

Upper Providence Township
Planning Commission
Regular Meeting
September 26, 2022

The Upper Providence Township Planning Commission held its regular monthly meeting on Monday, September 26, 2022 at the Township Building. Ms. Larkin called the meeting to order at 7:00 PM and led the Pledge of Allegiance.

PC members present: Chairperson Jackie Larkin, Bertie Bonner, Andrew Serota, Bob Tull and James Zaccaria. Also present: JP Kelly, Engineer, Carl Ewald, Solicitor, Don Vymazal, Township Manager and Kim McCloskey, Administrative Assistant.
Not Present: Mr. Conboy

Approval of Minutes

Ms. Larkin made a Motion, seconded by Mr. Tull, to approve the meeting minutes of August 22, 2022.

Ms. Bonner	Yes	Mr. Zaccaria	Yes
Mr. Serota	Yes	Ms. Larkin	Yes
Mr. Tull	Yes		

Motion passed 5-0

Vice-Chairman Joseph Solomon arrived at 7:03 pm

Public Comments and Questions

None

Communications

None

Special Reports by Officers or Committees

None

Old Business

None

New Business

1251 Post House Lane - Conditional Use

John D'Antonio, the owner of 1251 Post House Lane, advised that he was told he needed Conditional Use for tree removal from steep slopes that he has already completed.

Mr. Kelly advised that the applicant removed a group of trees in a steep slope area. His office did an inspection and identified the area that was disturbed and noted that the applicant should have filed for Conditional Use prior to disturbing any steep slopes. He was advised to file for Conditional Use in order to make things correct. The plan was not sealed by an Engineer. The area that was disturbed was not identified. The surveyor should also seal the plan because it is a slope issue.

Margaret Rakula, 1231 Post House; Ali Mousavi, 1240 Post House; Michael Vernacchio, 1265 Hunt Club all commented on their concerns about water run off onto their properties due to all of the tree removal. What fencing is allowed was also discussed.

Mr. Ewald explained the process and what the next steps need to be. The Municipalities Planning Code puts a deadline on how long the Township has to make a decision. The applicant will need to work with the Township Manager to grant the Township an extension to that deadline so that the Commission does not have to make a decision immediately. This will be a public hearing when it comes before Township Council. As far as remediation for damages to other properties, that would have to go through the Court system.

Ms. Larkin advised the applicant that he should resubmit signed and sealed plans from the engineer and surveyor showing the steep slopes and the limits of disturbance.

104 & 106 Kelly Lane - Lot Line Removal

Ginger & Andrew Lewis, owners of 104 & 106 Kelly Lane advised that they applied for the Reverse SDLD to remove the lot line and make their property one parcel. Mr. Kelly advised that the plan should be resubmitted to the Township for signatures and be renamed Lot Line Removal or Lot Consolidation Plan.

Cam Lacey, Architect for the applicants questioned the riparian buffer. It is 100 feet. It is not relevant to this application.

Ms. Larkin made a Motion, seconded by Mr. Tull, to approve recommending that Council approve the lot line removal for 104 & 106 Kelly Lane upon submission of the renamed plans.

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

Motion Passed 6-0

Adjournment

With no further business to conduct the meeting was adjourned at 7:31 PM.

Submitted by:

Kimberley McCloskey

Kimberley McCloskey
Administrative Assistant