

AGENDA

Haverford Township Planning Commission Meeting

April 22, 2021 | 7:00 p.m.

Haverford Township Municipal Services Building, via telecommunication device (Zoom)

Planning Commission Members:

Chairman, Angelo Capuzzi | Vice Chairman, Chuck Reardon | Secretary, Maggie Dobbs | E. David Chanin
| Robert Fiordimondo | Jack Garrett | Julia Phillips

Others in Attendance:

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

Agenda Items
<p>1. Opening of Meeting</p> <ul style="list-style-type: none">a. Roll Callb. Pledge of Allegiance
<p>2. PA. Department of Conservation and Natural Resources (DCNR) Grant- Polo Field Pervious Walking Path</p> <p><i>Review the proposed construction grant in the amount of \$160,000 from DCNR to be used for construction of a pervious walking path around Polo Field and determine if the proposal is consistent with the Comprehensive Plan.</i></p>
<p>3. 833 Buck Lane- Recommendation for Parcel Reclassification INS- Institutional Zoning District- Proposed Zoning Map Amendment</p> <p><i>The subject property has been conveyed, discontinuing the institutional use. The Board of Commissioners request a recommendation to reclassify the zoning district, pursuant to §182-602.E.</i></p> <p><i>The property was reclassified from R1-A, Low-Density Residential to INS by petitions of the property owner in 2012. A petition from the current owner has been submitted to for the zoning district to revert to its previous R1A designation for the use of the property as a single family dwelling.</i></p>
<p>4. Historic Resource Survey- Various Properties Historical Commission Report & Nominations to Survey</p> <p><i>The Haverford Township Historical Commission has identified 12 properties as potential historic resources and seek to nominate each property for inclusion in the Survey.</i></p>
<p>5. Review of Minutes</p>
<p>Adjournment</p>

1. Opening of Meeting

- a. Roll Call
- b. Pledge of Allegiance

**2. PA. Department of Conservation and Natural Resources (DCNR) Grant-
Polo Field Pervious Walking Path**

Review the proposed construction grant in the amount of \$160,000 from DCNR to be used for construction of a pervious walking path around Polo Field and determine if the proposal is consistent with the Comprehensive Plan.

**3. 833 Buck Lane- Recommendation for Parcel Reclassification
INS- Institutional Zoning District- Proposed Zoning Map Amendment**

The subject property has been conveyed, discontinuing the institutional use. The Board of Commissioners request a recommendation to reclassify the zoning district, pursuant to §182-602.E.

The property was reclassified from R1-A, Low-Density Residential to INS by petitions of the property owner in 2012. A petition from the current owner has been submitted to for the zoning district to revert to its previous R1A designation for the use of the property as a single family dwelling.

**4. Historic Resource Survey- Various Properties
Historical Commission Report & Nominations to Survey**

The Haverford Township Historical Commission has identified 12 properties as potential historic resources and seek to nominate each property for inclusion in the Survey.

5. Review of Minutes

Adjournment



MINUTES HAVERFORD TOWNSHIP Planning Commission

Minutes of the Planning Commission of Haverford Township held on Thursday, April 22, 2021 at 7:00 p.m. Via authorized Telecommunication device (Zoom).

BOARD MEMBERS PRESENT:

Angelo Capuzzi, Chairman
Chuck Reardon, Vice-Chairman
Maggie Dobbs, Secretary
Robert Fiordimondo
E. David Chanin
Jack Garrett
Julia Phillips

ALSO PRESENT:

Kelly Kirk, Zoning Officer and Community Development
Marge Buchanan, Scribe

Mr. Capuzzi calls the Meeting to order 7:04 P.M

Ms. Kirk Calls Roll

Pledge of Allegiance led by Mr. Capuzzi

Mr. Capuzzi asked the Members of the Planning Commission to observe a moment of silence in memory of Commissioner Andy Lewis who tragically passed away.

Mr. Chanin stated that Mr. Lewis was a friend as well as his Commissioner and this was a great loss.

Mr. Reardon spoke in regards to a project he and Mr. Lewis worked on together and all of the projects Mr. Lewis initiated or worked on as well. Mr. Reardon pointed out that Mr. Lewis was active in two items that were on the agenda. Mr. Reardon added Mr. Lewis was in full favor of the walking path at the Polo Field as well as returning 833 Buck Lane back to the original zoning.

PA. Department of Conservation and National Resources (DCNR) Grant-Polo Field Pervious Walking Path

Review the proposed construction grant in the amount of \$160,000 from DCNR to be used for construction of a pervious walking path around Polo Field and determine if the proposal is consistent with the Comprehensive Plan.

Ms. Kirk began with the background of the grant explaining the Recreation Department sought a grant to construct a 5 foot wide and approximately half a mile in length, pervious walking path around the Polo Field.

Mr. Capuzzi added that there are many contributors to the project including Lower Merion Township.

Ms. Kirk stated that she believed Haverford Township and Lower Merion were both lease holders of Polo Field.

Mr. Fiordimondo inquired of the cost of constructing the path.

Ms. Kirk stated the Grant is for \$160,000. The total cost would be \$325,000.

Mr. Capuzzi added Lower Merion Township would be a contributor as well as a couple local community groups.

Mr. Reardon added the Brynford Civic Association would be one of those groups.

Mr. Capuzzi said the project was put out to bid in 2019.

Mr. Chanin asked if there was information on maintenance cost and added the Brynford Association likely would not have those funds.

Mr. Reardon clarified it would be combined with The Friends of The Polo Field and several other groups with letters of support.

Ms. Kirk stated the Planning Commission was being asked for a recommendation that the grant application was consistent with the Comprehensive Plan.

Kathy Case, Chairman of the Polo Field Committee and on the Executive Committee of the Brynford Civic Association stated \$9700.00 was from the Haverford Township Civic Counsel and was donated by Andy Lewis, therefore not part of the Brynford Association budget.

Ms. Dobbs asked Ms. Kirk for clarification that she was asking the Planning Commission for a recommendation to be added to the grant package.

Ms. Kirk confirmed.

Ms. Dobbs stated she lives across the street from the Polo Field and finds it consistent with the Comprehensive Plan.

Ms. Dobbs and Ms. Kirk discussed pervious surface maintenance. Ms. Kirk noted Lower Merion Township would lend its vacuum machine for maintenance of the pervious pavement.

Mr. Chanin raised his concerns of not having all the attachments to make a recommendation and information on what the long-term cost of maintenance would be. Mr. Chanin went on to say he believed the pathway would take away from the "natural" features of the park and would change the nature of the park. Mr. Chanin stated the path may introduce park users on bikes, skateboarders, rollerblades, etc. and that the neighborhood is well-served with other trail networks.

Mr. Chanin mentioned the existing trail could service some of the local institutions and he does not see the need for two paths within a block of each other.

Mr. Chanin did not feel there was enough data to necessarily support spending the funds on the construction of the trail.

Mr. Capuzzi stated the Township Engineer and those involved in choosing the materials and the maintenance would have the technical capabilities to make the proper decisions for the Township. Mr. Capuzzi asked about the condition of the existing path, is it handicap accessible and can it be used by those with mobility issues. As a statement of fact, Mr. Capuzzi added the proposed path is to be constructed to meet ADA standards.

Ms. Dobbs stated she doesn't believe Preston Field's trails are ADA and that the Polo Field Trail connection into Railroad Ave. could be made ADA compliant with a crosswalk over Railroad at the intersection with Polo Road.

Mr. Capuzzi suggested the matter be tabled until the next meeting to have more time to review all the supporting grant materials and requested a representative from Parks and Recreation Department be in attendance at the next meeting.

833 Buck Lane-Recommendation for a Parcel Reclassification INS-Institutional Zoning District-Proposed Zoning Amendment

The subject property has been conveyed, discontinuing the institutional use. The Board of Commissioners request a recommendation to reclassify the zoning district, pursuant to §182-602.E. The property was reclassified from R1-A, Low-Density Residential to INS by petitions of the property owner in 2012. A petition from the current owner has been submitted to for the Zoning district revert to its previous R1-A designation for the use of the property as a single family dwelling.

Ms. Kirk presented with a background on the previous reclassification of the property at 833 Buck Lane from R1-A (prior to 2012) to INS at the request of the Haverford Friends School who were the owners of the property to fit the needs of an institutional use. Recently the Haverford Friends School sold the property and the current owners would be using the property as a single family dwelling and would like the property reclassified as such. Ms. Kirk stated there is a provision in the Zoning Code that requests the Planning Commission recommend what the appropriate zoning designation should be.

Mr. Capuzzi verified the property is in conformance with the bulk and area requirements of the R1-A Zoning District.

Ms. Dobbs stated she was in favor for the rezoning.

Mr. Reardon added his support.

Mr. Capuzzi entertained the Motion to recommend the property be rezoned R1-A.

Mr. Reardon Made the Motion.

Mr. Chanin Seconded.

Approved Unanimously.

Historic Resource Survey-Variou Properties

Historical Commission Report & Nominations to Survey

The Haverford Township Historical Commission had identified 12 properties as potential historic resources and seek to nominate each property for inclusion in the Survey.

Mr. Capuzzi stated that he had read the report prepared by the Historical Commission and had no issues with the properties as listed. Mr. Capuzzi asked if the property owners are aware of the proposed inclusion of their properties.

Suzanna Barucco, Vice Chair of the Historical Commission, responded that the property owners had not yet been notified and notification is being prepared. Ms. Barucco added the property owners may choose to opt out before the Board of Commissioners.

Mr. Capuzzi clarified the Planning Commission reviews the list of potential Survey inclusion. The Historic Commission makes a formal request to the Board of Commissioners. There would be a public hearing and at that time the property owners would explain that they would not want to be included in the Survey.

Mr. Reardon suggested notifying the property owners prior to the Board of Commissioners may relieve some possible issues going forward.

Ms. Barucco agreed.

Mr. Capuzzi asked who owns of the property that contains the Beechwood Amusement Park abutment.

Ms. Barucco responded that it is believed to belong to SEPTA and that no push back is expected and SEPTA would not likely consider the desires of the Township.

Mr. Capuzzi asked if SEPTA were to decide to demolish the structure in order to construct improvements to the rail facilities in that area, would SEPTA be subject to the Ordinance requirements and procedures if the property was on the Survey.

Ms. Barucco was unsure if SEPTA would be subject to the same procedures. If the project were to receive federal funding which would require SEPTA to coordinate with the Township under Section 106 of the NHPA. Under Section 106, each federal agency must consider public views and concerns about historic preservation issues when making final project decisions.

Ms. Kirk noted the Historic Resource Survey is an overlay on the zoning map. Therefore, the update to the Survey would update the properties included in the overlay.

Mr. Reardon commented that many properties are being added at once because it is more efficient to update the Survey all at once rather than piecemeal.

Ms. Barucco agreed and added the funding of the Survey was done largely by grant money.

Mr. Capuzzi asked for clarification that this proposal will need to be submitted to the Delaware County Planning Commission for their review and comment.

Ms. Kirk confirmed and stated public meeting in front of the Historic Commission with public notice to the property owners on May 17, 2021 followed by the public hearing Board of Commissioners in June.

Mr. Reardon asked if the surrounding properties are included in the public notice.

Ms. Kirk responded that property owners within 100 feet of the subject property would be notified.

Ms. Dobbs asked what the implications are for properties included in the survey.

Ms. Kirk explained the ordinance regulates demolition related to exterior portions of the property and significant features on the site and/or features within 100 feet of the identified resource. Any changes would require review from the Historical Commission.

Ms. Dobbs made a Motion to recommend adoption of the Historic Resources Survey and inclusion of the identified properties within the overlay. Mr. Capuzzi amended and Seconded the Motion to request the properties included in the Survey to be notified by certified mail.

Approved Unanimously.

Review of the Minutes

Mr. Capuzzi made Motion to approve the Minutes of March 25, 2021

Mr. Garrett Seconded.

Approved Unanimously.

Adjournment

Mr. Reardon made Motion to adjourn.

Ms. Dobbs Seconded.

All in favor.

Adjournment 8:22 P.M.