



Township of Marple  
Planning Commission  
February 23, 2023

**1. Pledge of Allegiance**

Michael Noonan led the room for the Pledge of Allegiance.

- 2. Roll Call:** Michael Noonan, Michael Gowdy, Joe Morgan, Dave Dezzi, Township Engineer Bridget Gillen, Director of Code Joseph Romano, Asst. to Dir. of Code Edna Cook were present. Nick Siano and Dan Frank had an excused absence.

- 3.** A Motion was given to approve the minutes from the Planning Meeting held on October 27, 2022 by Dave Dezzi and seconded by Michael Gowdy. All approved.

- 4. Reorganization:** Motion was given to make Michael Noonan Chairperson, and Michael Gowdy as Vice-Chairperson. All Approved.

- 5. Preliminary/Final Subdivision Plan of 395 Marple Road, Broomall into 3 lots with Lot 1 keeping an existing dwelling, Lot 2 to be sold as a future building lot, and the third lot proposed to be conveyed to a neighbor.** No construction is proposed at this time. Mr. Pinto is the owner of this property. Has lived here for over 32 years and in order to afford to stay in Marple he needs to subdivide this property to make another building lot. Requesting a waiver in lieu of open space because the majority of wooded area would remain.

**Bridget Gillen, Township Engineer**

Received response letter from Dave Damon, Engineer. Also spoke with Dave Damon and they will comply with the Township Engineer's letter dated February 21, 2023. Just want to make sure that if there is future construction may need Condition Use Approval by the BOC for Steep Slopes.

**Board Comments**

None

**Residents**

409 Marple Road – Needs clarification of Steep Slope Waiver which Bridget Gillen addressed.

**Joe Romano, Director of Code**

Mr. Pinto will own all 3 lots and if he sells, there will be one lot for a Single Family Dwelling. The third lot will be conveyed to a neighbor or Mr. Pinto will keep it. Hasn't made a decision as of yet. The applicant's Engineer will need to take this subdivision plan to PennDOT because Marple Road is a PennDOT street.

**Motion**

On a motion by Michael Noonan and seconded by Michael Gowdy to approve the Pinto Preliminary/Final Subdivision of 395 Marple Road, Broomall, PA into 3 lots with Lot 1 keeping an existing dwelling, Lot 2 to be sold as a future building lot and the third lot proposed to be conveyed to a neighbor with the condition that the developer addresses all comments in the Township Engineer's letter dated February 23, 2023

**6. Joe Romano**

Please note that there not be a Planning Meeting in March. April's Planning Meeting we will discuss changes to several Ordinances including fencing, sheds, and impervious coverage.

**Meeting Adjourned.**

Minutes taken by:

  
Edna M. Cook