



DELAWARE COUNTY PLANNING COMMISSION

Meeting Agenda with Application Detail

Thursday, July 16, 2026

ZONING MATTERS

1. **Data Centers** ZA-12-8276-26
Concord Township
*Amend the text of the Township zoning ordinance to address data centers
2. **Smoke Shop & Tobacco Ordinance** ZA-33-8277-26
Prospect Park Borough
*Amend the text of the Borough zoning ordinance to address smoke shops
3. **Zoning Reorganization** 20-8251-26
Haverford Township
*Reorganization of the Township zoning ordinance
4. **Gun Retail Stores Amendment** ZA-21-8278-26
Lansdowne Borough
*Amend the text of the Borough zoning ordinance to address gun retail stores



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FINAL LAND DEVELOPMENTS

1. New Hudson	22-1132~04-08-10-11-14-15-16-18-26
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Lower Chichester Township

* Further develop an industrial use with a 91,250 sq. ft. building addition
See FS 1

Location Southeast corner of Blueball and Columbia Avenues

Tax Map # --:000

Zoning District(s) BP

Tax Folio # 08-00-00036-02

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential ☐	Residential 0.000	Public ☒	Public ☒	Wetlands ☐
Nonresidential ☒	Nonresidential 17.850	Private ☐	Private ☐	HOP Required ☐

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>	<u>Addn's</u>	<u>Sq. Ft.</u>
Industrial									91,250
* Totals *									91,250

Applicant Columbia Ave Façade Land LP, , , PA,
(416) 728-1570

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

2. The Shoppes at Concord	12-5943-05-06-07-25-26
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Concord Township

* Develop 25.897 acres with 158,132 sq. ft. of retail/restaurant space

Location Southwest corner of Ridge Road and Route 202

Tax Map # 13-33-001:000

Zoning District(s) C-2

Tax Folio # 13-00-01051-01

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential ☐	Residential 0.000	Public ☒	Public ☒	Wetlands ☐
Nonresidential ☒	Nonresidential 25.897	Private ☐	Private ☐	HOP Required ☐

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>	<u>Addn's</u>	<u>Sq. Ft.</u>
Retail									158,132
* Totals *									158,132

Applicant Concord Acquisition LLC, 118 Market Street, Ste 300, West Chester, PA, 19382
(610) 436-4400

Engineer Bohler Engineering, 1600 Manor Drive, Ste 200, Chalfont, PA, 18914
(215) 996-9100



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FINAL LAND DEVELOPMENTS

3. 335 Gorsuch Subdivision

02-8270-26

Ridley Township

*Develop 2 single-family detached dwellings See FS 2

Location Northwest corner of Linda Avenue and Gorsuch Street

Tax Map # --:000

Zoning District(s) B

Tax Folio # 38-03-00756-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential ☒	Residential 0.280	Public ☒	Public ☒	Wetlands ☐
Nonresidential ☐	Nonresidential 0.000	Private ☐	Private ☐	HOP Required ☐

Summary of Proposed Units

* Residential *

Single Family Detached

* Totals *

<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
		2
		2

Applicant JMT Builders, Inc., , PA,

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

4. 350 Providence Road

25-8273-26

Media Borough

*Further develop a dental office with a 482 sq. ft. addition See FS 4

Location Northwest corner of S. Providence Road and Jefferson Street

Tax Map # --:000

Zoning District(s) HBO

Tax Folio # 26-00-00760-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential ☐	Residential 0.000	Public ☒	Public ☒	Wetlands ☐
Nonresidential ☒	Nonresidential 0.249	Private ☐	Private ☐	HOP Required ☐

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>
Office						1	482
* Totals *						1	482

Applicant Dean Sophocles, , PA,
(610) 637-8028

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 LAND DEVELOPMENTS

5. 43 East Turnbull Avenue

20-8274-26

Haverford Township

*Develop 2 single-family detached dwellings See FS 5

Location South side of E Turnbull Avenue, approximately 50' west of Leedom Avenue

Tax Map # --:000

Zoning District(s) R6

Tax Folio # 22-03-02065-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential ☒	Residential 0.287	Public ☒	Public ☒	Wetlands ☐
Nonresidential ☐	Nonresidential 0.000	Private ☐	Private ☐	HOP Required ☐

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 Read Estate Holdings, LLC, , , PA,

Engineer Yohn Engineering, LLC, , ,

6. Greenhill Court

14-1252-61-26

Darby Township

*Redevelop 1.61 acres with an apartment complex

Location Northwest corner of Forester and Clifton Avenues

Tax Map # --:000

Zoning District(s) A

Tax Folio # 15-00-01048-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential ☒	Residential 1.610	Public ☒	Public ☒	Wetlands ☐
Nonresidential ☐	Nonresidential 0.000	Private ☐	Private ☐	HOP Required ☐

Summary of Proposed Units

<u>* Residential *</u>	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Multifamily			45
* Totals *			45

Applicant Greenhill Court Housing Partnership, LLC, , , PA,
(267) 386-8677

Engineer MidAtlantic Engineering, , , ,
(609) 541-7103



DELAWARE COUNTY PLANNING COMMISSION Meeting Agenda with Application Detail

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FINAL LAND DEVELOPMENTS

7. DELCORA WRTP Disinfection Upgrades

06-3915-13-16-18-19-26

City of Chester

*Further develop a treatment plant with additional equipment

Location Southwest corner of Highland Avenue and W Front Street

Tax Map # --:000

Zoning District(s) HIC

Tax Folio # 49-11-00341-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential ☐	Residential 0.000	Public ☒	Public ☒	Wetlands ☐
Nonresidential ☒	Nonresidential 34.300	Private ☐	Private ☐	HOP Required ☐

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>Addn's</u>	<u>Sq. Ft.</u>
Industrial						1		
* Totals *						1		

Applicant DELCORA, , PA,

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

8. 2901-2903 W Third Street

06-8279-26

City of Chester

*Redevelop 0.109 acre with an apartment building

Location Southwest corner of 3rd and Thurlow Streets

Tax Map # --:000

Zoning District(s) LIC

Tax Folio # 49-11-00341-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential ☒	Residential 0.109	Public ☒	Public ☒	Wetlands ☐
Nonresidential ☐	Nonresidential 0.000	Private ☐	Private ☐	HOP Required ☐

Summary of Proposed Units

* Residential *

	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Multifamily			6
* Totals *			6

Applicant West Third Real Estate LLC, 1107 South Mantua Pike, Mantua, PA, 08051
(856) 889-3822

Engineer Padula Engineering Company, 780 E Market Street, West Chester, PA, 19382
(610) 696-9900



DELAWARE COUNTY PLANNING COMMISSION Meeting Agenda with Application Detail

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FINAL LAND DEVELOPMENTS

9. **0 Cedar Grove Road** **24-8275-26**

Marple Township

*Develop 5 single-family detached dwellings

Location North side of Cedar Grove Road, east of Highland Avenue

Tax Map # --:000

Zoning District(s) RC/R-1

Tax Folio # 25-00-00598-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential ☒	Residential 5.088	Public ☐	Public ☐	Wetlands ☐
Nonresidential ☐	Nonresidential 0.000	Private ☐	Private ☐	HOP Required ☐

Summary of Proposed Units

* Residential *	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Single Family Detached			5
* Totals *			5

Applicant H.L. Marple LLC, , , PA,

Engineer Chester Valley Engineers, , , ,

FINAL SUBDIVISIONS

1. **New Hudson** **22-1132~04-08-10-11-14-15-16-18-26**

Lower Chichester Township

*Incorporate 3 lots totaling 17.85 acres into 1 lot See FL 1

Location Southeast corner of Blueball and Columbia Avenues

Tax Map # --:000

Zoning District(s) BP

Tax Folio # 08-00-00036-02

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential ☐	Residential 0.000	Public ☒	Public ☒	Wetlands ☐
Nonresidential ☒	Nonresidential 17.850	Private ☐	Private ☐	HOP Required ☐

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>	<u>Addn's</u>	<u>Sq. Ft.</u>
Industrial										91,250
* Totals *										91,250

Applicant Columbia Ave Façade Land LP, , , PA,
(416) 728-1570

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



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FINAL SUBDIVISIONS

2. 335 Gorsuch Subdivision

02-8270-26

Ridley Township

*Subdivide 0.28 acre into 2 lots See FL 3

Location Northwest corner of Linda Avenue and Gorsuch Street

Tax Map # --:000

Zoning District(s) B

Tax Folio # 38-03-00756-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential ☒	Residential 0.280	Public ☒	Public ☒	Wetlands ☐
Nonresidential ☐	Nonresidential 0.000	Private ☐	Private ☐	HOP Required ☐

Summary of Proposed Units

*** Residential ***

Single Family Detached

Units Remaining

Units Removed

Units Proposed

2

*** Totals ***

2

Applicant JMT Builders, Inc., , PA,

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

3. 1120 & 1130 Middletown Road

17-8272-26

Edgmont Township

*Adjust lot lines of 2 lots totaling 6.581 acres

Location West side of Middletown Road, approximately 700' south of Sycamore Mills Road

Tax Map # --:000

Zoning District(s) R-1

Tax Folio # 19-00-00180-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential ☒	Residential 6.581	Public ☒	Public ☒	Wetlands ☐
Nonresidential ☐	Nonresidential 0.000	Private ☒	Private ☐	HOP Required ☐

Summary of Proposed Units

*** Residential ***

Single Family Detached

Units Remaining

Units Removed

Units Proposed

*** Totals ***

Applicant Eric & Holly Neff, , PA,

Engineer Chester Valley Engineers, , ,



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FINAL SUBDIVISIONS

4. **350 Providence Road** **25-8273-26**

Media Borough

* Incorporate 2 lots totaling 0.249 acres into 1 lot See FL 4

Location Northwest corner of S. Providence Road and Jefferson Street

Tax Map # --:000

Zoning District(s) HBO

Tax Folio # 26-00-00760-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential ☐	Residential 0.000	Public ☒	Public ☒	Wetlands ☐
Nonresidential ☒	Nonresidential 0.249	Private ☐	Private ☐	HOP Required ☐

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>Sq. Ft.</u>
Office						1	482
* Totals *						1	482

Applicant Dean Sophocles, , PA,
(610) 637-8028

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

5. **43 East Turnbull Avenue** **20-8274-26**

Haverford Township

* Subdivide 0.287 acre into 2 lots See FL 5

Location South side of E Turnbull Avenue, approximately 50' west of Leedom Avenue

Tax Map # --:000

Zoning District(s) R6

Tax Folio # 22-03-02065-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential ☒	Residential 0.287	Public ☒	Public ☒	Wetlands ☐
Nonresidential ☐	Nonresidential 0.000	Private ☐	Private ☐	HOP Required ☐

Summary of Proposed Units

* **Residential** *

	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Single Family Detached			2
* Totals *			2

Applicant Marley Read Estate Holdings, LLC, , PA,

Engineer Yohn Engineering, LLC, , ,



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FINAL SUBDIVISIONS

6. **0 Cedar Grove Road** **24-8275-26**

Marple Township

*Subdivide 5.088 acres into 5 lots

Location North side of Cedar Grove Road, east of Highland Avenue

Tax Map # --:000

Zoning District(s) RC/R-1

Tax Folio # 25-00-00598-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential ☒	Residential 5.088	Public ☐	Public ☐	Wetlands ☐
Nonresidential ☐	Nonresidential 0.000	Private ☐	Private ☐	HOP Required ☐

Summary of Proposed Units

* Residential *	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Single Family Detached			5
* Totals *			5

Applicant H.L. Marple LLC, , , PA,

Engineer Chester Valley Engineers, , , ,

PRELIMINARY LAND DEVELOPMENTS

1. **W. Knowlton Road** **02-8270-26**

Aston Township

*Develop 13.396 acres with a 720 sq. ft. office building

Location South side of Knowlton Road, approximately 1,500' east of Archer Lane

Tax Map # --:000

Zoning District(s) LI

Tax Folio # 02-00-01347-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential ☐	Residential 0.000	Public ☒	Public ☒	Wetlands ☐
Nonresidential ☒	Nonresidential 17.885	Private ☐	Private ☐	HOP Required ☐

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>	<u>Addn's</u>	<u>Sq. Ft.</u>
Office										720
* Totals *										720

Applicant Rose Manor Partnership, LLC, , , PA,

Engineer Kelly Engineers & Surveyors, , , ,