

Haverford Township - Planning Commission

Meeting: Thursday, April 11, 2024

Time: 7:00 p.m.

Location: Commissioners Meeting Room -1014 Darby Rd., Havertown PA, 19083

Members:

E. David Chanin - Chairperson

Maggie Dobbs - Vice - Chairperson

Stephen Welsh - Secretary

Angelo Capuzzi

Robert Fiordimondo

Louis D. Montresor

Julia Phillips

Others in Attendance:

Gary Smith, Zoning Officer & Community Planner

Charles Faulkner, Pennoni Associates, Township Engineer

Agenda

1. Opening of Meeting:

Roll Call

Pledge of Allegiance

2. Llanerch Country Club – Sketch Plan

950 West Chester Pike

D.C. Folio Nos. 22-09-02715-00

Applicant is proposing to replace the pool, upgrade and improve existing café, improve parking lot and adding nineteen (19) spaces and improving golf course grounds, including adding four paddle course.

Public Comment / Citizens Forum

3. Draft Chapter 78 Erosion and Sediment Control; Stormwater Management

Public Comment/Citizens Forum

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Meeting: Thursday, April 11, 2024

Time: 7:00 p.m.

Location: Commissioners Meeting Room -1014 Darby Rd., Havertown PA, 19083

Members:

E. David Chanin - Chairperson

Maggie Dobbs - Vice - Chairperson - Arrived 7:12 P.M.

Stephen Welsh - Secretary

Angelo Capuzzi

Robert Fiordimondo

Louis D. Montresor

Julia Phillips

Others in Attendance:

Gary Smith, Zoning Officer & Community Planner

Charles Faulkner, Pennoni Associates, Township Engineer

Marge Buchanan, Planning Commission Scribe

Minutes

1. Opening of Meeting:

Roll Call

Pledge of Allegiance

Llanerch Country Club - Sketch Plan

950 West Chester Pike

D.C. Folio Nos. 22-09-02715-00

Applicant is proposing to replace the pool, upgrade and improve the existing café, improve the parking lots, add nineteen (19) spaces and improve the golf course grounds. While the submitted plans indicate the construction of four (4) new paddleball courts, those improvements have been deleted from the project.

Jim Byrne, Esq., presented for the Applicant.

Mr. Byrne stated the Llanerch Country Club is proposing to improve the Club in the pool area, on-site parking improvements and expansion and small improvements to the driving range. Mr. Byrne introduced Chris Wilkerson, GM of the Llanerch Country Club, John Giangulio, President of the Llanerch Country Club and Jim Bannon, Engineer for the project.

John Giangulio explained the project will serve three main objectives. Replacing infrastructure on the site that has aged out, increase safety on the campus and enhance the facilities for the members. The pool is 70 years old and it would be beneficial to replace at this age. The parking lot has not been paved in over 30 years. The safety objective is to increase the lighting on the campus and the pool area and add cart pathways for people to walk and get pedestrians out of parking areas. The pool enhancement would include a slight increase in the size of the main pool and the addition of a children's pool and general improvements that would increase safety to pool access for people of all ages. Water features for children's play would also be added. An upgraded pool food/beverage building with freezer/refrigeration and storage space would replace the existing snack bar. Locker rooms and add family bathrooms would be added and the bathrooms/ changing areas for use by tennis players would be enhanced. Additionally, the golf range would be improved while adding green space to that facility and the location of the putting green would be shifted to allow the addition of more parking spaces.

Mr. Giangulio presented photographs of existing conditions and renderings of the proposed improvements along with an explanation of the number and history of memberships at the club. The paddle courts that were previously proposed had been removed due to the expense at this time.

Mr. Welsh inquired about the light improvements. Mr. Giangulio explained that it is the technology that is improved in the lights not necessarily the size of the lights. Mr. Chanin asked about the hours the lights would shine. The lights will be on until approximately 2-3 A.M. for security.

A discussion on the parking calculation between the Planning Commission and the presenting team took place and the timeline of the improvements was also discussed.

Mr. Capuzzi asked if some of the tennis courts are be used for pickle ball currently and Mr. Giangulio explained 4 of those courts are used for both. Mr. Capuzzi asked if weddings are held at the clubhouse. Mr. Giangulio confirmed that the club has not pursued outside events as often in the last 4 years in keeping the facility more accessible to the members. Mr. Capuzzi asked what maximum capacity would be at an event. Mr. Wilkerson stated the ballroom has an approximate capacity of 230 persons, the lower level can hold 70-80 people, though it would be very unusual to have that number of people at one time.

Mr. Welsh asked if the parking on the Manoa Road side is going to remain. Mr. Giangulio replied the parking would not change.

Mr. Chanin asked about preserving the trees along west Chester pike. An explanation ensued regarding which trees would remain and which would be removed.

Ms. Phillips asked why the proposed lot and the existing lots would not be connected. Mr. Giangulio answered that it is a fire regulation.

Mr. Byrne stated prior to the review of the Township Engineer's Letter of April 2, 2024, that the actual parking breakdown at the Golf Club is somewhat different than the parking breakdown in the uses per the ordinance. As discussed prior, a member arrives to golf, then goes for dinner and it's the same car that has not moved. Mr. Byrne stated it may be that a variance may not be needed in the nonconforming situation.

Mr. Bannon of Nave Newell, the civil engineer for the project, began addressing the Township Engineer's review letter.

Regarding comments 1 and 2, as pointed out by Mr. Byrne, discussions are needed with the Township regarding the nonconformity.

3 Parking wheel stops will be installed.

4 Lighting will comply with Township standards and more efficient LED lamps will be installed.

5 Landscape strip on West Chester Pike, as it is on Manoa Road, is less than 30-feet in depth, but this non-conformity will be discussed with the Township.

6 Proposed landscape buffers will meet the Township requirement.

7 Steep and very steep slopes will be delineated on future submissions.

8 The plan will delineate the proposed improvements.

9 Signature blocks will be included on the plan.

Mr. Capuzzi asked the width of the drive isles. Mr. Bannon answered that currently not meeting code but the new design will be 24-feet wide.

Ms. Dobbs asked total limit of disturbance estimated. Mr. Bannon replied approximately 10 acres, with .03 to .04 acres of added impervious cover. Ms. Dobbs asked if stormwater management facilities would be installed to control the added runoff from the new impervious areas. Mr. Bannon verified that to be the case. Ms. Dobbs added the bus stop on West Chester Pike and the pedestrian connection should be considered with the improvements.

Mr. Fiordimondo asked for clarification on the trash receptacle with the increase in waste. The team did show on the site plan where it may be placed. Mr. Fiordimondo asked how the construction would be handled; all at once or phased. Mr. Giangulio explained that ground-breaking is planned for September 2024, pool demo and foundations would be done prior to ground freezing and above ground work can be done after the ground freezes, excavation in the spring of 2025, in the hopes of laying asphalt for the parking thereafter.

Mr. Capuzzi asked about a parking requirements and if the argument for nonconformity along with the 30-foot landscape buffer will be taken to the Zoning Hearing Board. The team would propose the parking argument to the Zoning Officer prior. Mr. Capuzzi recommended a parking analysis. Mr. Capuzzi asked if the Project will return for Preliminary/Final Land Development approval. Mr. Capuzzi asked for clarification of the proposed improvements of the existing parking areas and if it is the hope is to have the pool ready by Memorial Day 2025. Mr. Bannon stated the existing drives would be mill and resurfaced and confirmed an opening date of Memorial Day 2025.

Draft Chapter 78 Erosion and Sediment Control; Stormwater Management

Chuck Faulkner and Bridget Gillen present the proposal.

§78-13 This Ordinance shall be known and may be cited as "Township of Haverford Stormwater Management Ordinance"

This proposal is based on the recommendations received from Delaware County and the DEP beginning in 2022. This is basically an update to the existing ordinance.

§78 Erosion and Sediment Control; Stormwater Management, Article II was adopted in 2005 in response to the Darby Creek/Cobbs Creek watershed study done by the

County. The Ordinance is being updated to the PA DEP standards and regulations as well as updated with new technologies and procedures. Haverford Township has its own unique issues with stormwater management and it is important to keep current with updates.

A technical discussion took place on the update, changes, exemptions and definitions of the proposal (Draft attached to these Minutes).

All Planning Commission Members offered their input for changes, additions and clarifications.

Tim Allen, 11 Glendale Road

Mr. Allen expressed concerns about runoff from new homes previously constructed on Clairmont Avenue, which are adjacent and back up to his property. He believes that the stormwater management improvements installed for those homes are not working properly and is causing considerable water issues with his landscaping and water in his basement. He is concerned that the new 3-lot subdivision on Clairmont Avenue recently approved by the Township will only exacerbate the problems he is experiencing.

Mr. Capuzzi motioned to adjourn.

Ms. Dobbs seconded.

Adjournment 9:17 P.M.