

**LOWER PROVIDENCE TOWNSHIP  
PLANNING COMMISSION MEETING  
NOVEMBER 20, 2019 MEETING MINUTES**

**1) Call to Order**

A) Chairman 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. Patrick Neary, and Ms. Kristina O'Donnell.

B) Also, in attendance: Mr. Mike Mrozinski, Director of Community Development; Mr. Lonnie Manai, Township Engineer; Mr. John Miklos, Montgomery County Planning Commission.

**3) Approval of Planning Commission Meeting Minutes of September 25, 2019.**

A) **MOTION:** Mr. Brooke made a motion to move the minutes of September 2019 into the record. Ms. O'Donnell seconded the motion. The motion *passed* 5-0.

**4) New Business – Consideration of proposed minor land development plan – 9 S Park Avenue – Robert Gambone – American Tile**

A) Mr. Daniel Coval, Esq. of Andrew L. Miller and Associates of Bala Cynwyd, PA provided general background regarding the plans for the re-development of the former marketing company property at 9 S Park Avenue. The property is to be the relocated office and storage facility for American Tile of West Norriton. The proposal also includes the construction of two apartments on top of the existing building. Also, presenting was property and business owner Robert Gambone. Mr. Coval responded to questions from the Planning Commission and specifically addressed each request for waiver. Discussion involved matters of lighting, landscaping, stormwater management, curbing and sidewalks. All staff and consultants present participated. There were no members of the public present.

**§123-33. Requiring sidewalks to be installed along Second Street.** A motion was made by Mr. Neary, seconded by Ms. O'Donnell. **Motion to recommend granting was passed 5-0**

**§123-37. B Prohibiting angled or perpendicular parking along public or private streets.** The applicant proposes six perpendicular spaces along Second Street. A motion was made by Mr. Brooke, seconded by Mr. Neary. **Motion to recommend granting was passed 5-0.**

**§123-50. Requiring a landscape plan.** Buffering is proposed along Second Street. The applicant contends that because they were installing the landscaping anticipated by a plan, that the plan was not necessary. The applicant also agreed to comply with the recommendations of the review letter from the Township's Landscape Consultant, when the review is received. A motion was made and seconded. **Motion to recommend granting was passed 5-0.**

**§123-51 Requiring a natural resources plan.** The applicant contends that no natural features will be disturbed in this design. The applicant also agreed to comply with the recommendations of the review letter from the Township's Landscape Consultant, when the review is received. A motion was made by Mr. Brooke, seconded by Ms. O'Donnell. **Motion to recommend granting was passed 5-0.**

**§123-52** *Requiring the installation of shade trees along the street, 40-50 feet apart.* The applicant proposes to install other plants, contending that shade trees may not be appropriate for this specific site especially along Second Street. A motion was made by Mr. Neary, seconded by Mr. Brooke. **Motion to recommend granting was passed 5-0**

A motion was made by Mr. Brooke, seconded by Ms. O'Donnell to *recommend preliminary/final plan approval*. **Motion to recommend approval was passed 5-0.**

**5) Motion to Adjourn:**

- A) **MOTION:** Mr. Brooke made a motion to adjourn. The motion *passed* 5-0. The meeting adjourned at approximately 7:45 p.m.

**Next Scheduled Meeting:** December 18, 2019 – 7 p.m.