

Upper Providence Township
Planning Commission
Regular Meeting
August 26, 2019

The Upper Providence Township Planning Commission held its regular monthly business meeting on Monday, August 26, 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 Vice-Chairwoman Jackie Larkin; Joseph Maylish; Joseph Solomon, Brian Carr, Bob Tull and James Zaccaria. Also present were: James P. Kelly, P.E., Planning Commission Engineer; Ms. Beth Naughton-Beck, Esq., Planning Commission Solicitor; Gregory Lebold, Township Manager and Kim McCloskey, Administrative Assistant. Not Present: Chairman Michael Crotty

Approval of Minutes

Ms. Larkin made a motion seconded by Mr. Solomon to approve the minutes of the July 22, 2019 meeting.

Mr. Carr - Abstain
Ms. Larkin - Yes
Mr. Maylish - Yes

Mr. Solomon - Yes
Mr. Tull - Abstain
Mr. Zaccaria - Yes

Motion passed 4-0

Public Comments and Questions

None

Communications

None

Special Reports by Officers or Committees

None

Old Business

S. Orange Street & South Ave., Final SDLD - M & M Reality

JP Kelly clarified that in his review letter, item 3, he stated that the driveway for lot 5 had not been address when in fact it has been and has been moved to the rear of the property.

Adam Powell, PE, engineer for the project, began his presentation by introducing Todd McKenney, equitable owner of the project. Mr. Powell discussed the changes from the last submission of the 5 lot final SDLD plans for the S. Orange and South Ave. The concerns were the sidewalk along Orange and Weldon which he has now provided out of the PennDOT right of way. The other concern was the driveway for lot 5. He has flipped the garage and lot 5 will now have access through the existing easement behind the homes. Everything in the engineers review letter has been addressed satisfactorily other than the outside agencies which are Fire Marshall, AQUA, Sewer and PennDOT. He has the AQUA will serve letter and approval from the Fire Marshall. He has had conversations with PennDOT and the Sewer Authority and is just waiting to finalize.

The noncompliance of the three lots on South Avenue were discussed and explained. The sidewalks will be on private property now and not in the right of way and will not need PennDOT approval. The access easement will remain and the contiguous lots will have use of it with parking pads for the 3 homes on South Avenue. It will be paved. Who will be responsible for the maintenance/snow removal of the easement was discussed. PC member B. Tull questioned the access easement accessibility regarding fire services.

After questioning by the PC, the following residents asked questions and made comments:

Maureen McLarnon, 621 South Ave.
Don Kushto, 626 South Ave.
Kevin Corcoran 630 S. Orange St.
Kurt Bonsall Shepard, 557 South Ave
Christine Schuetze, 612 South Ave.

The residents who spoke brought up the following concerns:

- Parking and traffic along South Ave.
- SWM - meadow vs. lawn vs. woods; predevelopment conditions; and impervious calculations were questioned and explained.
- Trees being removed and tree replacement policies were discussed.
- The development of the 9 non-conforming current lots was explained.

Ms. Larkin made a motion seconded by Mr. Carr to approve the Final SDDL of S. Orange and South Ave subject to compliance with the Township Engineer's review letter dated August 22, 2019, including all administrative requirement from PennDOT, the Fire Marshall, Sewer Authority and AQUA and that you include that the homeowner for lot #5 will be responsible for the snow removal on the easement driveway.

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

Mr. Solomon - Yes
Mr. Tull - Abstain
Mr. Zaccaria - Yes

Motion passed 5-0

Adjournment

With no further business to conduct, the meeting was adjourned at 7:47 PM.

Submitted by:

Kimberley McCloskey

Kimberley McCloskey
Administrative Assistant