



**THORNBURY TOWNSHIP  
DELAWARE COUNTY  
Planning Commission**

6 Township Drive  
Cheyney, PA 19319-1020

James Quinn, Chairman  
Robert Ferrara, Vice-Chairman

James Bulkley  
Kenneth Zitarelli  
James Falcone  
John Ibach  
Samuel Yim

**Thornbury Township Planning Commission  
2022 Annual Report**

**A. ORGANIZATION: (4 year term):**

**1. The Planning Commission Members for 2022:**

James Quinn, Jr., Chairman	term expires 12/25
Robert Ferrara, Vice Chairman	term expires 12/23
James Bulkley	term expires 12/25
Kenneth Zitarelli	term expires 12/24
James Falcone	term expires 12/24
John Ibach	term expires 12/24
Samuel Yim	term expires 12/22

**2. Staff:**

Land Planner:	Wayne W. Grafton, AICP
Township Engineer:	Michael Ciocco, P.E.
Solicitor:	James Byrne, Jr., Esq.
Secretary:	Deborah Zitarelli

- 3. Meetings:** The Planning Commission scheduled meetings on the 2<sup>nd</sup> Wednesday of each month at 7 p.m. Meetings scheduled in January, February, May, July, and October were cancelled.

**B. SUBDIVISION AND LAND DEVELOPMENT:**

- 1. Sketch, Preliminary, Final, and Conditional Use Plans** (Alphabetical order):

**a. Cheyney University Deferred Maintenance  
Preliminary Land Development Plan  
Foster Parking Lot Expansion**

- Proposed to reconstruct and expand an existing parking lot which serves the Foster Student Union
- PC discussed on 9/14/22: location, the new sports complex project, various improvements, erosion controls, paving, and stormwater management, and landscaping/lighting

- Status: Discussion to continue upon receipt of revised plans

**b. D'Antonio Sketch Plan – Minor Subdivision**

**251 Glen Mills Rd.**

- Proposed subdividing a 4.5-acre parcel from his 7-acre lot.
- PC discussed on 3/9/22: a new driveway, riparian buffer requirements, steep slopes, sight distance, and tree replacement
- PC discussed the applicant's Preliminary/Final revised plans, 11/9/22: tree replacement, perk testing, rain garden and easement, historic resource study, stormwater testing, use of Long Lane, possible use of public sewer, and stormwater management
- Status: Discussion to continue upon receipt of revised plans.

**c. O'Kane Land Development Preliminary/Final Plan**

**15 Tanguy Rd.**

- Proposed replacing existing house with new house, driveway, and pole barn
- Discussion was held on 7/8/20, 11/11/20, and 12/9/20
- PC discussed and recommended approval of revised plans 11/10/21
- Status: BOS approved 2/16/22, Resolution 2022-7

**d. Urbany, Preliminary/Final Minor Land Development**

**2 Derry Dr.**

**Barn and Improvements**

- Proposed a barn and additions to the house
- Discussion began 12/14/22: Use of the property accessing the new barn, utilities, lighting, landscaping, and grading were discussed
- Status: Awaiting revised plans

**e. VMDT Partnership – Preliminary/Final Land Development**

**282 and 286 Dilworthtown Road**

- Discussion began 5/11/16
- PC recommended denial 6/8/16
- BOS approved Settlement Agreement 10/16/19
- PC discussed the plans 11/10/21
- PC discussed changes in the settlement agreement, 12/14/22
- PC recommended denial to the BOS, 12/14/22
- Status: Awaiting revised plans

**2. Plans With Extensions:**

**a. Adler**

**31 Dilworthtown Rd.**

- Subdivision of 14.44 acres into 6 lots
- Subdivision plan submitted 10/1/99 and 1/4/00
- Last discussed in 2000
- Status: – Open Extension

**b. Craig**

**1525 Wilmington-West Chester Pike**

- Subdivision plan submitted 2/26/90
- Last discussed in 1990
- Status: - Open Extension

**c. Daniels, Final Minor Subdivision**

**425 Thornton Rd.**

- Subdivide a 5-acre parcel into 2 lots
- Plan submitted 10/14/15, 5/23/16, and 8/8/16
- Discussions were held throughout 2015 and 2016
- PC discussed sketch plan 7/8/15
- PC recommended approval of Revised Preliminary Plan 7/13/16
- BOS approved Preliminary Plan 7/20/16, Resolution 2016-11
- PC recommended approval of Final Plan 9/14/16
- Status: Awaiting updated recording plans/agreements for signature

**d. Edward Lawlor**

**4 Sweetbriar La.**

- Subdivide property into 2 lots
- Subdivision plan submitted 7/31/12
- Last discussed 9/12/12
- Status: Extension to 2/21/23, awaiting revised plans

**3. Inactive Plans:**

**a. Redding, Sketch Plan**

**158 Locksley Rd.**

- Subdivide 9.7 acres into 3 lots
- PC previously discussed 4/11/12
- Discussed newly submitted updated Sketch Plan 1/14/15
- Discussion continued 10/11/17
- Status: Inactive: Pending receipt of plans with alternate layouts after Welsh La. right-of-way, owner's rights to Welsh La. and number of permitted driveways are determined

**b. Dittmer, Minor Subdivision Sketch Plan**  
**40 Westtown Rd.**

- Proposed 2-lot subdivision
- Discussion began 2/12/20
- Status: Discussion will resume upon receipt of updated plans

**c. KCH LLC, Subdivision Sketch Plan**  
**50 Dilworthtown Rd.**

- Proposed 7 lot subdivision on an 18-acre site
- Discussion began 2/12/20
- Status: Discussion will resume upon receipt of application. Applicant has opted for timber harvest on the property.

**C. ORDINANCES (Alphabetical Order):**

**1. Cluster Ordinance**

- Joint meeting w/BOS 4/22/09
- PC recommended adoption 6/10/09
- Last discussed – 2009
- Status: Inactive

**2. Comprehensive Plan**

- On the PC agenda 11/10/21, but no discussion took place
- Discussion resumed on 4/13/22 with updates regarding population and housing; and how the pandemic affected population and housing numbers in the Township
- On the PC agenda 6/8/22, but no discussion took place
- Status: Awaiting updated figures and draft ordinance before discussion continues

**3. Outdoor Dining Ordinance, continued from 6/11/14:**

- Discussion resumed on 3/9/22 at the request of the Board of Supervisors to review their draft. PC discussed: possible requirements, lighting/landscaping, outdoor fireplaces, and music/entertainment
- Discussion resumed on 4/13/22
- PC recommended adoption 4/13/22
- PC discussed Delaware County Planning Department's 5/19/22 review and the Board of Supervisor's updated draft, 6/8/22
- PC recommended adoption of the revised draft in accordance with the Delaware County Planning Department's 5/19/22 staff recommendations, 6/8/22

- BOS held a hearing on 7/20/22
- Status: BOS adopted via Conditional Use on 7/20/22, Ordinance 2022-2

**4. Neighborhood District Ordinance**

- Recommendation in 2007 to the Board of Supervisors to consider the drafting of a Neighborhood District Ordinance and to request input from the Board of Supervisors as to the Board's concurrence and support of the ordinance
- Last discussed - 2007
- Status: Inactive

**5. Pipeline Regulations**

- Discussion began 12/10/14
- Discussion was held on new materials presented in 2015 and 2016
- PC sent draft Zoning Ordinance Amendment and draft (SALDO) Subdivision & Land Development Ordinance Amendment to BOS for review 7/13/16
- Status: Inactive

**6. Sign Ordinance (Update)**

- Discussion began 1/13/16
- PC recommended adoption (last revised 3/4/16) 4/13/16
- PC recommended adoption (last revised 5/9/16) 6/8/16
- Status: Inactive

**7. Steep Slopes Ordinance**

- PC recommended adoption, 1/26/06
- Ordinance marked up, 9/12/06
- Supervisor Sgro submitted list of questions, 11/1/06
- PC requested clarification from Supervisor Uradnisheck and BOS Solicitor, Bob Anderman, on some items, 12/28/06
- PC requested joint meeting with BOS to discuss, 10/16/07
- PC recommended adoption again, 7/8/09
- Last discussed - 2009
- Status: Inactive

**8. Stormwater Ordinance Amendments**

- PC discussed various amendments along with Mr. Ciocco's comments in his 8/4/22 review letter, 8/10/22
- PC recommended adoption, 8/10/22
- BOS held a hearing 9/21/22
- Status: BOS adopted 9/21/22, Ordinance 2022-3

**9. Stormwater Improvements: Small Water/Sewer Grant Application**

- PC discussed the \$500,000 water/sewer grant
- PC voted to execute the grant application letter
- Status: Mr. Quinn executed the grant application letter

Respectfully submitted,

Deborah Zitarelli  
Planning Commission Secretary

cc: Planning Commission Members  
Board of Supervisors  
Kenneth D. Kynett, Esq.  
James Byrne, Esq.  
Jeffrey Seagraves, Township Manager

Michael Ciocco, P.E., Township Engineer  
Wayne Grafton, Land Planner  
Geoff Carbutt, Subdivision Coordinator  
Suzanne Howat, Bookkeeper