

Upper Providence Township
Planning Commission
Regular Meeting
February 22, 2021

The Upper Providence Township Planning Commission held its regular monthly meeting on Monday, February 22, 2021 via Zoom teleconference. The meeting was called to order at 7:00 PM. The meeting was opened with the Pledge of Allegiance.

PC members present were Jackie Larkin, Joseph Maylish, Andrew Serota, Joseph Solomon, Bob Tull, and James Zaccaria. Also present: James P. Kelly, Engineer; Robert Scott, Solicitor; Gregory Lebold, Township Manager and Kim McCloskey, Administrative Assistant.

Reorganization Meeting:

Mr. Maylish made a motion, seconded by Mr. Solomon to nominate Ms. Larkin as Chairperson of the Planning Commission for 2021.

Mr. Maylish	Yes	Mr. Tull	Yes
Ms. Serota	Yes	Mr. Zaccaria	Yes
Mr. Solomon	Yes	Ms. Larkin	Yes

Motion passed 6-0

Ms. Larkin made a motion, seconded by Mr. Zaccaria to nominate Mr. Solomon as Vice Chairman of the Planning Commission for 2021.

Mr. Maylish	Yes	Mr. Tull	Yes
Ms. Serota	Yes	Mr. Zaccaria	Yes
Mr. Solomon	Yes	Ms. Larkin	Yes

Motion passed 6-0

With no further business to conduct for the reorganization meeting, Ms. Larkin made a Motion, seconded by Mr. Tull to adjourn the reorganization meeting at 7:05 PM.

Mr. Maylish	Yes	Mr. Tull	Yes
Ms. Serota	Yes	Mr. Zaccaria	Yes
Mr. Solomon	Yes	Ms. Larkin	Yes

Motion passed 6-0

Regular Business Meeting:

The meeting was called to order at 7:05 PM.

Approval of Minutes

Ms. Larkin made a motion seconded by Mr. Solomon to approve the meeting minutes of October 26, 2020.

Mr. Maylish	Yes	Mr. Tull	Abstain
Ms. Serota	Abstain	Mr. Zaccaria	Yes
Mr. Solomon	Yes	Ms. Larkin	Yes

Motion passed 4-0; 2 Abstained

Public Comments and Questions

None

Communications

None

Special Reports by Officers or Committees

None

Old Business

None

New Business

DiFabio's Market - 1243 N. Providence Rd. - Sketch Plan

Mr. Kelly began with his review letter and indicated that this is a basic sketch plan submission, which involves the demolition of a portion of the rear of the existing building and the construction of a two story addition.

Mr. Agovino, the owner of DiFabio's, and his architect Phillip Jordan presented the plan for an addition to the first floor and to create a second floor. Mr. Agovino noted that the renovations and addition to the first floor will provide additional kitchen space and a small event space to promote more culinary programs and small events. Mr. Agovino further noted that the second floor addition will include a bar, additional restaurant space, including a small stage and exterior dining area.

Topics discussed were:

- Parking
- Impervious surface coverage
- Dumpster location
- The easement for off-site parking
- Trash container location
- Exiting from the second floor

After completion of the presentation and noting that there were no further questions from the Board, Ms. Larkin made a motion, seconded by Mr. Tull for Sketch Plan approval of the proposed improvements with the following considerations:

- Provide proof of easement
- Address any issues with the pre-existing nonconformities
- Confirm refuse collection schedule
- Address all comments noted in the Township Engineers February 15, 2021 review letter
- Obtain Fire Marshal approval
- Provide additional rendering showing the outside stairs

Mr. Maylish	Yes	Mr. Tull	Yes
Ms. Serota	Yes	Mr. Zaccaria	Yes
Mr. Solomon	Yes	Ms. Larkin	Yes

Motion passed 6-0

Adjournment

With no further business to conduct, Mr. Tull made a Motion, seconded by Mr. Zaccaria to adjourn the meeting at 7:36 PM.

Mr. Maylish	Yes	Mr. Tull	Yes
Ms. Serota	Yes	Mr. Zaccaria	Yes
Mr. Solomon	Yes	Ms. Larkin	Yes

Motion passed 6-0

Submitted by:

Kimberley McCloskey

Kimberley McCloskey
Administrative Assistant