

DELAWARE COUNTY PLANNING COMMISSION Meeting Agenda with Application Detail

Thursday, July 17, 2025

ZONING MATTERS

				- 40 0100 05		
1.	Pools and H-to-W map amend	iment	<u>z</u>	A-43-8192-25		
	Tinicum Township					
	*Amend the text of the Township zoning ordinance regarding pools			ools		
	*Rezone an area from H	to W-1				
		COMPREHEN	SIVE PLANS			
1.	Comprehensive Plan Update		C	P-43-8193-25		
	Swarthmore Borough					
	_	sive plan of S	Swarthmore Bor	rough with a	new plan	
	*Replace the comprehensive plan of Swarthmore Borough with a new plan				new pran	
		FINAL LAND	DEVELOPMENTS	1		
1.	Village of Four Seasons		3	0/24-4038-96-00-	01-16-19-24-25	
	Newtown Township					
	*Develop 21.8 acres wi	th 12 single-f	family detache	ed dwellings		
Lo	ocation Northwest corner of Me	dia Line and Newt	own Street Roads	5		
	Tax Map # 30-37-021	Zoni	ing District(s) R	R-1		
	Tax Folio # 30-00-01					
A	pplication TypeAc	creage	Water	Sewer	Floodplains	
U		ential 71.540	Public	Public	Wetlands	
N	onresidential Nonreside	ential 0.000	<i>Private</i> ✓	Private 🗸	HOP Required	
Summary of Proposed Units						
* Residential *		Units Remaining	Units Removed	Units Propo	osed	
	Single Family Detached				12	
* Totals *					12	
Ap	vplicant Village of Four Seasons c/o N (610) 328-1700	National Realty Corp, 1	001 Baltimore Pike, S	pringfield, PA, 1906	64	
Eı	ngineer Chester Valley Engineers, Inc (610) 644-4623	:, 112 Moores Road, S	Suite 200, Malvern, PA	A, 19355		



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FINAL LAND DEVELOPMENTS

2. Interboro High Sc	hool Additions and Reno	vations	33-7822-23-25	
Prospect Park Borou	gh			
*Further devel	op 16.6337 acres with	a new turf	field and res	troom facilities
Location West of the	intersection between Amosl	and Road and Sy	ylvan Avenue	
Tax Map #	:000 Zor	ning District(s)	R-1	
Tax Folio	# 33-00-00300-00			
Application Type	Acreage	Water	Sewer	Floodplains
Residential ☐ Nonresidential ✔	Residential 0.000 Nonresidential 16.634	Public √ Private □	Public √ Private □	Wetlands ☐ HOP Required ☐
Nomiesidentiai 🗸				nor Required
	Summary of	Proposed Units	5	
		· · · · · · · · · · · · · · · · · · ·		sed
		-Square Foot		Later Co. Ex
Educational	<u>Lots Acres Remain Re</u>	<u>emove</u> <u>Kemain</u> <u>Ken</u>	nove Lots Units Add	<u>sq. Ft.</u> 570
_	tals *			570
Applicant Interhere School	I District, 500 16th Avenue, Prospe	oot Dark DA 10076		
(610) 237-6410	District, 300 Total Avenue, Prospe	CL FAIK, FA, 19070		
, ,	eering, 1 E. Broad Street, Suite 33	0 Rethlehem PA 1	8018	
(484) 895-4632		, 2011.101.101.1, 171, 1		
3. Pinnacle Wash-1		1	26-1652-84-25	
Middletown Township)			
-	89 acres with 4,574 s	a ft car w	rash	
_		-		tion with Down 11
Road Road	f Baltimore Pike, approxim	nately 400' West	t of the intersec	tion with Pennell
Tax Map #	27-28-049 Zor	ning District(s)) C-2	
Tax Folio	# 27-00-00081-00			
Application Type	Acreage	Water	Sewer	Floodplains
Residential	Residential 0.000	Public 🗸	Public \checkmark	Wetlands
Nonresidential 🗸	Nonresidential 1.489	Private	Private	HOP Required
	Summary of	Proposed Units	5	
* Nonresidential *	Ex	ExistingProposed		sed
	Units	Square Foot	tage-	
	<u>Lots Acres Remain Re</u>	emove Remain Ren	nove Lots Units Add	
Retail	4.1. 4			4,574 4,574
* 10	tals *			4,074
Applicant Pinnacle Wash- (856) 742-8400	1, LLC, 18 W. Olive Street, Westvil	lle, NJ, 08093		
Engineer Inland Design, L (484) 947-2928	LC, 16 Hagarty Blvd, West Cheste	r, PA, 19382		



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4. Recreation at Mar	rville		30-1290-81-91-99-00-06-07-11-19-23-24-25
Newtown Township		_	
*Further devel	op 55.913 acres with	a 24,576 sq.	ft. recreation building
Location South side o	f Alice Grim Blvd, approxi	mately 1,200' we	st of West Chester Pike
Tax Map #	30-29-022 Zor	ning District(s)	C-2/LV
Tax Folio	# 30-00-02848-00	_	
Application Type Residential Nonresidential ✓	Acreage Residential 0.000 Nonresidential 55.913	Water Public ✓ Private □	Sewer Floodplains Public ✓ Wetlands ☐ Private ☐ HOP Required
	Summary of	Proposed Units	
* Nonresidential * Recreational	Units	-Square Footag	ve Lots Units Addn's Sq. Ft.
	otals *		24,576 24,576
Applicant Newtown Squar (703) 283-9829	re Racquet & Fitness Center LLC, 1	14 South Bryn Mawr Av	ve, Suite 106, Bryn Mawr, PA, 19010
Engineer Chester Valley E (610) 644-4623	Engineers, 112 Moores Road, Suite	e 200, Malvern, PA, 19	355
5. Dittert 446 Brint	on Lake Road		42-8194-25
Thornbury Township			
*Further devel	op 8.1 acres with 1,2	200 sq. ft.pol	e barn
Location West side of Mills Road	Brinton Lake road, approx	ximately 400' nor	th of the intersection with Glen
Tax Map #	44-36-014 Zor	ning District(s)	R-2
Tax Folio	# 44-00-00007-02		
Application Type Residential ✓ Nonresidential □	Residential 8.100 Nonresidential 0.000	Water Public ☐ Private ✔	Sewer Floodplains Public Wetlands Private HOP Required
	Summary of	Proposed Units	
* Nonresidential *	Units	l '	
Flex	<u>Lots Acres Remain Re</u>	emove Remain Remo	<u>ve</u> <u>Lots <u>Units</u> <u>Addn's</u> <u>Sq. Ft.</u> 1</u>
	tals *		1
Applicant Robert & Carol (610) 521-4106	Dittert, 446 Brinton Mill Road, Thor	nton, PA, 19373	
Engineer H. Gilroy Damor (610) 583-4100	n Associates, Inc., P O Box 1158, 1	1343 Chester Pike, Sha	aron Hill, PA, 19079



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FINAL SUBDIVISIONS

1. Village of Four	Seasons		30/24-4038-96-00	0-01-16-19-24-25
Newtown Township		_		
*Resubdivide	two parcels into 12 w.	ith a street r	ight-of-way	and open space
Location Northwest of	corner of Media Line and Ne	wtown Street Road	.s	
Tax Map a	# 30-37-021 Zo	ning District(s)	R-1	
Tax Folio	# 30-00-01156-00	g 2202200(8)	1. 1	
Application Type	Acreage	Water	Sewer	Floodplains
Residential 🗸	Residential 71.540	Public	Public	Wetlands
Nonresidential	Nonresidential 0.000	Private 🗸	Private 🗸	HOP Required
	Summary o	f Proposed Units		
* Residential *	Units Remaining	Units Removed	Units Pro	
Single Family Deta				12
	* Totals *			12
Applicant Village of Fou (610) 328-170	r Seasons c/o National Realty Corp, 00	, 1001 Baltimore Pike, S	Springfield, PA, 19	064
Engineer Chester Valley	y Engineers, Inc., 112 Moores Road	, Suite 200, Malvern, P	A, 19355	
(610) 644-462				
2. 2620 Prescott Ro	oad	1 2	20-8192-25	
Haverford Townshi	p			
*Incorporate	two lots totaling 0.33	2 acre into on	e lot	
Location West side of	of Prescott Road, approxima	telv 300' north o	f the intersec	ction with Colfax Road
	# 22 20 E61	-		
_	• # 22-03-01820-00	ning District(s)	1/-4	
Application Type	Acreage	Water	Sewer	Floodplains
Residential 🗸	Residential 0.320	Public ✓	Public √	Wetlands
Nonresidential [Nonresidential 0.000	Private	Private 🗌	HOP Required
	Summary o	f Proposed Units		
* Residential *	<u>Units Remaining</u>	Units Removed	Units Pro	posed_
Single Family Deta	ached			
	* Totals *			
Applicant Paul and Amy	Needle, 2620 Prescott Road, Have	rfod, PA,		
Engineer Site Engineeri (610) 523-900	ing Concepts, P.O. Box 1992, South 2	eastern, PA, 19399		



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PRELIMINARY LAND DEVELOPMENTS

1. Strafford Walk		34	1-7572-20-25		
Radnor Township					
*Develop 29 s PS 1	single-family detached o	dwellings and	a residenti	ial street See	
Location Northwest o	corner of Eagle Road and Stra	afford Avenue			
Tax Map # 36-11-348 Zoning District(s) R-4					
Tax Folio	# 36-01-00538-00	-			
Application Type	Acreage	Water	Sewer	Floodplains	
Residential 🗸	Residential 7.523	Public 🗸	Public 🗸	Wetlands	
Nonresidential	Nonresidential 0.000	Private	Private	HOP Required	
	Summary of	Proposed Units			
* Residential *	Units Remaining	Units Removed	Units Prop	<u>posed</u>	
Single Family Deta				29	
	* Totals *			29	
Applicant Rockwell Stra (302) 367-664	fford, LLC, P.O. Box 607, Media, PA,	19063			
` '	ng Concepts, LLC, P.O. Box 1992, So	outheastern PA 10300	1		
ge One Engineen	ng consepts, 220, 1 .C. Box 1002, 60	Julioustorii, 171, 1900	,		
	PRELIMINARY	SUBDIVISIONS	;		
1. Strafford Walk			1-7572-20-25		
Radnor Township			- 1012 20 20		
-	5 parcels and resubdivers. 7 See PL 1	ide 8.34 acres	into 29 lo	ots and a street	
Location Northwest of	corner of Eagle Road and Stra	afford Avenue			
Tax Map #	# 36-11-348	ing District(s) R	- 4		
Tax Folio # 36-01-00538-00					
Application Type	Acreage	Water	Sewer	Floodplains	
Residential \checkmark	Residential 7.523	Public 🗸	Public 🗸	Wetlands	
Residential ✓ Nonresidential ☐			Public ✓ Private	Wetlands HOP Required	
	Residential 7.523 Nonresidential 0.000	Public ✓	· ·		
	Residential 7.523 Nonresidential 0.000	Public ✓ Private	· ·	HOP Required	
Nonresidential	Residential 7.523 Nonresidential 0.000 Summary of Units Remaining	Public ✓ Private □ Proposed Units	Private	HOP Required	
Nonresidential * Residential *	Residential 7.523 Nonresidential 0.000 Summary of Units Remaining	Public ✓ Private □ Proposed Units	Private	HOP Required	
Nonresidential * Residential * Single Family Deta	Residential 7.523 Nonresidential 0.000 Summary of Units Remaining ached * Totals * fford, LLC, P.O. Box 607, Media, PA,	Public ✓ Private □ Proposed Units Units Removed	Private	HOP Required oosed 29	