

UPPER DARBY TOWNSHIP

DEPARTMENT OF LICENSES & INSPECTIONS

100 Garrett Road. Upper Darby, PA 19082 Phone: (610)734-7613

June 12, 2023

UPPER DARBY TOWNSHIP PLANNING COMMISSION MINUTES

Attendance

Planning Commission Members Present:

- Debbie Nifong
- Cassandra Hayes
- James Mullen
- Jeffrey Roken
- Steve Bertil

Planning Commission Members Absent:

- None

Township Staff Present:

- Asst. Director of L&I for Planning & Zoning-Joshua Chast
- Mike Galante, Township Engineer

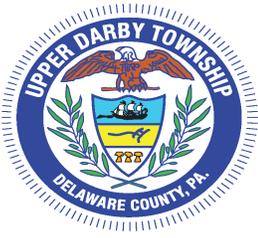
Minutes

A motion was made by Jeffrey Roken to approve the May Planning Commission Minutes. The motion was seconded by Steve Bertil. All members voted in favor.

Reviews

1. Drexeline Land Development Amendment

- a. On May 5, 2023 an ACT 247 application was submitted to Upper Darby Township for a revision to the previously approved Drexeline Town Center Development Plan. The previous plan from 2021 had called for the demolition of the existing shopping center (excluding the existing PNC), the subdivision of 17.6 acres into seven parcels, and the development of a Wawa, Shoprite, retail space, self-storage unit, pad sit and apartment buildings. In addition, the plan included structural improvements to parking, landscaping and the creation of a pedestrian system and trail.
- b. Mark Damico of Petrikin, Wellman, Damico, Brown & Petrosa, P.C. and Drew Gorman of MCB Real Estate presented the revision to the Upper Darby Township Planning Commission. Mr. Gorman initiated the presentation by showing the previously approved Drexeline Plan and detailing the proposed



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1. Smoke Shop Ordinance Update

- a. No significant update since the previous meeting. L&I staff are still collecting data and reviewing ordinances. Staff may use the existing medical marijuana dispensary language, which has a 1,000 ft. separation from other dispensaries. James Mullen Volunteered to help collect data.

2. Upper Darby's Controllor Box Art Contest

- a. The Planning Commission has been asked to judge the upcoming Controllor Box Art Contest.
- b. The event is being arranged through the Mayor's office.
- c. No official timelines have been sent out but it can be assumed that a decision will have to be held at the next meeting.
- d. Guidelines for judging was sent from the Mayor's office and will be sent to the judges after the meeting.
 - i. Anyone Township resident 14 and up is eligible to apply.
 - ii. There will be a written component.
 - iii. The theme is environment, nature and trees.
 - iv. The painting cannot have words, phone numbers or web addresses.

Adjournment

A motion to adjourn was made by Jeffrey Roken. The motion was seconded by Steve Bertil.