



**DELAWARE COUNTY PLANNING COMMISSION**  
**Meeting Agenda with Application Detail**  
**Thursday, July 17, 2025**

**ZONING MATTERS**

1. **Pools and H-to-W map amendment** ZA-43-8192-25
- Tinicum Township
- \*Amend the text of the Township zoning ordinance regarding pools
  - \*Rezone an area from H to W-1

**COMPREHENSIVE PLANS**

1. **Comprehensive Plan Update** CP-43-8193-25
- Swarthmore Borough
- \*Replace the comprehensive plan of Swarthmore Borough with a new plan

**FINAL LAND DEVELOPMENTS**

1. **Village of Four Seasons** 30/24-4038-96-00-01-16-19-24-25
- Newtown Township

- \*Develop 21.8 acres with 12 single-family detached dwellings

**Location** Northwest corner of Media Line and Newtown Street Roads

**Tax Map #** 30-37-021

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

**Tax Folio #** 30-00-01156-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
<b>Residential</b> <input checked="" type="checkbox"/>	<b>Residential</b> 71.540	<b>Public</b> <input type="checkbox"/>	<b>Public</b> <input type="checkbox"/>	<b>Wetlands</b> <input type="checkbox"/>
<b>Nonresidential</b> <input type="checkbox"/>	<b>Nonresidential</b> 0.000	<b>Private</b> <input checked="" type="checkbox"/>	<b>Private</b> <input checked="" type="checkbox"/>	<b>HOP Required</b> <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			12
<b>* Totals *</b>			12

**Applicant** Village of Four Seasons c/o National Realty Corp, 1001 Baltimore Pike, Springfield, PA, 19064  
(610) 328-1700

**Engineer** Chester Valley Engineers, Inc., 112 Moores Road, Suite 200, Malvern, PA, 19355  
(610) 644-4623



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## FINAL LAND DEVELOPMENTS

### 2. Interboro High School Additions and Renovations

33-7822-23-25

Prospect Park Borough

\*Further develop 16.6337 acres with a new turf field and restroom facilities

**Location** West of the intersection between Amosland Road and Sylvan Avenue

**Tax Map #** --:000

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

**Tax Folio #** 33-00-00300-00

<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 16.634	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

#### 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>
Educational							570
* Totals *							570

**Applicant** Interboro School District, 500 16th Avenue, Prospect Park, PA, 19076  
(610) 237-6410

**Engineer** Terraform Engineering, 1 E. Broad Street, Suite 330, Bethlehem, PA, 18018  
(484) 895-4632

### 3. Pinnacle Wash-1

26-1652-84-25

Middletown Township

\*Redevelop 1.489 acres with 4,574 sq. ft. car wash

**Location** South side of Baltimore Pike, approximately 400' west of the intersection with Pennell Road

**Tax Map #** 27-28-049

**Zoning District(s)** C-2

**Tax Folio #** 27-00-00081-00

<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 1.489	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

#### 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>
Retail							4,574
* Totals *							4,574

**Applicant** Pinnacle Wash-1, LLC, 18 W. Olive Street, Westville, NJ, 08093  
(856) 742-8400

**Engineer** Inland Design, LLC, 16 Hagarty Blvd, West Chester, PA, 19382  
(484) 947-2928



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FINAL LAND DEVELOPMENTS

4. Recreation at Marville

30-1290-81-91-99-00-06-07-11-19-23-24-25

Newtown Township

\*Further develop 55.913 acres with a 24,576 sq. ft. recreation building

**Location** South side of Alice Grim Blvd, approximately 1,200' west of West Chester Pike

**Tax Map #** 30-29-022

**Zoning District(s)** C-2/LV

**Tax Folio #** 30-00-02848-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
<u>Residential</u> <input type="checkbox"/>	<u>Residential</u> 0.000	<u>Public</u> <input checked="" type="checkbox"/>	<u>Public</u> <input checked="" type="checkbox"/>	<u>Wetlands</u> <input type="checkbox"/>
<u>Nonresidential</u> <input checked="" type="checkbox"/>	<u>Nonresidential</u> 55.913	<u>Private</u> <input type="checkbox"/>	<u>Private</u> <input type="checkbox"/>	<u>HOP Required</u> <input type="checkbox"/>

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>
Recreational							24,576
* Totals *							24,576

**Applicant** Newtown Square Racquet & Fitness Center LLC, 14 South Bryn Mawr Ave, Suite 106, Bryn Mawr, PA, 19010  
(703) 283-9829

**Engineer** Chester Valley Engineers, 112 Moores Road, Suite 200, Malvern, PA, 19355  
(610) 644-4623

5. Dittert 446 Brinton Lake Road

42-8194-25

Thornbury Township

\*Further develop 8.1 acres with 1,200 sq. ft. pole barn

**Location** West side of Brinton Lake road, approximately 400' north of the intersection with Glen Mills Road

**Tax Map #** 44-36-014

**Zoning District(s)** R-2

**Tax Folio #** 44-00-00007-02

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
<u>Residential</u> <input checked="" type="checkbox"/>	<u>Residential</u> 8.100	<u>Public</u> <input type="checkbox"/>	<u>Public</u> <input type="checkbox"/>	<u>Wetlands</u> <input type="checkbox"/>
<u>Nonresidential</u> <input type="checkbox"/>	<u>Nonresidential</u> 0.000	<u>Private</u> <input checked="" type="checkbox"/>	<u>Private</u> <input checked="" type="checkbox"/>	<u>HOP Required</u> <input type="checkbox"/>

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>
Flex							1
* Totals *							1

**Applicant** Robert & Carol Dittert, 446 Brinton Mill Road, Thornton, PA, 19373  
(610) 521-4106

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



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***FINAL SUBDIVISIONS***

**1. Village of Four Seasons**

30/24-4038-96-00-01-16-19-24-25

Newtown Township

\*Resubdivide two parcels into 12 with a street right-of-way and open space

**Location** Northwest corner of Media Line and Newtown Street Roads

**Tax Map #** 30-37-021

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

**Tax Folio #** 30-00-01156-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
<b>Residential</b> <input checked="" type="checkbox"/>	<b>Residential</b> 71.540	<b>Public</b> <input type="checkbox"/>	<b>Public</b> <input type="checkbox"/>	<b>Wetlands</b> <input type="checkbox"/>
<b>Nonresidential</b> <input type="checkbox"/>	<b>Nonresidential</b> 0.000	<b>Private</b> <input checked="" type="checkbox"/>	<b>Private</b> <input checked="" type="checkbox"/>	<b>HOP Required</b> <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			12
<b>* Totals *</b>			12

**Applicant** Village of Four Seasons c/o National Realty Corp, 1001 Baltimore Pike, Springfield, PA, 19064  
(610) 328-1700

**Engineer** Chester Valley Engineers, Inc., 112 Moores Road, Suite 200, Malvern, PA, 19355  
(610) 644-4623

**2. 2620 Prescott Road**

20-8192-25

Haverford Township

\*Incorporate two lots totaling 0.32 acre into one lot

**Location** West side of Prescott Road, approximately 300' north of the intersection with Colfax Road

**Tax Map #** 22-20-561

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

**Tax Folio #** 22-03-01820-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
<b>Residential</b> <input checked="" type="checkbox"/>	<b>Residential</b> 0.320	<b>Public</b> <input checked="" type="checkbox"/>	<b>Public</b> <input checked="" type="checkbox"/>	<b>Wetlands</b> <input type="checkbox"/>
<b>Nonresidential</b> <input type="checkbox"/>	<b>Nonresidential</b> 0.000	<b>Private</b> <input type="checkbox"/>	<b>Private</b> <input type="checkbox"/>	<b>HOP Required</b> <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** Paul and Amy Needle, 2620 Prescott Road, Haverford, PA,

**Engineer** Site Engineering Concepts, P.O. Box 1992, Southeastern, PA, 19399  
(610) 523-9002



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PRELIMINARY LAND DEVELOPMENTS

1. **Strafford Walk**

34-7572-20-25

Radnor Township

\*Develop 29 single-family detached dwellings and a residential street See PS 1

**Location** Northwest corner of Eagle Road and Strafford Avenue

**Tax Map #** 36-11-348

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

**Tax Folio #** 36-01-00538-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
<b>Residential</b> <input checked="" type="checkbox"/>	<b>Residential</b> 7.523	<b>Public</b> <input checked="" type="checkbox"/>	<b>Public</b> <input checked="" type="checkbox"/>	<b>Wetlands</b> <input type="checkbox"/>
<b>Nonresidential</b> <input type="checkbox"/>	<b>Nonresidential</b> 0.000	<b>Private</b> <input type="checkbox"/>	<b>Private</b> <input type="checkbox"/>	<b>HOP Required</b> <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			29
<b>* Totals *</b>			29

**Applicant** Rockwell Strafford, LLC, P.O. Box 607, Media, PA, 19063  
(302) 367-6648

**Engineer** Site Engineering Concepts, LLC, P.O. Box 1992, Southeastern, PA, 19399

PRELIMINARY SUBDIVISIONS

1. **Strafford Walk**

34-7572-20-25

Radnor Township

\*Consolidate 5 parcels and resubdivide 8.34 acres into 29 lots and a street right-of-way See PL 1

**Location** Northwest corner of Eagle Road and Strafford Avenue

**Tax Map #** 36-11-348

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

**Tax Folio #** 36-01-00538-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
<b>Residential</b> <input checked="" type="checkbox"/>	<b>Residential</b> 7.523	<b>Public</b> <input checked="" type="checkbox"/>	<b>Public</b> <input checked="" type="checkbox"/>	<b>Wetlands</b> <input type="checkbox"/>
<b>Nonresidential</b> <input type="checkbox"/>	<b>Nonresidential</b> 0.000	<b>Private</b> <input type="checkbox"/>	<b>Private</b> <input type="checkbox"/>	<b>HOP Required</b> <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			29
<b>* Totals *</b>			29

**Applicant** Rockwell Strafford, LLC, P.O. Box 607, Media, PA, 19063  
(302) 367-6648

**Engineer** Site Engineering Concepts, LLC, P.O. Box 1992, Southeastern, PA, 19399