

Township of Marple  
Planning Commission



September 25, 2025

- 1. Pledge of Allegiance** - Michael Noonan led the room for the Pledge of Allegiance
- 2. Roll Call:** Chairman Mike Noonan, Vice Chair Nick Siano, Committee Members Michael Gowdy, Dan Frank, Joe Morgan, Fran Leider, and Dave Dezzi, Assistant Township Manager Joe Celia, Amy Graziosi from Code Enforcement, Township Engineer Bridget Gillen  
Excused Absence: n/a
- 3. Approval of Minutes**  
Michael Gowdy made a motion to approve the minutes of June 26, 2025.  
Seconded by Nick Siano.  
Unanimous Approval.
- 4. Property – 1391 Cedar Grove Road (Folio #25000065200) for a lot line change.** The plan proposes to convey land from the property at 1391 Cedar Grove Road (Lot 1) to the adjacent properties at 2, 6, and 10 Claudia Circle (Lots 2-4), Two detached accessory structures and portions of driveway near the land to be conveyed on Lot 1 are proposed to be demolished. A sanitary sewer easement is proposed to be extended from Lot 2 east through the site to Lot 1.

**Mike Noonan** – Invites the applicant to step up to the podium.

**Mike Ciocco with Catania Engineering Associates** – Presenting the plan on behalf of Devon Property at 1391 Cedar Grove Road. There are four (4) properties across the site, one on Cedar Grove Road (1391), along with three (3) sites on Claudia Circle (2, 6 and 10).  
– 10 Claudia Circle, known as lot 3, will be buying a portion of about 1.3 acres from 1391 Cedar Grove, expanding its width into the woods and beside its existing house.  
– 6 Claudia Circle, center lot, known as lot 2, will be buying a portion of about 1 acre from 1391 Cedar Grove Rd, which is a rectangular piece of land behind its existing house, making the rear yard larger.

- 2 Claudia Circle, on the corner of Cedar Grove Rd. and Claudia Circle, will be buying a 25' wide strip of land from 1391 Cedar Grove Road, known as lot 4, that is situated behind its existing house, giving the property a larger rear yard.
- 1391 Cedar Grove, known as lot 1, has a house on the property that will remain for the time being, but was purchased by builder that will be looking to either renovate or tear down and build a new house in the future.
- A lot line shift occurring between lots 2 & 3 – there is a triangular piece that is being conveyed from lot 2 (6 Claudia Circle, Watson) to lot 3 (10 Claudia Circle, Kresge) - if you are at the sight and it already appears to be a part of that lot, so making the correction on what is already being maintained that way - both parties are agreeable.

Review was done by both the County and the Township Engineer.

**Bridget** – Mike can indicate if he has questions on any of the comments or if they will comply and then we can talk through anything they need to.

**Mike Ciocco** – It is a simple plan with residents buying some additional property from neighboring property and changing some lot lines. We will comply with some clarifications – I will go through those items that need clarifications:

Item #1- The existing lot 1 (1391 cedar grove) is a pre-existing nonconforming lot with respect to lot width, so moving some of these lot lines around and moving the lot line back for lot 4 to add some additional buffer space, is going to require a variance on the lot width from approx. 150' to approx. 130' for lot width. There are other lots on the block that have similar lot widths so this would not change the character of the neighborhood. A variance for the lot width was applied for today, so we will be on the schedule to go before the Zoning Hearing Board for the October 15<sup>th</sup> meeting.

Will be asking the Planning Commission to be kind enough tonight to make a recommendation for approval, contingent upon the approval of the ZHB, so that we do not have to wait several months to come back for the recommendation.

Item #6 asks for topographic contours to be provided on all the lots – we are asking for a waiver for lots 2 (6 Claudia), 3 (10 Claudia), 4 (2 Claudia), as it doesn't make sense to spend a bunch of money and surveying time when there are no structures or land development being proposed on these lots. Lot 1, we have full topography and all contours for this.

Item #7 – asking for another waiver request for water courses, tree masses and other significant features to be indicated on the plan. I think we have all the significant features on the plan, we show the houses, the driveways, the tree line - but not individual trees. There is a stream at the way back end of this but not going to be affected by any of this as there is no development with this project.

Item #8 – asking for a partial waiver from showing utilities. We do show some of the sanitary sewer and storm sewer in the lot 3 (end lot). Bridget is asking for us to show where they connect in the Claudia circle and we are agreeable to do that with the request of a partial waiver of showing all the utilities up and down Claudia Circle and Cedar Grove Road, as they wouldn't necessarily need to be surveyed and shown.

Item #10 – requesting a waiver from DEP from sewage planning since there is no development being proposed with this lot line change, DEP has typically granted that request in the past.

All other comments will be complied with.

**Bridget** – We wanted to add to the waivers for the contours and water courses, tree masses and other significant features and partial waiver we would support just as long as the sanitary and storm line on Claudia Circle was indicated.

**Mike Ciocco** – Yes we would add that.

**Mike Noonan** – Open to board for questions.

**Nick Siano** – More of a comment than a question. Seems pretty good to me. My concern is, are there any issues that we are not hearing about, is anyone here that is opposing?

**Mike Noonan** – Invites public comments to come forward.

**Vince Mancini** – Attorney for Mr. Watson (6 Claudia Circle) and Mr. Kresge (10 Claudia Circle) – Mr. Watson will be acquiring Lot #2 and Mr. Kresge will be acquiring Lot #3. The reason for the acquisitions, which they favor this subdivision/lot line change to protect the integrity of their property and ensure there would be no development behind them; also, to afford a more spacious lot for their dwellings that front on Claudia Circle. We hope that the planning commission will agree.

**Brien Nunn** – 1387 Cedar Grove Road (97 Cedar Grove Road, Parcel#25000065100) – A little downhill from Claudia Circle. I think this is a very nice idea that the property is being divided up and the land will be preserved. My concern is with water run off when something gets done with the existing house at 1391 Cedar Grove Road – will the final piece of property be within our zoning? When it's all divided up, will it be within the lot area for the zone?

**Mike Ciocca** – Yes, it will conform to the lot area. Even after subdividing off the pieces of land in the rear, we will be 42,341 square feet, so it meets the 40,000 square foot lot minimum for Zoning District RA when connecting to public water and public sewer. For Storm Water Management, we will be required to submit whatever the plans may be to the township for review to make sure that we meet the Storm Water Management Ordinance, which has certain requirements for volume control, regime control and water quality control. So, whatever is going to be done there will be some type of Storm Water Management facility that will control the flow coming off the site.

**Mike Noonan** – Any new development or construction going in there, the surrounding properties would have the benefit of a new Storm Water Management system being built on the property as a requirement to protect the surrounding properties.

**Brien Nunn** – Will there be another meeting for the plans for the house/development? The house is pretty much eye-sore and concerned it's going to be demolished and then when the ground is bare, the water will head downhill as a result. Do you know a time frame for the house?

**Mike Ciocca** – Not sure at this point, a builder did buy it with the intent of doing something with the house, whether renovating or tearing down and building a new one. The township will hold us to make sure we meet all SWM and zoning requirements.

**Vince Mancini** – We will take care that there is no water that drains towards the north there, to the property next door. I believe the drainage goes from front to back so the water will head back towards the creek.

**Brien Nunn** – I am more concerned about the front of the house and the old garage.

**Mike Ciocca** – The garage is proposed to be demolished. The builder bought the property with the intention of renovating or demolishing the existing house at some point. Our concentration is on the lot line change first.

**Joe Celia** – Asking for a time extension as this will not be done within the allotted amount of time due to the requirement of zoning.

**Mike Ciocca** – Yes we will do that. We are going before the Zoning Hearing board in October and then before the Board of Commissioners in November, so we will give a 30-day extension.

**Vince Mancini** – The time starts from the date of the first planning commission.

**Joe Celia** – Time starts when the plan is brought to the county.

**Mike Ciocca** – We are agreeable and will give an extension to the November meeting, whatever that date needs to be.

**Motion: On a motion by Mike Noonan and seconded by Nick Siano to recommend the approval for the Property of 1391 Cedar Grove Road (Folio #25000065200) for a lot line change, which has plans that proposes to convey land from the property at 1391 Cedar Grove Road (Lot 1) to the adjacent properties at 2, 6, and 10 Claudia Circle (Lots 2-4), Two detached accessory structures and portions of driveway near the land to be conveyed on Lot 1 are proposed to be demolished. A sanitary sewer easement is proposed to be extended from Lot 2 east through the site to Lot 1. This recommendation is contingent on the approval of the ZHB and subject to the waivers. - Unanimous**

**Motion to Adjourn by Mike Noonan and second by Nick Siano**

Minutes taken by: Amy M. Graziosi  
Amy M. Graziosi