



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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improvements and the pedestrian/trail system. Mr. Gorman then explained the differences between the previously approved plan and the new revised plan.

- i. The revisions of the plan are only for the proposed apartment buildings and for the proposed pad site. The apartment buildings are located to along the eastern boundary of the site. The original apartments were in an L-shaped configuration. The plan is proposing that the apartments be replaced by a medical office building and attached parking garage. The proposed office building and garage would be in the same footprint as the previously proposed apartment building. The parking garage will be two stories. The parking garage will be at grade with the medical office building. The bottom level of the parking garage will be at a lower elevation which will match the elevation of the trail and trolley station. The parking garage will not be visible from State Road. Plans and renderings were presented to the Planning Commission.
- ii. The pad site also located on the eastern boundary of parcel and directly fronts onto State Road. The pad site has been reconfigured from the proposed 6,400 sq. ft. building to a smaller 3,333 sq. ft. Chase Bank. There are also revisions to the parking lot surrounding the Chase Bank. Plans and renderings were presented to the Planning Commission.
- c. The Planning Commission asked questions regarding the impetus to change the site from multi-family residential to medical office building and how this change could affect the previous design and flow of the site. Mr. Gorman stated that they were approached by a prominent medical provider and rearranged the plans to satisfy the potential client. He also indicated that medical office use behaves similarly to retail use and the medical office employees and clients will rely on SEPTA and use the walkability of the site to eat and shop. The commission also asked questions relating to the changes in sewer capacity and credits approved by the Darby Creek Sewer Authority. Mr. Gorman indicated that the sewer demand is significantly lower for a medical office building then for apartments and that they will have to modify their agreement. There was also questions regarding the design of the proposed buildings. Mr. Gorman indicated that all of the buildings were designed to be in the theme of the new Shoprite Building.
- d. Mike Galante, the Township Engineer prepared a letter detailing his comments regarding the previous plan and the revision. There were no major comments but some minor comments that the applicant will need to comply with before submittal to Council.
- e. No members of the public spoke during the public comment period.
- f. A motion was made by Jeff Roken to recommend approval of the plan to council. The motion was seconded by Cassandra Hayes. All voted in favor.

Old Business



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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.