



Township of Marple  
Planning Commission  
July 27, 2023

**1. Pledge of Allegiance**

Chairperson Michael Gowdy led the room for the Pledge of Allegiance.

- 2. Roll Call:** Vice-Chairperson Michael Gowdy, Nick Siano, Joe Morgan, Dave Dezzi (via phone), Joseph Romano, Edna Cook and Township Engineer Bridget Gillen. Mike Noonan and Dan Frank had an excused absence.

- 3. Approval of Minutes** – a motion was given by Nick Siano and seconded by Joe Morgan to approve the minutes from June 29, 2023. Unanimous Approval

- 4. Giacomucci Subdivision Plan for the properties located at 121-125 3<sup>rd</sup> Avenue** – Proposed Subdivision Plan for 1391 Cedar Grove Road to Subdivide 4/5 lots into two lots leaving the structures on site. Dennis O’Neil, Engineer of Herbert MacCombie, Engineering Firm is here to represent the Giacomucci’s. It is not clear whether there are 4 or 5 parcels. The total sq. footage of these lots are 18,975 sq.ft. They are in R4 Zoning District and each new lot will be over the 7,500 sq.ft. minimum for the existing duplexes. There is a U shaped drive that goes around the buildings. An easement will be drawn up so both duplexes will be able to use both entrances/exits. The owners want to clean up the lot so it will be easier to sell in the future. No new construction. Plan approved by Delaware County Planning. Requesting Waivers for 265-9.A, 265-9.B(7) and B(10), and 265-25 of the Marple Township Code.

**Bridget Gillen**

No comments. MacCombie addressed all comments and we recommend giving waivers.

**Board Members**

Michael Gowdy - Explain the driveway again. Dennis explained that the drive starts at one end and wraps around the rear of the properties and exits at the other end, so it goes completely around the two duplexes. The easement will guarantee that any new owners will have access to the drive same as now.

**Residents**

134 3<sup>rd</sup> Avenue -Will this become a development? No, no new construction.

128 3<sup>rd</sup> Avenue- Concerned about parking. Parking will not change

138 3<sup>rd</sup> Avenue- Why are you subdividing and what is ROW? Will make it easier to sell with two lots. Dennis gave an explanation for the ROW.

**Motion**

A Motion was made by Nick Siano and seconded by Joe Morgan to approve the Giacomucci Subdivision located at 121-125 3<sup>rd</sup> Avenue. Unanimous approval.

5. **Estate of Benito & Angela DiMartino at 2989 and 2993 Pennview Avenue for a lot line change.** The purpose of this subdivision is to remove a portion of the existing lot line between two residential parcels and create a new lot line between the existing residences. Dennis O'Neil, Engineer of Herbert MacCombie, Engineering Firm is here to represent the DiMartino's. Parcel A will be 63,020 sq.ft. and Parcel B will be 14,318 sq.ft. Properties are located in R1 Zoning District. Applicant requests waivers from 265-9.A, 265-9.B(7), 265-9B(8), 265-9.B(9) and 265-9.B(10) of the Marple Township Code. Plan approved by Delaware County Planning Commission. The Trust of the estate would like to sell a piece and in the future create a lot to sell another. This future new lot would be a flag lot and would have the necessary 50' frontage.

**Bridget Gillen**

No comments. MacCombie addressed all comments and we recommend giving waivers.

**Board Members**

Michael Gowdy – Do they want to create a lot for future development? Yes

**Joe Romano**

They could build another dwelling in the future.

**Motion**

A Motion was made by Joe Morgan and seconded by Nick Siano to approve the Subdivision for the Estate of Benito & Angela DiMartino located at 2989 and 2993 Pennview Avenue. Unanimous approval.

Minutes take by Edna M. Cook

  
Asst. to Director of Code/Zoning