



UPPER DARBY TOWNSHIP

COMMUNITY AND ECONOMIC DEVELOPMENT

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

January 13, 2025

UPPER DARBY TOWNSHIP PLANNING COMMISSION MINUTES

Attendance

Planning Commission Members Present:

- Lee Ann Jordan
- Debbie NiFong
- Michael Motyka
- Jeffery Roken

Township Staff Present:

- Joshua Chast, Planning and Zoning Manager
- Courtney Mullan, Assistant Planner

Roll Call

- Debbie NiFong called the meeting to order for the Planning Commission Meeting on January 13, 2025. A roll call was held showing, Lee Ann Jordan, Jeffery Roken and Michael Motyka present. Cassandra Hayes was absent, quorum confirmed.

Previous Minutes

- A motion was made by Debbie Nifong to approve the December's Planning Commission Minutes Jeffery Roken seconded the motion. All members voted in favor.

Reorganization

Nominations for positions:

- Chairperson: Jeff Roken nominated. Debbie Nifong seconded this, all in favor.
- Vice Chair: Debbie Nifong nominated. Jeffery Roken seconded this, all in favor.
- Secretary: Leanne Jordan nominated. Debbie Nifong seconded this, all in favor.
- All nominations unanimously approved



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Zoning

- No Zoning to Discuss

Communication and Bills

- No Communication or bills presented

New Business

Review of Havertown's Comprehensive Plan

- Josh Chast, Planning and Zoning Manager discussed how Havertown is in the process of doing their own comprehensive plan, which they have forwarded to the township for review and comment.
- Land use changes noted on Township Line Road and a lot of self-correcting commercial buildings that are in residential districts.
- End of year report for 2024 as noted in the MPC.
- Required by Municipalities Planning Code.
- Draft report to be prepared by Courtney Mullan and Josh Chast for February meeting.
- Focus will be on projects and zoning changes from the past year (2024).

Community and Economic Development updates from Rita LaRue, Director of Community and Economic Development

- The Township submitted an LSA grant for the property at Garrett and Edmonds.
- Property purchased by the township about a year ago.
- Located in the Garretford business district, currently an old gas station
- \$500,000 request aimed at creating a public space with landscaping, greenery,
- Urban Land Institute's (TAP) technical assistance panel scheduled for April 10th and 11th.
- Panel will conduct a two-day intensive study for downtown Upper Darby.
- Aims to provide actionable steps for the next 12 months, 2-4 years, and 5+ years.

Cobbs Creek Golf Course Project

- Rita LaRue explained that the Tiger Woods Foundation building nearing completion.
- She had a tour of the building conducted with the foundation.
- Soft opening planned for April, involving school children and STEM activities.
- Grand opening anticipated in September with the attendance from a “special guest”.



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Safe Streets for All Grant update From Josh Chast, Planning and Zoning Manager

- Josh explained that the grant went out for bid two weeks ago.
- Meeting with first round of applicants scheduled for the coming week.
- Focus on making streets safer, including traffic control and pedestrian safety.
- Projects will be presented to the planning commission for feedback.
- Emphasis on improving intersections and areas in Upper Darby

Meeting Adjournment

-A motion to adjourn was made by Jeffery Roken. The motion was seconded by Lee Ann Jordan. Unanimous approval.

All in favor, meeting Adjourned.