



UPPER DARBY TOWNSHIP

DEPARTMENT OF LICENSES & INSPECTIONS

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

September 11, 2023

UPPER DARBY TOWNSHIP PLANNING COMMISSION MINUTES

Attendance

Planning Commission Members Present:

- Debbie Nifong
- James Mullen
- Steve Bertil
- Cassandra Hayes (Virtual)

Planning Commission Members Absent:

- Jeffrey Roken

Township Staff Present:

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

Minutes

A motion was made by Debbie Nifong to approve the August Planning Commission Minutes. The motion was seconded by Steve Bertil pending the changes to the Commission's response to public comment regarding the approval of the Drexeline Amendment. All members voted in favor.

Reviews

1) Irvington Lot Subdivision-

- a) On 8/31/2023 the application was submitted to Upper Darby Township by Mr Frank Fox of 217 W Matsonford Rd, Radnor PA. Mr. Fox indicated that it is a vacant lot, which was acquired 9 months ago. Debbie Nifong brought to the attention that there is a piece of asphalt on the rear of the lot-to which James Mullen explained that there once was a shed on it.
- b) Mike Galante highlighted an existing asphalt patch. He was concerned about the subdivision line splitting the asphalt between the two lots. Mr. Fox indicated that the asphalt will be completely removed to leave a clean grass lot. Mike Galante also noted that Mr. Fox will be required to complete a sewer mailer. He will have to submit the application back to the township for review and then to DEP for final approval.
- c) Mike Galante noted that there is a 6-inch wall encroachment from the adjacent property on the corner. He also noted that there are two trees on the right of way not depicted on the survey plan. He advised Mr. Fox to have his surveyor insert those into the existing plan.



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- d) Mike Galante added another recommendation regarding damage to the curb and sidewalk. He advised Mr. Fox to work with the L&I Department to meet the current code in Upper Darby Township. Lastly, he added that the storm water management will not be recognized as two separate lots during the subdivision process.
- e) Joshua Chast noted that the plans all are by-right, with a required minimum lot size of 6,500 sq. ft. Mr. Fox is proposing two lots of 7,600 sq. ft. with sufficient street frontage.
- f) Mike Galante recommended that the planning commission have the builder of the two future lots get approval from the Planning Commission to ensure architectural continuity with the existing neighborhood.
- g) A motion was made by Debbie Nifong to approve the plan with the comments of both the Asst. and the township engineer while granting a waiver to complete the primary and preliminary submissions together.

New Business

1) Interest from recreation department for federal grant

- a) Debbie Nifong explained how the grant works and how the roles and responsibilities will be delegated once the grant is approved. Joshua Chast explained that the grant was brought forward by the Pennsylvania Environmental Coalition (PEC) in hopes that the township would receive funding to connect previous trail planning with a funding source.
- b) Joshua Chast asked the planning commission to formally approve their recommendation for the letter.
- c) Cassandra wanted to include the fact that Upper Darby Township has a diverse resident demographic and vulnerable residents will get use from these trails. Steve Bertil added that there should be reference to this effort being in line with the 2018 Township Comprehensive Plan. Specifically it should mention the connection of neighborhood through alternative transportation options.
- d) A motion was made by James Mullen to prepare a letter with the addition of the inclusion of neighborhoods and reference too once of the major goals of the comprehensive plan being connectivity. Cassandra seconded the motion. All voted unanimously for approval.

2. Publishing of minutes on Upper Darby Township's Website

- a) Will put a vote on the October agenda.

Adjournment

A motion to adjourn was made by Steve Bertil. The motion was seconded by James Mullen.