



DELAWARE COUNTY PLANNING COMMISSION
Meeting Agenda with Application Detail
Thursday, August 20, 2026

ZONING MATTERS

1. **Data Centers** **ZA-43-8283-26**
Tinicum Township
*Amend the text of the Township zoning ordinance to address data centers
2. **Data Centers - Revisions** **ZA-24-8266-26**
Marple Township
*Amend the text of the Township zoning ordinance regarding data centers
3. **Nonconforming Uses Update - Revisions** **ZA-34-8236-26**
Radnor Township
*Amend the text of the Township zoning ordinance regarding nonconforming uses
4. **Data Center Ordinance** **ZA-30-8285-26**
Newtown Township
*Amend the text of the Township zoning ordinance to address data centers
5. **Domestic Animals and Pets Ordinance** **ZA-30-8286-26**
Newtown Township
*Amend the text of the Township zoning ordinance to address domestic animals and pets
6. **Historic Inventory Additions** **ZA-30-7967-24-25-26**
Newtown Township
*Update the Township zoning map's inventory of historic resources

SUBDIVISION ORDINANCES

1. **Tree Ordinance Amendments** **SO-41-8253-26**
Swarthmore Borough
*Amend the text of the Borough subdivision and land development ordinance regarding trees - Revisions



DELAWARE COUNTY PLANNING COMMISSION
Meeting Agenda with Application Detail
Thursday, August 20, 2026

COMPREHENSIVE PLANS

1. **Comprehensive and Strategic Plans** CP-30-8287-26
Newtown Township
*Replace the comprehensive plan of Newtown Township with a new plan

OFFICIAL MAPS

1. **Official Map and Ordinance** OM-30-8284-26
Newtown Township
*To record the creation of an official map for Newtown Township

FINAL LAND DEVELOPMENTS

1. **Stevens Drive Business Center - Proposed Warehouse** 43-1747-85-86-87-88-89-90-91-99-17-26
Tinicum Township

*Redevelop 25.44 acres with a 206,220 sq. ft. warehouse building See FS 4

Location At the intersection of Stevens Drive and Governor Printz Blvd

Tax Map # 7-060-:001

Zoning District(s) C-3

Tax Folio # 45-00-00504-01

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential ☒	Residential 25.440	Public ☒	Public ☒	Wetlands ☐
Nonresidential ☐	Nonresidential 0.000	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>	<u>Addn's</u>	<u>Sq. Ft.</u>
Warehouse/Storage						1			206,220
* Totals *						1			206,220

Applicant CPA Airport, LLC, , , ,
(212) 896-2922

Engineer Langan Engineering, , , ,
(610) 823-4013



DELAWARE COUNTY PLANNING COMMISSION Meeting Agenda with Application Detail

Thursday, August 20, 2026

FINAL LAND DEVELOPMENTS

2. Trident Oaks - 3317 W Third Street

44-8280-26

Trainer Borough

*Develop 4 semi-detached dwelling units See also FS 1

Location South side of W Third street, approximately 60' east of Irving Street

Tax Map # --:000

Zoning District(s) R-2

Tax Folio # 46-00-00612-00

<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 0.100	Private ☐	Private ☐	HOP Required ☐

Summary of Proposed Units

* Residential *

Single Family Semi-Detached

* Totals *

<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
		4
		4

Applicant Jacqueline Tobin, , , PA,
(202) 910-6690

Engineer Glenwood Engineering, , , ,
(610) 393-2703

3. 410 Reed Road

24-4074-96-03-04-26

Marple Township

*Further develop 4.05 acres with a 28,927 sq. ft. pole barn building

Location Northeast corner of Reed Road and Marpit Drive

Tax Map # 25-37-006:000

Zoning District(s) I-Light Industrial

Tax Folio # 25-00-03921-13

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential ☐	Residential	Public ☒	Public ☒	Wetlands ☐
Nonresidential ☒	Nonresidential 4.059	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>
Industrial						1	28,927
* Totals *						1	28,927

Applicant M. Cohen and Sons, 400 Reed Rd., Broomall, PA, 19008
(610) 544-7297

Engineer Gilmore & Associates, , , ,
(267) 914-7835



DELAWARE COUNTY PLANNING COMMISSION Meeting Agenda with Application Detail

Thursday, August 20, 2026

FINAL LAND DEVELOPMENTS

4. Tristate Islamic Burials

06-8282-26

City of Chester

*Further develop a site with improved parking See also FS 3

Location Northwest corner of W Second Street and Reaney's Lane

Tax Map # --:000

Zoning District(s) LIC

Tax Folio # 49-07-00077-00

<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 0.183	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>
Industrial							1	
Flex								1
* Totals *							1	1

Applicant Tristate Islamic Burials, , , PA,

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

5. DELCORA Replacement of WRTP's B-2 Building

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

City of Chester

*Further develop a treatment plant with additional office space and sewer treatment lab

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 *

	-----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>
Industrial								2
* Totals *								2

Applicant DELCORA, , , PA,

Engineer MG Engineering Associates, LLC, , , ,



DELAWARE COUNTY PLANNING COMMISSION

Meeting Agenda with Application Detail

Thursday, August 20, 2026

FINAL LAND DEVELOPMENTS

6. 1351 Baltimore Pike

04-8288-26

Chadds Ford Township

*Develop 1 acre with a 2,400 sq. ft. craftsman shop

Location North side of Baltimore Pike, approximately 300' west of S Point Drive

Tax Map # --:000

Zoning District(s) B

Tax Folio # 40-00-00038-00

<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 1.000	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>
Service / Commercial							2,400
* Totals *							2,400

Applicant James Adams, , , PA,

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

7. DQ Grill and Chill Norwood

31-8289-26

Norwood Borough

*Further develop a restaurant with an outside dining patio

Location East side of Chester Pike, approximately 700' north of Summit Avenue

Tax Map # --:000

Zoning District(s)

Tax Folio # 31-09-00100-00

<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 0.230	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>
Flex							1
* Totals *							1

Applicant G & C Norwood LLC, , , PA,
(610) 246-9884

Engineer CB Foodservice Designs, Inc., , , ,
(320) 557-0400



DELAWARE COUNTY PLANNING COMMISSION
Meeting Agenda with Application Detail

Thursday, August 20, 2026

FINAL LAND DEVELOPMENTS

8. 11 15 17 Campus Blvd

30-831-78-88-89-90-91-92-93-97-98-99-00-24-26

Newtown Township

*Redevelop 16.36 acres with an age restricted apartment and townhome complex

Location North side of Campus Blvd, approximately 1,200' east of West Chester Pike

Tax Map # --:000

Zoning District(s) CBRD

Tax Folio # 30-00-00429-14

<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 16.360	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 Attached			50
Multifamily			192
* Totals *			242

Applicant Campus Eleven Associates, LP, 112 Chelsey Drive, Suite 200, Media, PA, 19063
(610) 566-2600

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

FINAL SUBDIVISIONS

1. Trident Oaks - 3317 W Third Street

44-8280-26

Trainer Borough

*Subdivide 0.1 acre into 4 lots See also FL 2

Location South side of W Third street, approximately 60' east of Irving Street

Tax Map # --:000

Zoning District(s) R-2

Tax Folio # 46-00-00612-00

<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 0.100	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 Semi-Detached			4
* Totals *			4

Applicant Jacqueline Tobin, , , PA,
(202) 910-6690

Engineer Glenwood Engineering, , , ,
(610) 393-2703



DELAWARE COUNTY PLANNING COMMISSION
Meeting Agenda with Application Detail

Thursday, August 20, 2026

FINAL SUBDIVISIONS

2. 810 McIlvain & 623 Green Lot Line Adjustment

06-8281-26

City of Chester

*Adjust lot lines of 2 lots totaling 0.8 acre

Location Northwest corner of Congress and McIlvain Streets

Tax Map # --:000

Zoning District(s) C-1/R

Tax Folio # 49-05-00966-00

Application Type	Acreage	Water	Sewer	Floodplains
Residential ☒	Residential 0.080	Public ☒	Public ☒	Wetlands ☐
Nonresidential ☐	Nonresidential 0.000	Private ☐	Private ☐	HOP Required ☐

Summary of Proposed Units

* Residential *

Units Remaining

Units Removed

Units Proposed

Single Family Detached

* Totals *

Applicant Rosanna Carter, , , PA,

Engineer Schock Group, , , ,
(610) 908-0007

3. Tristate Islamic Burials

06-8282-26

City of Chester

*Incorporate 5 lots totaling 0.1827 acre into 1 lot See also FL 4

Location Northwest corner of W Second Street and Reaney's Lane

Tax Map # --:000

Zoning District(s) LIC

Tax Folio # 49-07-00077-00

Application Type	Acreage	Water	Sewer	Floodplains
Residential ☐	Residential 0.000	Public ☒	Public ☒	Wetlands ☐
Nonresidential ☒	Nonresidential 0.183	Private ☐	Private ☐	HOP Required ☐

Summary of Proposed Units

* Nonresidential *

		Existing		Proposed			
		Units		Square Footage			
Lots	Acres	Remain	Remove	Remain	Remove	Lots	Units
Industrial						1	
Flex							1
* Totals *						1	1

Applicant Tristate Islamic Burials, , , PA,

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



DELAWARE COUNTY PLANNING COMMISSION
Meeting Agenda with Application Detail

Thursday, August 20, 2026

FINAL SUBDIVISIONS

4. **Stevens Drive Business Center - Proposed Warehouse** 43-1747-85-86-87-88-89-90-91-99-17-26

Tinicum Township

* Incorporate 2 lots into 1 lot See FL 1

Location At the intersection of Stevens Drive and Governor Printz Blvd

Tax Map # 7-060-:001

Zoning District(s) C-3

Tax Folio # 45-00-00504-01

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
<u>Residential</u> ☒	<u>Residential</u> 25.440	<u>Public</u> ☒	<u>Public</u> ☒	<u>Wetlands</u> ☐
<u>Nonresidential</u> ☐	<u>Nonresidential</u> 0.000	<u>Private</u> ☐	<u>Private</u> ☐	<u>HOP Required</u> ☐

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>
Warehouse/Storage						1	206,220
* Totals *						1	206,220

Applicant CPA Airport, LLC, , , ,
(212) 896-2922

Engineer Langan Engineering, , , ,
(610) 823-4013