



DELAWARE COUNTY PLANNING COMMISSION

Meeting Agenda with Application Detail

Thursday, October 15, 2026

ZONING MATTERS

- Data Center Ordinance - Revisions** ZA-30-8285-26
 Newtown Township
 *Amend the text of the Township zoning ordinance to address data centers
- Relocate Tinicum Island Road** ZA-43-8302-26
 Tinicum Township
 *Modify the Township zoning map by relocating an existing road
- Municipal Review Exemption** ZA-48-8303-26
 Upper Providence Township
 *Amend the text of the Township zoning ordinance to exempt review of municipal projects

FINAL LAND DEVELOPMENTS

- 90 Milton Drive** 08-8300-26
 Chester Township
 *Develop 2.2 acres with a 5,084 sq. ft. office/warehouse building
Location Southwest corner of Milton Drive and Bridgwater Road
Tax Map # --:000 **Zoning District(s)** I
Tax Folio # 07-00-00270-19

<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 2.200	Private ☐	Private ☐	HOP Required ☐

Summary of Proposed Units

	<u>Existing</u>				<u>Proposed</u>					
	<u>Units</u>		<u>Square Footage</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>Adn's</u>	<u>Sq. Ft.</u>
Warehouse/Storage										5,084
* Totals *										5,084

Applicant Cliff Company LLC, , , PA,

Engineer Linn Architects, , ,



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FINAL LAND DEVELOPMENTS

2. Garnet Valley Builders - Baltimore Pike Sub

12-8301-26

Concord Township

*Develop 4 single-family detached dwellings See FS 2

Location south side of Baltimore Pike, approximately 200' west of the intersection with School House Lane

Tax Map # 13-14-013

Zoning District(s) R-2D

Tax Folio # 13-00-00080-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
<u>Residential</u> ☒	<u>Residential</u> 10.800	<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

<u>* Residential *</u>	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Single Family Detached			4
<u>* Totals *</u>			4

Applicant Garnet Valley Builders, , , PA,

Engineer Wilkinson Design Group, LLC, , , ,

3. Shoppes at Brookhaven - Carwash

05-8030-14-15-18-26

Brookhaven Borough

*Further develop 25.265 acres with 4,672 sq. ft. of carwash

Location Southwest corner of Dutton Mill Road and Route 352

Tax Map # --:000

Zoning District(s) C-5 Commercial

Tax Folio # 05-00-00429-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
<u>Residential</u> ☐	<u>Residential</u> 0.000	<u>Public</u> ☒	<u>Public</u> ☒	<u>Wetlands</u> ☐
<u>Nonresidential</u> ☒	<u>Nonresidential</u> 25.270	<u>Private</u> ☐	<u>Private</u> ☐	<u>HOP Required</u> ☐

Summary of Proposed Units

<u>* Nonresidential *</u>	<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>
Retail							<u>Addn's</u>	<u>Sq. Ft.</u>
<u>* Totals *</u>								4,672

Applicant Brookhaven Acquisition LP, 1000 Lenola Road - Bldg 2Suite 100, Maple Shade, NJ, 08052

Engineer Bohler Engineering, 74 West Broad Street, Suite 500, Bethlehem, PA, 18018



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FINAL LAND DEVELOPMENTS

4. Bridgewater Run/RGM Dev Corp/Toby Farms

08-7684-21-22-26

Chester Township

*Develop 16 townhome units See FS 3

Location North of the intersection between Powell and Elson Roads

Tax Map # 7-05-004

Zoning District(s) SC & A

Tax Folio # 07-00-00513-05

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential ☒	Residential 5.800	Public ☒	Public ☒	Wetlands ☐
Nonresidential ☐	Nonresidential 0.000	Private ☐	Private ☐	HOP Required ☐

Summary of Proposed Units

*** Residential ***

Single Family Attached

Units Remaining

Units Removed

Units Proposed

*** Totals ***

Applicant RGM Development Corporation, 1441 Laura Lane, Pottstown, PA, 19464
(610) 637-1887

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

FINAL SUBDIVISIONS

1. 416 417 Vassar Avenue

36-7243-17-26

Ridley Township

*Adjust lot lines of two lots totaling 2.02 acres

Location Terminus of Vassar Avenue

Tax Map # 38-08-037

Zoning District(s) A - Residential

Tax Folio # 38-05-00929-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential ☐	Residential 2.020	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 Joseph Calamita, , , ,

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



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FINAL SUBDIVISIONS

2. Garnet Valley Builders - Baltimore Pike Sub

12-8301-26

Concord Township

*Subdivide 10.8 acres into 4 lots See FL 2

Location south side of Baltimore Pike, approximately 200' west of the intersection with School House Lane

Tax Map # 13-14-013

Zoning District(s) R-2D

Tax Folio # 13-00-00080-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential ☒	Residential 10.800	Public ☐	Public ☐	Wetlands ☐
Nonresidential ☐	Nonresidential 0.000	Private ☒	Private ☒	HOP Required ☐

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<u>* Residential *</u>	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Single Family Detached			4
* Totals *			4

Applicant Garnet Valley Builders, , , PA,

Engineer Wilkinson Design Group, LLC, , , ,

3. Bridgewater Run/RGM Dev Corp/Toby Farms

08-7684-21-22-26

Chester Township

*Subdivide portion of 5.598 acres with 16 lots See FL 5

Location North of the intersection between Powell and Elson Roads

Tax Map # 7-05-004

Zoning District(s) SC & A

Tax Folio # 07-00-00513-05

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential ☒	Residential 5.800	Public ☒	Public ☒	Wetlands ☐
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<u>* Residential *</u>	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Single Family Attached			
* Totals *			

Applicant RGM Development Corporation, 1441 Laura Lane, Pottstown, PA, 19464
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(610) 565-6363



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PRELIMINARY LAND DEVELOPMENTS

1.

3709 Chichester Avenue

46-7179-16-19-26

Upper Chichester Township
*Develop 4.0933 acres with contractor rental units