

Upper Providence Township  
Planning Commission  
Regular Meeting  
February 28, 2022

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The Upper Providence Township Planning Commission held its regular monthly meeting on Monday, February 28, 2022 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, Bertie Bonner, Patrick Conboy, Andrew Serota, Bob Tull and James Zaccaria. Also present: James P. Kelly, Engineer, Carl Ewald, Solicitor, Don Vymazal, Township Manager and Kim McCloskey, Administrative Assistant.

**Approval of Minutes**

Mr. Tull made a motion seconded by Mr. Conboy to approve the meeting minutes of February 28, 2022.

Ms. Bonner	Yes	Mr. Tull	Yes
Mr. Conboy	Yes	Mr. Zaccaria	Yes
Ms. 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**

**The Woods at Rose Tree - Preliminary SDDL**

Adam Powell, Engineer, George Palomba and Guy Matteo, Applicants and Timothy Sullivan, Attorney for Applicants were present to discuss the resubmission.

Mr. Powell initiated the presentation reiterating that they are proposing to construct 8 houses on the two parcels between Kirk Lane and Highland Avenue. Four of the homes fronting Kirk Lane and four fronting Highland. One parcel has a house, shed and garage on it that will be demolished. The second parcel is land with vegetation. The lots are larger than required at  $\frac{3}{4}$  of an acre. They are keeping most of the trees and cleaning up the dead vegetation. Mr. Powell talked about sight distance from all the driveways on Kirk Lane as well as the underground infiltration system that each home will have. Gas will not be run from Highland. I

the buyer want gas, they can get propane. Very minimal grading will be required as the properties are mostly flat. The style of the homes were discussed.

They are again requesting a waiver for the sidewalk requirements with a fee in lieu of. They are also requesting a waiver regarding SWM, they are requesting to follow the new SWM Ordinance.

They will comply with JP Kelly's review letter and will reach out to the 4 abutting neighbors for a meeting.

Questions/concerns from the Commission included:

Residents had concerns about:

- Increased traffic
- Vegetation
- Walkability on Kirk Lane
- Driveway locations
- Parking of construction vehicles and equipment

Residents in attendance with comments:

Roger and Judy Suto, 978 Oakcrest  
Gerald McGonigle, 397 Highland  
Larry Morroni, 1 Ruskin  
Mark & Malela Werner, 977 Oakcrest  
Julia Powell & Ray Milora, 360 Kirk  
Colin Harris, 345 Kirk  
Mary Eder, 258 Highland

Anna Ferguson, 12 Azalea  
BJ Spears & Neal DiMarcantonio, 381 Kirk  
Chris & Stephanie Guadalupe, 22 Ruskin  
Cynthia or Letitia Baker, 231 Kirk  
Jane Sleutaris, 681 W. Third  
Valarie Wright, 340 Highland  
Janet Riddle, 321 Kirk  
Dale Laughlin, 316 Kirk

**New Business**

**Media Little League Lighting**

Tom Furman from Media Little League was present to present the plans for lighting of one field on the Springton Lake Middle School Little League area. The dates/season of play was discussed as well as the timing of the lighting. There will be a curfew of 10:00 pm in season

and 9:00 pm outside of season. The glare and potential disturbance to any neighboring properties was discussed. Member of the audience spoke in favor of the plans.

- Neil Clain, 130 Boxwood Court questioned the glare of the lighting as his property directly abuts the field

They will provide electronic copies of the plans.

**Adjournment**

With no further business to conduct Mr. Tull made a Motion to adjourn, seconded by Mr. Solomon, adjourning the meeting at 8:48 PM.

Submitted by:

**Kimberley McCloskey**

Kimberley McCloskey  
Administrative Assistant