



UPPER DARBY TOWNSHIP

COMMUNITY AND ECONOMIC DEVELOPMENT

100 Garrett Road. Upper Darby, PA 19082 Phone: (610)734-7613

August 12, 2024

UPPER DARBY TOWNSHIP PLANNING COMMISSION MINUTES

Attendance

Planning Commission Members Present:

- James Mullen
- Cassandra Hayes
- Lee Ann Jordan

Planning Commission Members Absent:

- Debbie Nifong
- Jeffrey Roken

Township Staff Present:

- Joshua Chast, Planning & Zoning Manager
- Courtney Mullan, Asst. Planner

Virtual Township Staff Present:

- Mike Galante, Township Engineer

Minutes

- James Mullen called the meeting to order for the Planning Commission Meeting on August 12th 2024. A role call was held showing Cassandra Hayes, Lee Ann Jordan present. A motion was made by Cassandra Hayes to approve the June's Planning Commission Minutes. Lee Ann Jordan seconded the motion. All members voted in favor.

ZONING – Orchnick Residence Lot Consolidation Plan

- Mrs. Orchnick who resides at 1001 Ormond Ave. made a presentation on behalf of her and her husband Mr. Orchnick. Mrs. Orchnick firstly spoke the reasons why she and her husband would like to consolidate both parcels of land. Mrs. Orchnick explained that 1005 Ormond is technically not a vacated lot, as there is a shed on the parcel that was originally placed by the previous owners many years ago for convenience of their ride on lawn mower to maintain the land.
- Mrs. Orchnick explained that once the previous owners put the parcel up for sale they quickly made an offer, as both her and her husband desired the empty lot to remain as green space it has been for the past 38 years of them living there. Mrs. Orchnick also stated that because of the shed they have been unable to attain any liability insurance for the property due to the shed and its location on the property. Mrs. Orchnick explained that removing the shed could not be an option as it would not be feasible to place a shed of its size on her own property due to it being a corner property.



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- Mrs. Orchnick explained that she has noticed trees and shrubbery around the neighborhood are being cut down and understands the severity of flash flooding and extreme weather, and that this lot has three sizeable trees that they intend to keep and preserve them for green space around their property.
- Josh Chast the Zoning Officer for Upper Darby Township spoke about the review of the consolidation plan, he explained that the plan was submitted back on June 25th 2024, and that the plan had been reviewed by the Delaware County Planning Commission at their July meeting recommending approval. Josh Chast went onto explain what the zoning department found in their review of the parcels, stating that there were no outstanding environmental hazards found. However, he stated that the a few small changes on the plan would be required such as adding a label that states what the future land use will be, along with copies of the proposed legal description for the new lot that will include a new deed description for the consolidated lot. Josh Chast explained to Mrs. Orchnick that both these items would be required before the Township can record the final plan.
- Josh Chast went onto explain that both Mr. and Mrs. Orchnick have requested one waiver from section 303 and 304 to allow for a combined preliminary final submission review and that the zoning plan is compliant and they can go larger with the minimum required lot size being 6,500 Square Feet and both lot sizes are 7,422 Square feet. Mr. and Mrs. Orchnick are proposing a lot size of 14,942 Square Feet. Josh Chast highlighted an error on the engineered plan chart; it states that the proposed minimum lot area is 7,422 Square Feet although it should be the new combined total of the lot area. Josh Chast stated that the engineer should correct the plan.
- Josh Chast recommended approval for the reverse subdivision and approval for the waiver request to Planning Commission to adopt with any questions or recommendations.
- Mike Galante, Upper Darby's Township Engineer spoke about his review, noting the previous few minor comments on legal description's within the submitted engineered plan. Mike Galante stated that the project makes sense.
- James Mullen asked Josh Chast what are the corrections so that the board is clear on what they are. Josh Chast explained where the error was on the plan's chart under the proposed minimum lot area should state 14,000 Square Foot, as it will be the combination of the two parcel lots. Josh Chast went onto explain the second correction will be adding a standard comment of the proposed future land, which should state single family residential is the recommended. Finally, the third comment that Josh Chast recommended is to get the township the new combined lot descriptions.
- Mike Galante stated that one of his comments was if any sidewalks surrounding the parcels where out of compliance, that they should be repaired to prevent trip hazards and any future liability.



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- James Mullen stated that he went to the property earlier that day and he did not notice any trip hazards regarding the sidewalk.
- Josh Chast explained to Mrs. Orchnick the next steps of the consolidation process, once their engineer fixes the minor changes the plan will go to council to approve it by resolution then the Township will record it.
- James Mullen asked for any public comment on the plan, hearing none Cassandra Hayes made a motion to approve the plan with corrections and the waiver, Lee Ann Jordan seconded the motion with a unanimous approval.

Old Business

- James Mullen asked Josh Chast if there has been any information regarding the proposed Starbucks on State and Lansdowne Avenue, to which he replied that there would be a presentation given on the project next month by Courtney Mullan, Assistant Planner as Josh Chast will not be in attendance.
- Cassandra Hayes asked for clarification on what is the new distance between smoke shops in the recently passed ordinance. Josh Chast replied that the distance is 1,000 Square Feet. Cassandra Hayes asked Josh Chast what about the existing non-conforming smoke shops in the Township that are less than 1,000 Square Feet apart. Josh Chast replied that these stores are still allowed to operate due to them being an existing non-conformity, he explained that if they were to vacate for more than one year they would not be allowed to operate as a smoke shop.
- James Mullen asked if there is any update on the other projected Starbucks located on Township Line. Cassandra Hayes asked for more detail on where the projected Starbucks location is. Lee Ann Jordan explained that it is located near Pilgrim Gardens beside the CVS on Burmont Road and Township Line.
- Josh Chast explained to the board that the Township only has plans to move forward with the projected Starbucks on State and Lansdowne Avenue. James Mullen questioned whether that Starbucks will be sit in or just drive through, Josh Chast answered that they have not yet received physical plans of the project yet.
- Cassandra Hayes questioned how long does a business have to restore their building after has burned down referring to the burned down auto repair shop located on West Chester Pike. Josh Chast replied that the question should be directed at the Licensing and Inspection Department within the Township to attain specific timeframes and protocols on burnt down businesses.

New Business

- No new business to discuss.

Adjournment

- A motion to adjourn was made by Lee Ann Jordan. The motion was seconded by Cassandra Hayes . Unanimous approval.