Index

Upper Darby Township Council Meeting

November 15th, 2017

Call of the meeting 277
Roll call 277
Approval of the Minutes for October 2017 277
Representative Jamie Santora 277-278
Public Forum 279

Committee Reports

Public Safety Committee
Edward E. Monaghan, Chairman

Resolution No. 64-17, a Resolution to install a stop sign on Childs Avenue at the intersection with Berry Avenue 280
Approval of Resolution No. 64-17 280

Resolution No. 65-17, a Resolution to establish a “15 MPH” speed limit on the 4100 and 4200 blocks of Berry Avenue 280
Approval of Resolution No. 65-17 280

Resolution No. 66-17, a Resolution to establish a “15 MPH” speed limit on the 2200 block of Bond Avenue 280
Approval of Resolution No. 66-17 280

Resolution No. 67-17, a Resolution to install stop signs at the driveway exits in front of 2339 Bond Avenue and 2342 Bond Avenue 281
Approval of Resolution No. 67-17 281
Planning, Zoning & Building Code Committee
Jacob A. Bierling Jr., Chairman

Resolution No. 68-17, a Resolution of Upper Darby Township, Delaware County, Pennsylvania approving the application of 265 N. Wycombe Partners for land development to demolish existing plumbing supply store buildings and partially reconstruct the building within the footprint of the current structures on the southeast corner of Guilford Road and North Wycombe Avenue and being subject to certain conditions of approval.

Approval of Resolution No. 68-17

Mayor Micozzie read the trash and re-cycling schedule for the holiday week including Thanksgiving and noted that all Township Offices would be closed

Adjournment
A regular meeting of Upper Darby Township Council was held on Wednesday evening, November 15th, 2017 at 7:00 p.m. in the Council Meeting Room #202 of the Municipal Building, 100 Garrett Road, Upper Darby, Pennsylvania.

The meeting was called to order by Council President Donald P. Bonnett with the Pledge of Allegiance to the flag of the United States of America.

**Roll Call**

Donald P. Bonnett, Jacob A. Bierling Jr., Sekela Coles, Robert Gwin, Barbarann Keffer, Marc Manfre, Lisa Faraglia, Sheikh M. Siddique, Patrick Spellman

Thomas P. Wagner, excused
Edward E. Monaghan, excused

**Present at the Meeting**

Thomas N. Miccozie, Mayor
Thomas J. Judge Jr., CAO
Kelly Sullivan, Esquire
Richard G. Nolan, Chief Municipal Clerk

**Approval of the Minutes**

Mr. Bonnett: A motion would be in order for the approval of the minutes for the Regular Meeting of October 4th, 2017.

Ms. Coles: So moved.

Ms. Faraglia: Seconded.

Mr. Bonnett: It has been moved and seconded. All those in favor signify by saying aye. Opposed? The ayes have it. A motion would be in order for the approval of the minutes for the Regular Meeting of October 18th, 2017

Ms. Coles: So moved.

Mr. Gwin: Seconded.

Mr. Bonnett: It has been moved and seconded. All those in favor signify by saying aye. Opposed? The ayes have it. Before we get into the Public Forum, ladies and gentlemen and members of Council, I would like to introduce State Representative Jamie Santora and I’d like to ask the Representative to come forward. Jamie has some good news to present to Council this evening.
Representative Santora: Thank you, Mr. President. Council members, Mayor, I am happy to report that we are to receive grants in the amount of $410,000.00 for Upper Darby Township. They include a streetscapes grant for Burmont Road in the Aronimink Station business section. It will be for Burmont Road from Ferne Boulevard down to about Woodland Avenue. We will be doing multiple improvements. As we all know, we have a hotel coming to Drexelbrook and this will be a great gateway entrance feature and will help some of those local businesses there on Burmont and Ferne Boulevard as well. I want to thank the Mayor, Tom Judge and his team, as well as Don Bonnett, our 1st District Councilman who all worked on this grant with me to make sure that it came to fruition. We were successful in more than one. A lot of grants got a portion of what they requested. We got all of it. There are more opportunities and I will be working with the Mayor on that and we’re going to go after bringing more funding back to Upper Darby because it is important and it offsets any type of capital expenditures that you would be required to do. It’s my mission to make sure that the state gives as much as possible to make Upper Darby a better looking place and a better place to do business. We hear it over and over again from local businesses coming in that they want to be here because they enjoy working with our local government and we appreciate that and will make sure that we play our part. So, again, to the Mayor, President of Council Don Bonnett and your CAO, Tom Judge, thank you very much. We could not have done it. I give Tommy a lot of credit because he got hammered piece meal unfortunately by DCED and we’re working to correct that as well. They would make one request, and then would make the next and then the next but every time within less than 24 hours, he was able to reply and that was another reason that we were successful. So, I want to thank you for that and if you have any questions or comments, I would be glad to do that and I have one other announcement.

Mr. Bonnett: I would like to offer a comment. I want to thank you, Jamie, for your hard work in bringing this grant to the 1st district of Upper Darby and to Upper Darby at large because this is a very meaningful grant that will enable us to create long planned improvements along that particular corridor that you mentioned along Ferne Boulevard and Burmont Road down to State Road. This is very meaningful to that business district there and I think it is the lifeblood to that district and I think it will serve to rejuvenate it and not that it’s not a very successful business district now, but I think it will be largely improved as a result of your efforts. So, thank you very much.

Representative Santora: Yes, I believe that we will see new businesses coming in still locally owned and operated, which is great! We have the Station Tap and Jim Kirk is the owner of that and he lives right in Drexel Park. We have a couple of other businesses right along there that are owned by folks who live right in Drexel Hill and I want to see more of that. So, I am excited about that. The 2nd grant of that $410,000.00 of which $83,000.00 is for the Garrettford-Drexel Hill Fire House in the 5th district. They have an apron project which they need to do. Their apron is long overdue to be replaced. This will pay for a portion of it. A lot of you may have seen the apron that was put at Highland Park. Now they put the apron all the way across the road in order to handle the trucks. That is the requirement in this day in age and this is going to be able to help insure that Garrettford-Drexel Hill will be able to do that. We have a great combination fire department. Garrettford-Drexel Hill is our only volunteer fire department so
we’re happy to be able to help them as well. So, we’re excited about that and we work with all of our different fire houses and do whatever we can to help them wherever we can. On the lines of Garrettford-Drexel Hill, I’m also, I don’t want to say happy but humble to be able to tell you that today I put out a co-sponsorship letter and within 5 minutes I had 15 sponsors and it was towards the end of the day to re-name a portion of Garrett Road after Deputy Chief Mike Morgan who lost his life last year. He was on his way to fight a fire on behalf of a resident in Upper Darby and unfortunately he never made it to that fire. He felt ill, ended up in the hospital, and passed away. Again, it is my honor and I am humbled to be able to offer that and I’m hoping in the next 4-6 months that we’ll be out on Garrett Road re-naming the portion of the road between Burmont Road and Lansdowne Avenue after Mike, as we did for Officer McNamara. There will be more announcements about that to come in the future. Thank you.

**Public Forum**

Mr. Bonnett: This is the time set aside for the public to speak. When you hear your name, come forward to the podium and state your name and address for the records. Comments are limited to five minutes.

Carl Hemphill, 27 Pilgrim Lane  
Leaf recycling/budget

Laura Wentz, 7549 Parkview Road  
Neutering

Peggy Wilson, 824 Drexel Ave  
Circle at Burmont & Ferne

Gerald Harrison, 29 S. Kirklyn Ave  
Budget

Their comments are filed on tape.

Mr. Monaghan: That concludes our speakers for this evening.

Mr. Bonnett: Thank you, Ed. So then, at this time, I would like to turn the meeting over to our Mayor, the Honorable Thomas N. Micozzie.

**Mayor Micozzie**

Mayor Micozzie: I have nothing to report this evening.

Mr. Bonnett: Thank you, Mayor. At this time, we will go into the Committee Reports beginning with the Public Safety Committee, Councilwoman Coles please.
Public Safety Committee
Edward E. Monaghan, Chairman

Resolution No. 64-17, a Resolution to install a stop sign on Childs Avenue at the intersection with Berry Avenue

Ms. Coles: Good evening. I will ask the Solicitor to give us a brief on Resolution No. 64-17.

Solicitor: Certainly. Resolution No. 64-17 is a Resolution to install a stop sign on Childs Avenue at the intersection with Berry Avenue.

Ms. Coles: I move for the adoption of Resolution No. 64-17.

Mr. Spellman: Second.

Mr. Bonnett: Moved and seconded. All those in favor signify by saying aye. Opposed? The ayes have it.

Resolution No. 65-17, a Resolution to establish a “15 MPH” speed limit on the 4100 and 4200 blocks of Berry Avenue

Ms. Coles: I will now ask for a brief on Resolution No. 65-17.

Solicitor: Resolution No. 65-17 is a Resolution to establish a “15 MPH” speed limit on the 4100 and 4200 blocks of Berry Avenue.

Ms. Coles: I move for the adoption of Resolution No. 65-17.

Mr. Gwin: Second.

Mr. Bonnett: Moved and seconded. All those in favor signify by saying aye. Opposed? The ayes have it.

Resolution No. 66-17, a Resolution to establish a “15 MPH” speed limit on the 2200 block of Bond Avenue

Ms. Coles: I will now ask for a brief on Resolution No. 66-17.

Solicitor: Resolution No. 66-17 is a Resolution to establish a “15 MPH” speed limit on the 2200 block of Bond Avenue.

Ms. Coles: I move for the adoption of Resolution No. 66-17.

Mr. Spellman: Second.
Mr. Bonnett: Moved and seconded. All those in favor signify by saying aye. Opposed? The ayes have it.

Resolution No. 67-17, a Resolution to install stop signs at the driveway exits in front of 2339 Bond Avenue and 2342 Bond Avenue

Ms. Coles: And last, I will now ask the Solicitor for a brief on Resolution No. 67-17.

Solicitor: Resolution No. 67-17 is a Resolution to install stop signs at the driveway exits in front of 2339 Bond Avenue and 2342 Bond Avenue.

Ms. Coles: I move for the adoption of Resolution No. 67-17.

Mr. Spellman: Second.

Mr. Bonnett: Moved and seconded. All those in favor signify by saying aye. Opposed? The ayes have it.

Ms. Coles: That completes our report.


Planning, Zoning & Building Code Committee
Jacob A. Bierling Jr., Chairman

Resolution No. 68-17, a Resolution of Upper Darby Township, Delaware County, Pennsylvania approving the application of 265 N. Wycombe Partners for land development to demolish existing plumbing supply store buildings and partially reconstruct the building within the footprint of the current structures on the southeast corner of Guilford Road and North Wycombe Avenue and being subject to certain conditions of approval.

Mr. Bierling: I will ask the Solicitor for a brief on Resolution No. 68-17.

Solicitor: Resolution No. 68-17 is a Resolution that was introduced at the last meeting by Mr. Gentile. It is a Resolution of Upper Darby Township, Delaware County, Pennsylvania approving the application of 265 N. Wycombe Partners for land development to demolish existing plumbing supply store buildings and partially reconstruct the building within the footprint of the current structures on the southeast corner of Guilford Road and North Wycombe Avenue and being subject to certain conditions of approval.
Mr. Bierling: I move for the adoption of Resolution No. 68-17.

Mr. Gwin: Second.

Mr. Bonnett: Moved and seconded. All those in favor signify by saying aye. Opposed? The ayes have it.

Mr. Bierling: That completes our report.

Mr. Bonnett: Thank you. Does the Solicitor have any business this evening?

Solicitor: No, I do not.

Mr. Bonnett: Mr. Mayor?

Mayor Micozzie read the trash and re-cycling schedule for the week including Thanksgiving and noted that Township offices will be closed on Thursday, November 23rd and Friday, November 24th, 2017.

Mr. Bonnett: Thank you, Mayor Micozzie. Members of Council, ladies and gentlemen, before we adjourn, I just wanted to advise that there will be a Public Hearing on our proposed 2018 Budget approximately 5 minutes after the conclusion of this meeting. The Mayor and Mr. Judge have requested that we take the beginning of the Public Hearing to allow for a public presentation of the proposed budget. So, we'll start with that. I ask that the members of Council sit in the well here and there will be chairs set up on this side of the railing to observe the presentation. Then we will re-convene back up here for the second part of the Public Hearing. So, with that a motion would be in order for an adjournment.

Adjournment

Ms. Coles: So moved.

Mr. Gwin: Second.

Mr. Bonnett: Moved and seconded. All those in favor signify by saying aye. Opposed? The ayes have it. This meeting is adjourned.

Respectfully submitted,

Richard G. Nolan
Chief Municipal Clerk

RGN/ake
RESOLUTION NO. 64-17

WHEREAS, ORDINANCE NO. 1156 OF UPPER DARBY TOWNSHIP PROVIDES THAT TRAFFIC SHALL COME TO A STOP BEFORE ENTERING OR CROSSING CERTAIN STREETS AND HIGHWAYS IN THE TOWNSHIP AND IMPOSES PENALTIES FOR THE VIOLATION THEREOF:

NOW, THEREFORE, BE IT RESOLVED:

 THAT ORDINANCE NO. 1156 IS HEREBY AMENDED BY ADDING TO SECTION 1 THE FOLLOWING:

INSTALLING A STOP SIGN AT THE FOLLOWING LOCATION:

ON CHILDS AVENUE AT THE INTERSECTION WITH BERRY AVENUE

RESOLVED THIS 15TH DAY OF NOVEMBER, A.D., 2017

UPPER DARBY TOWNSHIP

DONALD P. BÖNNETT
PRESIDENT OF COUNCIL

JACOB A. BIERLING
ACTING SECRETARY OF COUNCIL

THOMAS N. MICCOZZIE, MAYOR

THOMAS J. JUDGE, JR.,
CHIEF ADMINISTRATIVE OFFICE
RESOLUTION NO. 65-17

WHEREAS, ORDINANCE NO. 2141 OF UPPER DARBY TOWNSHIP FIXES THE MAXIMUM SPEED FOR VEHICLES AT "FIFTEEN (15) MILES PER HOUR SPEED LIMIT" WITHIN CERTAIN BUSINESS OR RESIDENT DISTRICTS AND IMPOSES PENALTIES FOR THE VIOLATION THEREOF:

NOW, THEREFORE, BE IT RESOLVED:

THAT ORDINANCE NO. 2141 BE AND THE SAME IS HEREBY AMENDED AND SUPPLEMENTED BY ADDING TO SECTION 1 THE FOLLOWING:

ESTABLISH "FIFTEEN (15) MILES PER HOUR SPEED LIMIT" ON THE FOLLOWING STREET:

4100 AND 4200 BLOCKS OF BERRY AVENUE

RESOLVED THIS 15TH DAY OF NOVEMBER, A.D., 2017.

UPPER DARBY TOWNSHIP

DONALD P. BONNETT
PRESIDENT OF COUNCIL

JACOB A. BIERLING
SECRETARY OF COUNCIL

THOMAS N. MICOZZIE, MAYOR

ATTEST:

THOMAS J. JUDGE, JR.,
CHIEF ADMINISTRATIVE OFFICER
RESOLUTION NO. 66-17

WHEREAS, ORDINANCE NO. 2141 OF UPPER DARBY TOWNSHIP FIXES THE MAXIMUM SPEED FOR VEHICLES AT "FIFTEEN (15) MILES PER HOUR SPEED LIMIT" WITHIN CERTAIN BUSINESS OR RESIDENT DISTRICTS AND IMPOSES PENALTIES FOR THE VIOLATION THEREOF:

NOW, THEREFORE, BE IT RESOLVED:

THAT ORDINANCE NO. 2141 BE AND THE SAME IS HEREBY AMENDED AND SUPPLEMENTED BY ADDING TO SECTION 1 THE FOLLOWING:

ESTABLISH "FIFTEEN (15) MILES PER HOUR SPEED LIMIT" ON THE FOLLOWING STREET:

2200 BLOCK OF BOND AVENUE

RESOLVED THIS 15TH DAY OF NOVEMBER, A.D., 2017.

UPPER DARBY TOWNSHIP

DONALD P. BONNETT
PRESIDENT OF COUNCIL

JACOB A. BIERLING
ACTING SECRETARY OF COUNCIL

THOMAS N. MICCOZZIE, MAYOR

THOMAS J. JUDGE, JR.,
CHIEF ADMINISTRATIVE OFFICER
RESOLUTION NO. 67-17

WHEREAS, ORDINANCE NO. 1156 OF UPPER DARBY TOWNSHIP PROVIDES THAT TRAFFIC SHALL COME TO A STOP BEFORE ENTERING OR CROSSING CERTAIN STREETS AND HIGHWAYS IN THE TOWNSHIP AND IMPOSES PENALTIES FOR THE VIOLATION THEREOF:

NOW, THEREFORE, BE IT RESOLVED:

THAT ORDINANCE NO. 1156 IS HEREBY AMENDED BY ADDING TO SECTION 1 THE FOLLOWING:

INSTALL STOP SIGNS AT THE FOLLOWING LOCATION:

AT THE DRIVEWAY EXITS IN FRONT OF 2339 BOND AVENUE AND 2342 BOND AVENUE

RESOLVED THIS 15TH DAY OF NOVEMBER, A.D., 2017

UPPER DARBY TOWNSHIP

DONALD P. BONNETT
PRESIDENT OF COUNCIL

JACOB A. BIERLING
ACTING SECRETARY OF COUNCIL

THOMAS N. MICOZZIE, MAYOR

THOMAS J. JUDGE, JR.,
CHIEF ADMINISTRATIVE OFFICE
UPPER DARBY TOWNSHIP

Resolution No. 68-17

A RESOLUTION OF UPPER DARBY TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA APPROVING THE APPLICATION OF 265 N. WYCOMBE PARTNERS FOR LAND DEVELOPMENT TO DEMOLISH EXISTING PLUMBING SUPPLY STORE BUILDINGS AND PARTIALLY RECONSTRUCT THE BUILDING WITHIN THE FOOTPRINT OF THE CURRENT STRUCTURES ON THE SOUTHEAST CORNER OF GUILFORD ROAD AND NORTH WYCOMBE AVENUE AND BEING SUBJECT TO CERTAIN CONDITIONS OF APPROVAL.

WHEREAS, 265 N. Wycombe Partners ("Applicant") has submitted for approval its Final Land Development Plan to demolish existing plumbing supply store buildings and partially reconstruct the buildings within the footprint of the current structures, prepared by Linn Architects, said plans consisting of one (1) sheet dated June 14, 2017 (collectively "Final Plans"); and

WHEREAS, Applicant has requested certain waivers/modifications from the provisions of the Delaware County Subdivision and Land Development Ordinance, which has been adopted by Upper Darby Township and Upper Darby Township Council has found that the applicant has met the requisite standards under the Delaware County Subdivision and Land Development Ordinance for granting relief from the enumerated requirements; and

WHEREAS, based upon the granting of the requested waivers/modifications and adherence to the various Conditions of Approval as listed herein, the Final Plans are found to be in conformity with the Delaware County Subdivision and Land Development Ordinance and the Upper Darby Township Zoning Code; and
NOW THEREFORE, BE IT RESOLVED, that the above-cited Final Plans are hereby approved, including granting of waivers/modifications from the following section of the Delaware County Subdivision and Land Development Ordinance ("SALDO"): SALDO Section 602.A.8, (landscaping plan submittal); subject to certain Conditions of Approval including the following:

1. Applicant has obtained approval by Pennsylvania Department of Transportation of all necessary permits, including but not limited to any required highway occupancy permit, where applicable.

2. Approval by the Township Solicitor and execution by 265 N. Wycombe Partners and where applicable, Applicant’s lender, of all necessary and appropriate documentation including Developer’s Agreement and Improvement Security Agreement, and such other documentation as acceptable to the Solicitor, including but not limited to documentation concerning the ongoing maintenance, operation and repair of the common site improvements, if any, which are not to be dedicated to the Township;

3. Applicant obtaining Sewer Planning Module Act 537 approvals or exemption there from, Storm Water Management approvals and Delaware County Conservation District approvals;

4. Formal recording of the Land Development Plan (the "Record Plans") following Township execution of the Record Plans;

5. Applicant shall comply with all applicable federal, state and local codes or ordinances and shall obtain all required permits.

6. Applicant shall comply with all conditions and approvals applicable to zoning variances granted by the Upper Darby Township Zoning Hearing Board by decision and order dated August 31st, 2017.
TOWNSHIP OF UPPER DARBY

Attest:  

[Signature]

Acting Secretary of Council

By:  

[Signature]

Donald P. Bonnett
President of Council

Resolution No. 68-17 above is hereby approved this 15th day of November, A.D., 2017.

Attest:

[Signature]

Thomas E. Judge, Jr.
Chief Administrative Officer

Approved:  

[Signature]

Thomas N. Miccuzie
Mayor
Mr. Jeffrey N. Gentile  
Upper Darby Township  
100 Garrett Road  
Upper Darby, PA 19082-3135  

RE: Name of Dev’t: Weinstein Plumbing  
DCPD File No.: 47-7273-17  
Developer: 265 N. Wycombe Partners  
Location: Southeast corner of Guilford Road and North Wycombe Avenue  
Recv’d in DCPD: September 20, 2017  

Dear Mr. Gentile:

In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on October 19, 2017, the Commission took action as shown in the recommendation of the attached review.

Please refer to the DCPD file number shown above in any future communications related to this application.

Very truly yours,

[Signature]

Linda F. Hill  
Director

cc: 265 N. Wycombe Partners  
Linn Architects
DATE: October 19, 2017
File No.: 47-7273-17

PLAN TITLE: Weinstein Plumbing

DATE OF PLAN: September 14, 2017

OWNER OR AGENT: 265 N. Wycombe Partners

LOCATION: Southeast corner of Guilford Road and North Wycombe Avenue

MUNICIPALITY: Upper Darby Township

TYPE OF REVIEW: Land development

ZONING DISTRICT: R-4

SUBDIVISION ORDINANCE: County

PROPOSAL: Develop 2.83 acres with 18,114 sq. ft. of redevelopment

UTILITIES: Public

RECOMMENDATIONS: Revise and resubmit, as more information is needed per Section 600.A.8 of the Subdivision and Land Development Ordinance to address the cohesiveness of the site within the adjacent residential neighborhood.

STAFF REVIEW BY: Michael A. Leventry
REMARKS:

CURRENT PROPOSAL

The applicant proposes to demolish existing plumbing supply store buildings on the site, and partially reconstruct the buildings within the footprints of the current structures. The plumbing supply use has been approved for continuation.

SITE CHARACTERISTICS

The site is located in a neighborhood that is primarily residential, but peppered with a mix of commercial uses.

APPLICABLE ZONING

The proposal is located within the R-4 district and is subject to applicable regulations set forth in the Township’s zoning code.

NONCONFORMITIES

The site’s existing use does not appear to comply with the Township zoning code. Additionally, the site’s existing development does not appear to comply with the area and bulk regulations established in the Township zoning code. It should be noted that building coverage is proposed to be reduced from 44% to 32%, which is an improvement and much closer to the 30% code requirement. Upper Darby Township provided variances for the previously mentioned nonconformities on August 31, 2017.

COMPLIANCE

The proposal appears to comply with the R-4 district zoning with variances granted.
REMARKS (continued):

AESTHETICS AND NEIGHBORHOOD COHESIVENESS

It is strongly recommended that the frontage of the site undergo some degree of "greening" in order to better contribute to the streetscape and visual cohesiveness of the area. Even a modest improvement such as a grass reserve strip with some low shrubbery would be constructive. Additionally, removal of the barbed wire-capped chain link fence or replacement with an ornamental fence is also highly recommended for both the business and aesthetics; visibly excessive measures such as barbed wire gives customers the impression of insecurity and vulnerability upon entering a site.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

To ensure that the proposed site modifications address the cohesiveness of the site within the adjacent residential neighborhood, the following factors need to be addressed prior to final plan approval per the Delaware County Subdivision and Land Development Ordinance:

Section 600.A.8: A final landscaping plan indicating precise types, quantities, and sizes of proposed trees, shrubs, ground covers, and other landscaping elements, in accordance with Article VIII of this Ordinance.

SEWAGE FACILITIES

The developer should contact the Pennsylvania Department of Environmental Protection regarding the need for sewage facilities planning approval.

The Township should confirm receipt of any necessary Pennsylvania Department of Environmental Protection planning approval prior to final approval.
Date: October 19, 2017  
File No.: 47-7273-17

REMARKS (continued):

STORMWATER MANAGEMENT

The Township Engineer must verify the adequacy of all proposed stormwater management facilities.

TRANSPORTATION COMMENTS

The applicant’s property borders the former Newtown Square rail line right-of-way, which has the potential to be Naylor’s Run rail-trail. Upper Darby Township completed a feasibility study in 2011 for this trail, and the trail is on the primary trail network of Delaware County’s Open Space, Recreation, and Greenway Plan of 2015.

The Township and applicant should keep in mind the potential for this trail to be built and how the proposed development can provide access to the trail for future businesses and employees in the proposed development. A connection to the trail would provide pedestrian access for customers and employees, reduce the need for parking facilities, and improve the health of employees and residents of the area.

RECORDING

In accordance with Section 513(a) of the Pennsylvania Municipalities Planning Code (MPC), final plans must be recorded within ninety (90) days of municipal approval.