.M.