

**LOWER PROVIDENCE TOWNSHIP
PLANNING COMMISSION MEETING
APRIL 26, 2023, MEETING MINUTES**

1) Call to Order

Chair Mark Kuberski called the meeting to order at 7:00 p.m.

2) Roll Call:

A) The following board members were in attendance: Mr. William Brooke, Mr. Mark Kuberski, Ms. Susan LaPenta, Mr. Frank McDonough, Ms. Kristina O'Donnell, and Ms. Samantha Grant

B) Also in attendance: Mr. Mike Mrozinski, Director of Community Development; Mr. Greg Heleniak, Township Solicitor; Mr. John Miklos, Montgomery County Planning Commission, Mr. Gary Neights, Board of Supervisors Liaison, and Mr. Tim Woodrow, Woodrow Associates

3) Approval of Minutes:

A) The minutes of February 22, 2023 were approved for posting without change.

4) New Business:

Consideration of LD-23-04 Land Development plans for Delaware Valley Properties, 1433 Pawlings Road. The applicant, Eric Faggioli, property owner briefly described the proposal to construct a 3680 SF garage towards the rear of the property, adjacent to the existing Auto Service business. The garage is to be used for staging vehicles awaiting service by tenant Clark Auto Service. There was discussion concerning the history of the property, stormwater management, and driveway occupancy permit with PennDOT. Adjoining neighbors, Harold and Leah Baird were present and participated in the discussion. The applicant committed to address concerns of the neighbors concerning existing dead trees at the property line, and historic stormwater concerns. The applicant, Bairds, and Township staff will meet at the site during the land development process to satisfy the stormwater concerns. He also stated that he will setup for water and sewer in the new building, and cap initially.

The applicant presented waiver requests that arose from the review letters and asked for the Commission's recommendations:

1. Waiver from §123.31 requiring that Pawlings Road as a Collector Road to be widened to a minimum cartway of 30 feet. No cartway widening is proposed from the existing cartway width. The Commission recommends deferring this obligation.
2. Waiver from §123-32. A requiring that curbs and storm sewers be installed, as there are no curbs or storm sewers in the vicinity of this property. The Commission recommends deferring this obligation.
3. Waiver from §123-32. B requiring the applicant to post a sufficient guarantee for the eventual installation of curbs and storm sewers as there are no curbs or storm sewers

in the vicinity of this property. The Commission recommends deferring this obligation.

4. The waiver request from the installation of sidewalks was withdrawn as the desire for sidewalks was explicitly expressed and the applicant agreed to install these.

The applicant indicated that they would comply with all other outstanding comments in the review letters.

The additional public comment concerned unrelated potential projects of the applicant and he was guided to addressing these in other forums. A motion to adjourn was received and approved 5-0. The meeting was adjourned at 8:00 PM.