



Township of Marple  
Planning Commission  
August 24, 2023

**1. Pledge of Allegiance**

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

**2. Roll Call:** Chairperson Michael Noonan, Michael Gowdy, Nick Siano, Joe Morgan, Dan Frank, Joseph Romano, Edna Cook and Township Engineer Bridget Gillen. Dave Dezzi 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 July 27, 2023. Unanimous Approval

**4. EBuild Construction – Preliminary Final Land Development/Subdivision Plan located at the corner of Broomall Avenue and Cynwyd Avenue for a three (3) lot subdivision.** Here to represent EBuild is Michael Ciocco, PE, Catania Engineering Associates, Inc. This is a three lot subdivision with an average lot size of 8,500 sq. ft. The lots meet all Zoning Standards in R3 Zoning and each lot will have its own SWM System in the rear of the house. Will comply with all the comments in the Township Engineer's letter dated August 23, 2023. Will have a garage and two parking spaces per dwelling. Requesting waiver for Preliminary/Final plan submission.

**Residents**

**2622 Cynwyd**

Concerned about drainage. Also concerned about the parking situation. Should only approve for two houses. Just because you can do it doesn't mean you should.

**2618 Cynwyd**

Concerned about parking issues. Too many houses. Tight area.

**60 Bonsall**

Too many houses and will have parking issues.

**Planning Board**

Can you change the drive on the corner lot to face Cynwyd? *We could but would be closer than 40' to the corner. If we change the location of the driveway it would cause parking problems on Cynwyd. We could add a parking spot next to the garage but would need a waiver to come 2' to the property line.*

**Joe Romano**

Can you change the driveways to hold 3 cars side by side? *We could but wouldn't look right aesthetically and would bring down the value of the homes.*

The Township would consider granting a waiver to allow changing the driveway of the corner lot to come out onto Cynwyd. This is a by right plan and it meets all the Zoning Standards for R3 Zoning District.

**Motion**

A Motion was made by Nick Siano and seconded by Joe Morgan to recommend returning to the Planning Commission with a new plan to either reduce the plan to two parcels or change the existing plan to show three side by side driveway parking in front of the dwellings. The developer must also agree to comply with all comments in the Township Engineer's letter dated August 23, 2023.  
Unanimous Decision.

Minutes take by Edna M. Cook   
Asst. to Director of Code/Zoning