

Upper Providence Township
Planning Commission
Regular Meeting
June 28, 2021

The Upper Providence Township Planning Commission held its regular monthly meeting on Monday, June 28, 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 Jackie Larkin, Patrick Conboy, Andrew Serota, Joseph Solomon, Bob Tull, and James Zaccaria. Also present: James P. Kelly, Engineer; Carl Ewald, Solicitor; Gregory Lebold, Township Manager and Kim McCloskey, Administrative Assistant.
Not Present: Joseph Maylish

Approval of Minutes

Mr. Tull made a motion seconded by Mr. Serota to approve the meeting minutes of February 22, 2021.

Mr. Conboy	Yes	Mr. Tull	Yes
Ms. Serota	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

None

New Business

DiFabio's Market - 1243 N. Providence Rd. - Preliminary/Final Plan

David Damon, P.E., initiated the presentation on behalf of Frank Agovino (building owner) by describing the proposed site improvements, which are minimal with some changes to egress from the new second floor addition, which will alter the loading dock area. Mr. Damon also noted that additional parking will be afforded by an agreement with an adjacent property owner, which is covered under an easement agreement. Architect Phillip Jordan described the building improvements, which include a second floor addition and alterations to the first floor existing kitchen area. The alteration will include an area for a demonstration kitchen, along with extra dining room space. The addition to the second floor will include an area for live entertainment

and another bar. Mr. Damon and Mr. Jordan noted that they will comply with all recommendations from The Delaware County Planning Commission and the Township Engineer. Mr. Kelly advised that the only outstanding issue he has is to get a copy of the easement agreement. Mr. Jordan informed the Board that he would email the easement to Mr. Lebold.

Ms. Larkin made a motion seconded by Mr. Tull to approve the SDLD application of DiFabios for an addition with the following conditions:

- Provide proof of easement
- Confirm refuse collection schedule
- Comply with all comments noted in the Township Engineers June 17, 2021 review letter
- Obtain Fire Marshal approval

Mr. Conboy	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, Ms. Larkin made a Motion, seconded by Mr. Zaccaria to adjourn the meeting at 7:22 PM.

Mr. Conboy	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