

Upper Providence Township  
Planning Commission  
Regular Meeting  
July 26, 2021

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The Upper Providence Township Planning Commission held its regular monthly meeting on Monday, July 26, 2021 in the Township Council Room. Ms. Larkin called the meeting to order at 7:00 PM and led the Pledge of Allegiance.

PC members present were Chairperson Jackie Larkin, Vice-Chairman Joseph Solomon, Patrick Conboy, Andrew Serota, and James Zaccaria. Also present: James P. Kelly, Engineer; Carl Ewald, Solicitor and Gregory Lebold, Township Manager

Not Present: Joseph Maylish and Robert Tull

**Approval of Minutes**

Mr. Serota made a motion seconded by Mr. Solomon to approve the meeting minutes of June 28, 2021.

Mr. Conboy	Yes	Mr. Zaccaria	Yes
Ms. Serota	Yes	Ms. Larkin	Yes
Mr. Solomon	Yes		

Motion passed 5-0

**Public Comments and Questions**

None

**Communications**

None

**Special Reports by Officers or Committees**

None

**Old Business**

None

**New Business**

**Sunoco - 1451 N. Providence Rd. - Preliminary/Final Plan**

John Anderson, P.E., initiated the presentation on behalf of the developer by describing the proposed site improvements and the changes that were incorporated in response to comments made by the Township Planning Commission at the Sketch Plan presentation and the Township Zoning Hearing Board. Mr. Anderson noted that the project obtained Special Exception approval by the Township Zoning Hearing Board at their October 28, 2020 meeting. Mr. Anderson discussed the method of stormwater management for the site, which involves the

construction of underground seepage beds which will be connected to an existing inlet near the off ramp of Rt. 1.

Brian Proska, P.E., traffic engineer with Traffic Planning & Design (TPD) discussed the changes to the entrance to the site from Rt. 252, as well as the relocation of the entrance from E. Rose Tree Road. Mr. Proska noted that a PennDOT Highway Occupancy Permit would be obtained and that modifications to the existing traffic signalization will be made to the approval of PennDOT.

At the conclusion of the presentation, Mr. Kelly discussed the issues from his review letter that remained to be addressed, which included issues with the stormwater design and the discharge to the PennDOT drainage collection device. Mr. Kelly also asked to be included on meetings with PennDOT, which the applicant agreed to comply with.

With no further items to present by the applicant, the Board began with questions ranging from the car wash hours of operation would be, the convenience store hours of operation, the illumination of the site, screening of the site from the neighboring residential properties, environmental concerns with the previous site remediation and concerns with the amount of vehicles that will using the car wash.

Mr. Serota requested that the applicant provide a plan which outlined the spread of the lighting and that a more up to date handicapped parking sign be provided. The applicant agreed to both.

Concerns were expressed by the Board in regards to the pedestrian crossing in front of the car wash exit. The applicant explained how the car wash operated; however, concerns remained and Mr. Zaccaria requested that a barrier be installed on either side of the landscaped areas adjacent to the car wash exit to prevent pedestrians from crossing closely to the exit.

With no further questions from the Board, the audience was offered the opportunity to ask questions. Deborah Buller (155 E. Rose Tree Road), Joseph Solomon (70 Palmers Mill Road), Drew and Brenda Brown (76 E. Rose Tree Road), Thomas McFadden (321 Sycamore Mills Road), Chris Dolan (32 E. Rose Tree Road), and David Thomas (113 Water Mill Lane) asked questions and expressed concerns with fuel truck delivery access and the time of fuel delivery, the number of underground fuel tanks, traffic signal modification concerns, concerns with the stormwater inlet maintenance by the Township, air quality and noise concern.

Upon completion of the questioning by the audience, the Board held a brief executive session and returned with the following requirements:

1. All items noted in the Township Engineer's review letter are to be resolved;
2. Provide a status on any agreements with PennDOT in regards to proposed changes to Rt. 252;
3. Ensure the NPDES Permit is approved before proceeding to Township Council for approval;
4. Provide proof of approval by the Delaware County Conservation District;
5. Revise the plans to indicate the landscaping more accurately;

6. Provide a plan that notes the turning pattern of fuel delivery tanker trucks;
7. Note on the plans that fuel deliveries will only be between 11am and 6pm;
8. Obtain approval from the Township Fire Marshall;
9. Provide an air quality index report;
10. Verify that the proposed signage will comply with the Township Zoning Code;
11. Provide clarification on pedestrian crossings;
12. Investigate the installation of sidewalks along the frontage of the property on Rt. 252;
13. Provide a privacy fence in addition to the required landscape screening along the area that abuts the residential properties;
14. Reach out to the neighboring property owners and address any concerns they may have.

The applicant was informed to return to the Planning Commission when the aforementioned items were completed.

**Adjournment**

With no further business to conduct Ms. Larkin adjourned the meeting at 8:55 PM.

Submitted by:

**Gregory C. Lebold**

Gregory C. Lebold  
Township Manager

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