



Agenda

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room
1014 Darby Road, Havertown, PA 19083
Thursday, July 14, 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 meetings of 6/9/2022 and 6/23/2022.

Adjournment

Minutes

Haverford Township Planning Commission

Haverford Township Municipal Services Building, Commissioners Meeting Room
1014 Darby Road, Havertown, PA 19083
Thursday, July 14, 2022 at 7:00 p.m.

Planning Commission Members:

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

Others in Attendance:

Kelly Kirk, Zoning Officer & Community Planner
Marge Buchanan, Scribe

Mr. Capuzzi called the meeting to order at 7:04 P.M.
Ms. Buchanan Called Roll

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 members of the Comprehensive Plan Steering Committee.

Public Comment began with Chris Furlan, business owner at 51 W. Eagle Rd. Mr. Furlan was struck by the amount of attention given to the Eagle Road Corridor. Mr. Furlan agreed the corridor needs to be updated to be more attractive and also the business district is not pedestrian friendly. Mr. Furlan sighted the Blue Route as a main contributor to the traffic issue on Eagle Road and the traffic being what dictates the types of businesses that are current and successful. Mr. Furlan feels that unless the Township accepts what Eagle Road and its traffic issues are, then any change is doomed for failure.

Suzanna Barucco, Chair of the Haverford Township Historical Commission, presented an edited update to the Historic Preservation Plan. Mr. Capuzzi stated he had no issue with these contributions and agreed there should be some wording in the Zoning Ordinance regarding integrity of the neighborhoods relative to infill development and trying to match some of the historical character of the neighborhoods. Ms. Barucco agreed there would be challenges within the different neighborhoods but scale, massing and character should be kept in consideration. Ms. Kirk, Ms. Dobbs and Ms. Barucco discussed different thoughts on how to add the language to the Zoning Ordinance.

Mr. Furlan asked if the Planning Commission Board Members had any thoughts to share on the Eagle Road Corridor improvements. Mr. Capuzzi responded that the Steering Committee's thoughts were to reduce the number of curb cuts along Eagle Road and to move the sidewalk away from the curb, with a grass strip between the curb and sidewalk, which would improve accessibility and safety for people in the surrounding

neighborhoods. Mr. Furlan expressed his opinion that selecting this area as opposed to the Brookline Blvd. area for example, may be futile with the amount of traffic. Mr. Capuzzi added that, for the changes to occur, a group effort by the owners of existing businesses within a block would be required, otherwise the proposed plan would not work.

Dorothy Doughty, 2417 Rosewood Lane, was asking where to find information on the Comprehensive Plan. Mr. Capuzzi explained the Comprehensive Plan information has been advertised for a year and a half. Ms. Doughty stated she would hope the stormwater issue in sections of Haverford Township and the traffic congestion would be addressed in the Comprehensive Plan. Mr. Capuzzi added the Township is currently studying flooding issues in the Wynnefield Drive area of the Township.

Mr. Capuzzi stated that the Planning Commission had received written correspondence from a dozen or more groups and individuals and said he thought it would be best to go through and discuss what merits consideration for the Comprehensive Plan.

Mr. Capuzzi began with the Haverford Township Historical Commission and that they are willing to rewrite that section of the Comprehensive Plan and stated he believed they HTHC should have been consulted from the beginning. Ms. Dobbs expressed concern with different writers of the Plan being inconsistent to which Mr. Chanin later agreed.

Mr. Capuzzi introduced comment on the Haverford Township Historical Society letter sent by Kate Clifford. A discussion began with Ms. Kirk and Mr. Capuzzi regarding the standards of having a home on the Historical Survey and the cost of materials that are recommended. Ms. Dobbs was concerned that the consultant was making the observations on his analysis and not the recommendation of the Steering Committee or policies implemented by the Township. Ms. Kirk and Ms. Dobbs discussed the input of the Township and Mr. Schmehl, the Consultant. Mr. Capuzzi stated the Planning Commission can recommend what they feel is best. Ms. Dobbs feels the recommendation should outline the ultimate goal. Mr. Capuzzi stated the Planning Commission will need to be judicious in the recommendation. In regards to any recommendation related to historic preservation, the Planning Commission should not change the requirements but should try to streamline the process of reviewing proposed modifications to those homes on the Historical Register.

Mr. Capuzzi introduced correspondence submitted by the Brynford Civic Association. A discussion of the memo took place amongst the Board Members. Ms. Dobbs stated Haverford Township residents are concerned that infill community development changes the character of their neighborhoods. Ms. Phillips added the walkability issue in neighborhoods should be addressed. Ms. Kirk added there is a current ordinance regarding sidewalks and curbs, that if in the opinion of the Commissioners curbs and sidewalks are require, then they should be installed. There is a procedure for which it is incumbent on the homeowner to install. Mr. Chanin added, walkability might be clarified, such as stop signs, speed bumps or bridges over heavily traveled commercial roads. Mr. Capuzzi stated everyone agrees the Comprehensive Plan needs to be redrafted in some respect so it is easier to follow. A table of recommendations would be one area to implement a change to the Plan. Ms. Dobbs suggests an executive summary stating framework goals including year-end summary. Mr. Capuzzi noted the suggested clumping of residential zoning districts may require more Zoning relief for residents in some of those districts. The recommendation could be to streamline and evaluate what the best course of action is to update the Zoning District maps.

Mr. Capuzzi stated Haverford Township had recently approved a contract for the preparation of a Parks, Recreation and Open Space Plan. That plan would address the long-term needs for open space and recreational facilities within the Township.

Mr. Capuzzi did raise concern regarding the fee-in-lieu-of open space loop hole within the current SALDO. Ms. Dobbs did not agree that this should be included in the Comprehensive Plan unless it was stated as the current policy, the problems with the current policy and how it affects the goals of the Township.

Mr. Capuzzi cited a letter from Douglas Wolfe regarding specific neighborhood traffic issues. A discussion was had on remedies for multiple situations.

Mr. Capuzzi cited a letter from Gail Lovitt focusing on Parks and Recreation in the Comprehensive Plan that had been addressed previously.

Mr. Capuzzi cited a letter from Eric Cartman, regarding trails and bicycle user friendliness. Additionally, pedestrian ease to public transportation. Ms. Dobbs added to the conversation that the Comprehensive Plan may add a broad goal for access to public transit in addition to the SEPTA comments. Ms. Phillips added a suggestion for bike corridors as a goal.

Mr. Capuzzi cited a letter from Bryan Foley regarding connection from residential to park spaces.

Mr. Capuzzi introduced a letter from Discover Haverford regarding some minor text changes and support for the Town Center concept. They did suggest hospitality provisions, such as Airbnb's and small hotels and motels. A conversation of transient use ensued.

The discussions will continue at the next Planning Commission Meeting of August 11, 2022.

ITEM#2 Review of Minutes

Mr. Capuzzi made Motion to approve the minutes of the Planning Commission meeting of June 9, 2022, and June 23, 2022 as submitted.

Mr. Chanin Seconded.

Approved Unanimously.

Adjournment

Mr. Chanin made Motion to Adjourn.

Ms. Dobbs Seconded.

All in Favor.

Adjournment 9:27 P.M.