

Swarthmore Planning Commission

Meeting Minutes

March 18, 2020

Members present: Chris DeBruyn, Chair; David Virgil, Steve Minton, Don Jones, Doug Perry, Nancy Templeton

Also in attendance: Betsy Larsen, Borough Council Representative, Jane Billings, Township Manager.

Meeting called to order at 7:37 pm via electronic conference call.

New Business

Review of a proposed land development proposal from Ryan McKenna, for 2 lots previously subdivided from the 40 Wellesley Road lot. The applicant proposed to combine the 2 lots to allow a single home to be constructed. No new construction is indicated, or any changes to pervious or impervious cover.

The homeowner requested several waivers:

- 1) 1286.11.(b)(2): Provide proposed house locations.
- 2) 1286.11.(d): Provide a conservation plan.
- 3) 1286.11.(e): Provide a stormwater management plan.
- 4) 1286.11.(f): Provide a landscape, buffering, screening and lighting plan.
- 5) 1288.07.(a): Provide Sidewalks.

Waivers 1 through 4 require information not yet available. The proposed land development plan does not contain plans for any physical development. Waiving these elements for this final minor land development plan does not prevent the township from requiring review of these elements as part of the permitting process. The homeowner should be prepared to address these requirements at that time.

Waiver 5 - Sidewalks are required for all new land development. However, most of the homes on Riverview road, and all of the abutting properties, do not have sidewalks, having been constructed prior to the ordinance requirement. The previous subdivision application also requested a waiver of sidewalk installation as part of the subdivision plan, which also did not indicated any new construction, which was approved. Again, waiving this requirement for this initial land development plan does not prevent the township from requiring review of this element again as part of the permitting process. The homeowner should be prepared to address this requirement at that time.

The borough engineer reviewed the plans and made several comments. The civil engineer reviewed those comments and agreed to make specific changes to the plans to address those comments.

A motion was made to recommend approval of the plans as presented, with the incorporation of the corrections agreed to by the civil engineer, and with approval of all 5 waivers, with the understanding that the homeowner would be required to address these items at the time of application for construction permit.

With 4 commissioners voting, the motion passed.

Meeting was adjourned at 8:15

Respectfully submitted

Chris DeBruyn