

Upper Providence Township  
Planning Commission  
Regular Meeting  
April 25, 2022

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The Upper Providence Township Planning Commission held its regular monthly meeting on Monday, April 25, 2022 at the Rose Tree Fire Hall. Ms. Larkin called the meeting to order at 7:00 PM and led the Pledge of Allegiance.

PC members present: Chairperson Jackie Larkin, Vice-Chairman Joseph Solomon, Bertie Bonner, Patrick Conboy, Bob Tull and James Zaccaria. Also present: Matt Burns, Engineer, Carl Ewald, Solicitor, Don Vymazal, Township Manager and Kim McCloskey, Administrative Assistant.

Not Present: Andrew Serota

**Approval of Minutes**

Mr. Tull made a motion seconded by Mr. Serota to approve the meeting minutes of January 24, 2022.

Ms. Bonner	Yes	Mr. Tull	Yes
Mr. Conboy	Yes	Mr. Zaccaria	Yes
Mr. Solomon	Yes	Ms. Larkin	Yes

Motion passed 6-0;

**Public Comments and Questions**

None

**Communications**

None

**Special Reports by Officers or Committees**

None

**Old Business**

**The Woods at Rose Tree - Preliminary SDLD**

Adam Powell, Engineer, George Palomba and Guy Matteo, Applicants and Timothy Sullivan, Attorney for Applicants were present to discuss the resubmission.

Mr. Powell reiterated that they are proposing to construct 8 houses on the two parcels between Kirk Lane and Highland Avenue. Four of the homes fronting Kirk Lane and four fronting Highland. One parcel has a house, shed and garage on it that will be demolished. The second parcel is land with vegetation. The lots are larger than required at  $\frac{3}{4}$  of an acre each. They are keeping most of the trees and cleaning up the dead vegetation. Mr. Powell talked about sight distance from all the driveways on Kirk Lane as well as the underground infiltration system that each home will have. Gas will not be run from Highland. If the buyer wants gas, they can get

propane. Very minimal grading will be required as the property is mostly flat. No Zoning variances are required. The style of the homes was also discussed.

They are again requesting a waiver for the sidewalk requirements with a fee in lieu of. They are also requesting a waiver regarding SWM, they are requesting to follow the new SWM Ordinance.

They will reach out to the 4 abutting neighbors for a meeting. Everything in the Township Engineer's letter dated April 21, 2022 is either resolved, an external agency or will comply,

Questions/concerns from the Commission and residents included:

- Driveway location for lot 3 on Highland
- The total square footage of the homes
- Asbestos siding/materials - part of remediation before demolition
- Increased traffic
- The possibility of keeping the current home on the property
- Walking path from Kirk to Highland
- Vegetation/trees
- How far off Highland the houses will be
- Walkability on Kirk Lane
- Driveway locations
- Parking of construction vehicles and equipment

Ashley Nagle, 301 Kirk Lane  
Jurij Burka, 32 Chapel Hill  
Susan Emery, 370 Kirk  
Chris Guadalupe, 22 Ruskin  
Bill Curtis, 454 Kirk  
Michael Ryan, 390 Highland

Mary Scott, 310 Kirk  
Cindy Baker, 231 Kirk  
Emily Farrell, 973 Oakcrest  
Mark & Malela Werner, 977 Oakcrest  
Julia Powell, 360 Kirk  
BJ Spears & Neal DiMarcantonio, 381 Kirk

Mr. Solomon made a motion, seconded by Ms. Larkin to grant recommending Preliminary SDLD approval with the two waivers, one for stormwater management and the second for the sidewalks with a fee in lieu of, compliance with the Engineer's review letter dated April 21, 2022, and setting up a meeting with the neighbors.

Ms. Bonner	Yes	Mr. Tull	Yes
Mr. Conboy	Yes	Mr. Zaccaria	Yes
Mr. Solomon	Yes	Ms. Larkin	Yes

Motion passed 6-0

**New Business**  
**Media Little League Lighting**

Tom Furman from Media Little League was present to present the plans for lighting of one field, the major league field, on the Springton Lake Middle School Little League area. The dates/season of play were discussed as well as the timing of the lighting. There will be a curfew of 10:00 pm in season and 9:00 pm outside of season. The glare and potential disturbance to any neighboring properties was discussed. They would be willing to do any planting of trees if a neighboring property wanted same. The property boundaries were questioned. There would be no cost to the Township or the school District. They are applying for a grant. Members of the audience and Council spoke in favor of the plans.

- Neil Clain, 130 Boxwood Court questioned the glare of the lighting as his property directly abuts the field

Mr. Solomon made a motion, seconded by Mr. Tull to approve recommending the Preliminary lighting proposal to Council. With the following conditions:

- Applicant will provide electronic plans of the lighting
- They will clarify that the plan is for the four light poles only on major league field - A1, A2, B1 and B2;
- They will include the curfew times - in season April-July is 10pm; and out of season is 9 pm;
- Provide in writing their willingness to provide trees as a buffer if requested, within reason;
- Meet all recommendations in the Township Engineer's letter dated April 22, 2022; and
- If additional lighting is sought after at the other fields, they will have to resubmit.

Ms. Bonner	Yes	Mr. Tull	Yes
Mr. Conboy	Yes	Mr. Zaccaria	Yes
Mr. Solomon	Yes	Ms. Larkin	Yes

Motion passed 6-0

### **Adjournment**

With no further business to conduct the meeting was adjourned at 8:57 PM.

Submitted by:

**Kimberley McCloskey**

Kimberley McCloskey  
Administrative Assistant  
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