



DELAWARE COUNTY PLANNING COMMISSION
Meeting Agenda with Application Detail
Thursday, August 21, 2025

ZONING MATTERS

1. **Assorted Amendments**

ZA-41-8199-25

Swarthmore Borough

*Assorted amendments to the text of the Borough zoning ordinance

FINAL LAND DEVELOPMENTS

1. **Rolling Green Golf Club**

40-7168-16-25

Springfield Township

*Further develop a golf course with a 14,050 sq. ft. building

Location North side of State Road, approximately 2,000' feet east of Springfield Road

Tax Map # 42-04-:207

Zoning District(s) A Residential

Tax Folio # 42-00-06711-00

<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 157.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <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>	<u>Addn's</u>	<u>Sq. Ft.</u>
Office										14,050
<i>* Totals *</i>										14,050

Applicant Rolling Green Golf Club, 280 N. State Road, Springfield, PA, 19064

Engineer Reuther+Bowen, 35 E. Elizabeth Avenue, Suite 316, Bethlehem, PA, 18018
(484) 403-1560



DELAWARE COUNTY PLANNING COMMISSION
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Thursday, August 21, 2025

FINAL LAND DEVELOPMENTS

2. 564 Central Avenue

20-8196-25

Haverford Township

*Develop two single-family detached dwellings See FS 1

Location West side of Central Avenue, approximately 250' south of Fairview Avenue

Tax Map # 22-37-304

Zoning District(s) R-4

Tax Folio # 22-09-00285-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 0.345	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <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			2
* Totals *			2

Applicant Marley Real Estate Holdings, 219 Sugartown Road, Wayne, PA, 19087
(484) 422-8550

Engineer Yohn Engineering, LLC, P.O. Box 26094, Collegeville, PA, 19426
(610) 484-4580

3. James Gieder

46-8198-25

Upper Chichester Township

*Develop two single-family detached dwellings See FS 3

Location West side of Marten Avenue, approximately 600' north of Sommers Lane

Tax Map # 9-06-021

Zoning District(s) R-1

Tax Folio # 09-00-02048-03

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 3.070	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <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			2
* Totals *			2

Applicant James Gieder, 5118 Marten Avenue, Aston, PA, 19014
(610) 405-4699

Engineer G. D. Houtman and Son, 139 East Baltimore Pike, Media, PA, 19063
(610) 565-6363



DELAWARE COUNTY PLANNING COMMISSION
Meeting Agenda with Application Detail

Thursday, August 21, 2025

FINAL SUBDIVISIONS

1. **564 Central Avenue** **20-8196-25**

Haverford Township

*Subdivide 0.3446 acre into two lots See FL 2

Location West side of Central Avenue, approximately 250' south of Fairview Avenue

Tax Map # 22-37-304

Zoning District(s) R-4

Tax Folio # 22-09-00285-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 0.345	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <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			2
* Totals *			2

Applicant Marley Real Estate Holdings, 219 Sugartown Road, Wayne, PA, 19087
(484) 422-8550

Engineer Yohn Engineering, LLC, P.O. Box 26094, Collegeville, PA, 19426
(610) 484-4580

2. **307 Bewley Road** **20-8197-25**

Haverford Township

*Subdivide 0.5051 acre into two lots

Location East side of Bewley Road, approximately 600' North of Park Road

Tax Map # 22-33-335

Zoning District(s) R-4

Tax Folio # 22-02-00018-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 0.505	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <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			
* Totals *			

Applicant Pro Plus Contracting, 327 S. Waterloo Road, Devon, PA, 19333
(267) 971-4531

Engineer Yohn Engineering, LLC, P.O. Box 26094, Collegeville, PA, 19426
(610) 484-4580



DELAWARE COUNTY PLANNING COMMISSION
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FINAL SUBDIVISIONS

3. James Gieder

46-8198-25

Upper Chichester Township

*Subdivide one parcel into three and adjust the lot line of an adjacent parcel See FL 3

Location West side of Marten Avenue, approximately 600' north of Sommers Lane

Tax Map # 9-06-021

Zoning District(s) R-1

Tax Folio # 09-00-02048-03

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 3.070	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <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			2
* Totals *			2

Applicant James Gieder, 5118 Marten Avenue, Aston, PA, 19014
(610) 405-4699

Engineer G. D. Houtman and Son, 139 East Baltimore Pike, Media, PA, 19063
(610) 565-6363

4. Cedar Grove Lot Line Changes

24-4525-98-13-25

Marple Township

*Adjust lot lines of four lots totaling 7.17 acres

Location East side of Newtown Street Road, approximately 425' south of Cedar Drive

Tax Map # 25-24-045:000

Zoning District(s) RA

Tax Folio # 25-00-00652-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 7.170	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <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			
* Totals *			

Applicant Devon Properties, 2375 West Chester Pike, Broomall, PA, 19008

Engineer Catania Engineering Associates, Inc., 520 West MacDade Boulevard, Milmont Park, PA, 19033-3311
(610) 532-2884



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FINAL SUBDIVISIONS

5. **38 Fulmer Avenue** **22-8201-25**

Haverford Township

*Subdivide 0.2484 acre into two lots

Location Northeast corner of Fulmer and Llanerch Avenues

Tax Map # 22-33-560

Zoning District(s) R6

Tax Folio # 22-02-00345-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 0.248	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

*** Residential ***

Single Family Semi-Detached
Single Family Detached

Units Remaining

Units Removed

Units Proposed

*** Totals ***

Applicant Cadence Development Partners, 409 Smithbridge Road, Glen Mills, PA, 19342
(610) 505-2281

Engineer Yohn Engineering, LLC, P.O. Box 26094, Collegeville, PA, 19426
(610) 484-4580

PRELIMINARY LAND DEVELOPMENTS

1. **Proposed Daycare** **25/48-3058-91-01-18-19-25**

Upper Providence Township

*Construct a 10,000 sq. ft. daycare facility See PS 1

Location South of the intersection of State Hill Road and Greenhill Road

Tax Map # 35-22-275

Zoning District(s) B business

Tax Folio # 35-00-02108-00

<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 1.570	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

*** Nonresidential ***

	<u>-----Existing-----</u>				<u>-----Proposed-----</u>			
	<u>-----Units-----</u>		<u>-Square Footage-</u>		<u>-----Units-----</u>		<u>Sq. Ft.</u>	
	<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Units</u>	<u>Adn's</u>	
Office							10,000	
* Totals *							10,000	

Applicant Aria Hotels LLC c/o Suresh Patel, 1445 Wilmington Pike, West Chester, PA, 19382

Engineer Linn Architects, 1140 N. Providence Road, Media, PA, 19063



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PRELIMINARY SUBDIVISIONS

1. Proposed Daycare

25/48-3058-91-01-18-19-25

Upper Providence Township

* Consolidate four lots into one, and then adjust the lot line of a fifth parcel See PL 1

Location South of the intersection of State Hill Road and Greenhill Road

Tax Map # 35-22-275

Zoning District(s) B business

Tax Folio # 35-00-02108-00

<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 1.570	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <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>	<u>Addn's</u>	<u>Sq. Ft.</u>
Office									10,000
* Totals *									10,000

Applicant Aria Hotels LLC c/o Suresh Patel, 1445 Wilmington Pike, West Chester, PA, 19382

Engineer Linn Architects, 1140 N. Providence Road, Media, PA, 19063