

Upper Providence Township
Planning Commission
Regular Meeting
January 28, 2019

The Upper Providence Township Planning Commission held its regular monthly business meeting on Monday, January 28, 2019 in the Township Council Room. The meeting was called to order at 7:00 PM. The meeting was opened with the Pledge of Allegiance. PC members present were Brian Carr, Joseph Maylish, Brianna Schehr, Jackie Larkin and James Zaccaria. Also present were: James P. Kelly - Planning Commission Engineer, Beth Naughton Beck, Planning Commission Solicitor, Gregory Lebold, Township Manager and Kim McCloskey, Administrative Assistant. PC members not present: Michael Crotty.

Reorganization Meeting:

The first order of business was the selection of a Chairperson for 2019. Mr. Crotty was the only name placed in nomination. The floor was closed to nominations and a motion was called for.

Mr. Zaccaria made a motion, seconded by Ms. Larkin to elect Mr. Crotty as Chairman of the Planning Commission for 2019.

Mr. Carr - Yes	Ms. Schehr - Yes
Ms. Larkin - Yes	Mr. Zaccaria - Yes
Mr. Maylish - Yes	

Motion passed 5-0

The next order of business was the selection of a Vice-Chairperson for 2019. Mr. Maylish made a motion, seconded by Mr. Zaccaria to elect Ms. Larkin as Vice-Chairman of the Planning Commission for 2019.

Mr. Carr - Yes	Ms. Schehr - Yes
Ms. Larkin - Abstain	Mr. Zaccaria - Yes
Mr. Maylish - Yes	Mr. Crotty

Motion passed 4-0; 1 Abstained

With no further business to conduct for the reorganization meeting, the reorganization meeting was adjourned at 7:09 PM.

Regular Business Meeting:

In the absence of Mr. Crotty, Ms. Larkin called the meeting to order at 7:09 PM

Approval of Minutes

Mr. Zaccaria made a motion seconded by Mr. Carr to approve the minutes of December 17, 2018.

Mr. Carr - Yes

Ms. Schehr - Yes

Ms. Larkin - Yes

Mr. Zaccaria - Yes

Mr. Maylish - Yes

Motion passed 5-0

Public Comments and Questions

None

Communications

None

Special Reports by Officers or Committees

None

Old Business

Continued Comprehensive Plan review.

New Business

M&M Realty LLC. - South Ave and South Orange (Weldon)

Mr. Adam Powell, P.E., from Linn Architects initiated the presentation on behalf of M&M Realty of the Preliminary Subdivision and Land Development Plan to the Board members. A review of the comments prepared by Mr. Kelly was conducted, in which Mr. Powell indicated would be complied with. He also informed the Board that they were presenting the application and plans with the expectation of obtaining Preliminary Plan approval at the conclusion to tonight's meeting.

At the conclusion of Mr. Powell's presentation, Ms. Larkin and the Planning Commission members questioned Mr. Powell regarding various issues, which ranged from concerns with the proposed driveway location for Lot #5, concerns with parking due to S. Orange Street not permitting on street parking, the existing access easement use by other property owners and the lack of curbing and sidewalks along S. Orange Street.

Ms. Larkin asked the members of the Commission if they had any additional questions of the applicant. With no further questions being asked at that time Ms. Larkin asked members of the audience for any additional questions or comments.

Kevin Corcoran of 630 S. Orange Street distributed a handout to the Board which he had prepared and which included a small map of the area of the subdivision, along with pictures which were taken to demonstrate his concerns with the site visibility traveling north on S. Orange Street. Mr. Corcoran questioned whether

the sight line for the driveway of lot 5 of the Preliminary Plan for South Ave and S. Orange was sufficient. Mr. Powell from Linn Architects and JP Kelly addressed his concerns. Ultimately the decision is made by PennDOT.

Steve Gossler of 625 South Ave had concerns regarding the condition of the sewer on South Ave and if it could handle the added homes proposed on Orange Street. He was reassured by JP Kelly and Mr. Powell that it is a deep sewer and can handle the extra flow.

Ryan Pauline of 622 South Ave., had concerns about drainage which were addressed by Mr. Powell.

With no further questions from the audience, Ms. Larkin asked for a motion to approve the Preliminary Plans. Mr. Maylish made a motion, seconded by Mr. Zaccaria to grant Preliminary Plan approval, contingent upon the applicant complying with the comments in Mr. Kelly's January 25, 2019 1st Preliminary Plan review letter and subject to the approval of the Zoning Officer and the Solicitor regarding the pre-existing nonconforming lots on South Ave.

Mr. Carr - Yes

Ms. Schehr - Yes

Ms. Larkin - Yes

Mr. Zaccaria - Yes

Mr. Maylish - Yes

Motion passed 5-0

Adjournment

With no further business to conduct, Mr. Zaccaria made a Motion to adjourn, seconded by Ms. Schehr. The meeting was adjourned at 7:52 PM.

Submitted by:

Kimberley McCloskey

Kimberley McCloskey
Administrative Assistant