



TREDYFFRIN TOWNSHIP PLANNING COMMISSION

Tredyffrin Township Municipal Building, Keene Hall
Thursday, June 18th, 2026 – 7:00 pm

Agenda

Call to Order:

Consideration of Meeting Minutes: April 16th, 2026

New Business:

LD-01-25 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 application received preliminary approval at the April 16th, 2026 Planning Commission meeting. The following waivers were granted as part of that approval:

1. § 181-46.J.1 – A waiver to permit eighteen (18) dwelling units to utilize a common access drive where the code limits to three (3).
2. § 181-46.M(4) – A partial waiver to permit a sidewalk width of five (5) feet and a five (5) foot wide grass verge where the code requires sidewalks be six (6) feet in width with a six (6) foot wide paver verge.
3. Partial waiver from § 181-52E(1), conditioned upon the applicant adding 85 additional shrubs. And continued to work with the neighbors with any proposed additional buffer.

The applicant received preliminary approval at the April 16th, 2026, Planning Commission meeting. No MPC deadline.

Next Meeting

July 16st, 2026