

UPPER DARBY TOWNSHIP

DEPARTMENT OF LICENSES & INSPECTIONS

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

May 8, 2023

UPPER DARBY TOWNSHIP PLANNING COMMISSION MINUTES

Attendance

Planning Commission Members Present:

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

Planning Commission Members Absent:

- Steve Bertil

Township Staff Present:

- Asst. Director of L&I for Planning & Zoning-Joshua Chast

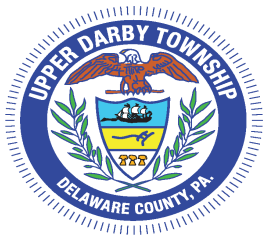
Minutes

A motion was made by Jeffrey Roken to approve the April Planning Commission Minutes. The motion was seconded by Cassandra Hayes. All members voted in favor.

Reviews

Mike Galante, Upper Darby Township's Engineer presented the proposed construction plan for the 5-Points Plaza and briefly discussed the Garrett Road Modernization Plan.

- 5 Points Plaza is located in front of the municipal building, below the steps at the intersection of Long Lane and Garrett Road. This intersection had at one point been a turning lane to exit Garrett Road and enter Long Lane. The road has been closed for several years and is now currently under construction to be transformed into a small plaza. Details of the plaza include at-grade tree plantings along the edge, bump outs into Garrett Road and circular brickwork in the center of the plaza.
- The designs were brought to the Planning Commission to be reviewed for comment and recommendation. The Township Engineer emphasized that even though construction has already started there are later improvements that can still be made. Some further improvements were recommended by the Asst. Director of Planning and Zoning. Those changes included the following:



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- i. The replacement of the at-grade landscaping with concrete or stone planting beds. These beds should be able to provide protection from cars and traffic while also providing necessary seating, shade and privacy.
 - ii. Matching the color of the concrete to the newly created one center concrete in order to make the plaza space feel more interconnected to the new One-Center. This is also the recommendation for the crosswalks.
 - iii. The removal of the fence in front of the stairs for seating and aesthetic purposes. The open stairs would stop the plaza from feeling constrained and provide additional seating and gathering space. The Township Engineer will be investigating the stability of the stairs.
 - iv. There should be some type of lighting for the plaza.
 - v. A water feature or the infrastructure to later place a water feature should be considered.
- c. The Planning Commission members also made several suggestions:
- i. suggested including movable planters into the design. This would help green the plaza and generate shade which will be necessary because the majority of the plaza is concrete or brick. Mike will research planter boxes and send redesigns.
 - ii. The commission also discussed exploring the rod iron planter boxes.
 - iii. There was also a discussion regarding the possible types of trees that should be planted. The following trees were recommended by James Mullan:
 1. Beech Trees
 2. Boxwood
 3. Holly
 4. Mungo Pine
- d. At this time the Garrett Road Modernization plan is not ready for review by the Planning Commission. This should be ready in the next month or two for review.

Old Business

1. Land Development Project Status Update

- a. Joshua Chast presented an updated spreadsheet regarding the status of existing land development projects. Projects are either marked as completed, in construction, in planning or on hold/withdrawn. Each plan includes a description and dates for each step of the land development process starting with submission of the ACT 247 and ending with the return of escrow funds. The Planning Commission members are going to be included on the google sheet so that they are able to monitor changes in land development.

2. Smoke Shop Ordinance Update



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- a. Leah Daniels has continued her research on the Smokeshop Ordinance. She is in the process of compiling all of the data for the size of the smoke shops. The next step will be conducting a meeting with internal and external stakeholders. Internal stakeholders would include L&I, Code Enforcement, Fire, Police and Economic Development. External stakeholders have not yet been decided, however the Planning Department is open to suggestions from the Planning Commission.

3. SolSmart Update

- a. Joshua Chast informed the Planning Commission that after two years of work on the SolSmart Program, Upper Darby Township has received a Silver SolSmart Designation. The recommendations that came out of this process will be used to craft a solar zoning ordinance as well as continue to streamline the installation of solar panels in Upper Darby.
- b. Cassandra Hayes was interested in seeing website traffic on the Solar Panel webpage.
- c. The commission noted that they were open to handing out information and tabling at some of the upcoming festivals such as International Fest and Pride Fest.

Adjournment

A motion to adjourn was made by Jeffrey Roken. The motion was seconded by Cassandra Hayes.