



TREDYFFRIN TOWNSHIP PLANNING COMMISSION

Tredyffrin Township Municipal Building, Keene Hall
Thursday, February 19th, 2026 – 7:00 pm

Agenda

Call to Order:

Consideration of Meeting Minutes: September 18th, 2025

New Business:

2025 Planning Commission Activities Report (Tredyffrin Township) Recommendation to the Board of Supervisors to adopt the 2024 Planning Commission Activities Report as required by the Municipalities Planning Code.

CU-01-2026 – 946/916 N Valley Forge Rd (Chabad Lubavitch of Chester County & Western Main Line) The applicant is proposing a lot consolidation of two adjacent parcels, 946 N. Valley Forge Road (Parcel #43-5-87) and 916 N. Valley Forge Road (Parcel #43-5-88). Both parcels are owned by Chabad Lubavitch of Chester County & Western Main Line. 946 N. Valley Forge Road is improved with a structure and associated parking. It currently serves as a synagogue for religious services, community gatherings, and a small weekly religious school. 916 N. Valley Forge Road is improved with a structure used as a parsonage for the Rabbi, his family, and guests. There is no proposed change in the existing uses of either property.

946 N. Valley Forge Road currently operates as a religious facility under the IO: Institutional Overlay District. However, 916 N Valley Forge Road (TPN 43-5-88), currently zoned R-1, does not have this designation. As a result of the lot consolidation, Conditional Use approval from the Board of Supervisors is required to operate a religious facility on the newly created lot. Additionally, the applicant will require a several variance to comply with IO District requirements. This includes a variance from the lot area requirements, and an impervious coverage variance for a future expansion of the parking area to accompany any future renovation/improvement of the site.

The applicant is requesting the following waivers:

1. 181-14.C. of the Township SALDO related to Improvement Construction Plan; Natural Features Conservation Plan; Erosion, Sedimentation and Stormwater Control Plan; and Professional Traffic Survey and Plan, if required by § 181-36C of this chapter.

The applicant previously received a variance from the provisions of Section 208-21 of the Township Zoning Ordinance to operate a house of worship, small religious school and parsonage at 946 N Valley Forge Road.

This is the Applicant's first time before the Planning Commission. No MPC deadline

LD-02-2025 - 341 E Conestoga Rd (Main Line Padel) The Preliminary/Final Land Development Plans for the subject property last revised 03/11/2025 received Final Land Development approval from Tredyffrin Township. These plans included the construction of three (3) outdoor padel courts, an office building, parking improvements, and the associated stormwater management, utilities, and grading improvements. The enclosed plans have been modified to eliminate both the front (uncovered) padel court and the office building. It is proposed to construct a one-story clubhouse building with fitness facilities in front of the two outdoor padel courts. The amended plans will include the two rear padel courts, clubhouse building with fitness facilities, and the parking improvements. The proposed plan changes will result in a decrease in impervious cover from the approved Land Development Plans. The proposed underground stormwater management system will remain unchanged and will be oversized for the proposed amount of impervious cover.

The project was previously granted the following waivers:

1. §181-36.B.9 – A waiver was granted to permit aerial imagery to be utilized for the location of existing features within 300 feet of the property.
2. §181-23 – A waiver was granted to submit a Preliminary/Final Land Development Plan and Application.
3. §181-46.M(4) – A waiver was granted to permit the installation of a five (5') foot wide sidewalk in lieu of a six (6') foot sidewalk.

This is the applicant's first time before the Planning Commission. MPC deadline March 17th, 2025

SD-03-2025 – 602 Old Eagle School Road (1010 Wayne LLC) The applicant is proposing to subdivide the properties located at 602 and 660 Old Eagle School Road into a total of seven (7) lots. 602 Old Eagle School Road is a 6.3-acre lot currently improved with a large, single-family dwelling. 660 Old Eagle School is a 2-acre, unimproved woodlot. The applicant proposes to keep the existing dwelling and subdivide the remaining space into six (6) new lots. New Single-family dwellings are proposed for the six (6) remaining lots. The applicant proposes to construct a new cul-de-sac road from Harwick Road and all lots will each take access from the newly created cul-de-sac road. Lot 5 is proposed to take access to the cul-de-sac through Lot 4. The existing paved driveway from Old Eagle School Rd. is proposed to be abandoned. Also included in the project are grading, utilities, landscaping, lighting, stormwater management and erosion and sediment control.

The applicant is requesting the following waivers:

1. §203-5.B – A waiver is requested to provide less than the required number of compensatory plantings for the tree removal proposed on site.
2. §203-5.G - A waiver is requested to disturb more than 50% of woodland areas located on located on sloping land of less than 15% slopes. A calculation shall be provided to demonstrate the area disturbed and the severity of woodland disturbance on lands
3. §181-52.E.(3)(b) - A partial waiver is requested to reduce the number of plantings within the buffer yard.

This is the applicant's first time before the Planning Commission. MPC deadline January 9th, 2026. Extension granted to April 9th, 2026

LD-02-2025 – Russell Road Twins (Russell Road Developers, LLC) The Applicant proposes to develop four (4) parcels with a gross tract area of approximately 5.01 acres. The current parcels contain two vacant office buildings and parking lots. The Applicant proposes to demolish the existing office buildings and parking lots and construct eighteen (18) new age-qualified single-family semidetached homes (twins) and related improvements. The Tract is served by an easement over the adjoining property at 1700 Russell Road. Also included in the project are grading, utilities, landscaping, lighting, stormwater management and erosion and sediment control.

The applicant is requesting the following waivers:

1. §181-13 – A waiver is requested to provide preliminary/final land development plans instead of submitting preliminary plans.
2. §181-46.J.1 – A waiver is requested to provide a private common access drive to serve the dwelling units. No more than three dwelling units may share a common driveway.
3. §181-46.M.4 – A partial waiver is requested to permit a 5 ft wide sidewalk and a 5 ft wide grass verge.
4. §181-48.F.2 – A waiver is requested to utilize the datum that was used, i.e. Chester County Geographic Information Systems (GIS) in lieu of Tredyffrin Sanitary Sewer Datum.

Next Meeting
March 19th, 2025