



UPPER DARBY TOWNSHIP

COMMUNITY AND ECONOMIC DEVELOPMENT

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

September 9, 2024

UPPER DARBY TOWNSHIP PLANNING COMMISSION MINUTES

Attendance

Planning Commission Members Present:

- James Mullen
- Cassandra Hayes
- Lee Ann Jordan
- Debbie NiFong

Planning Commission Members Absent:

- Jeffrey Roken

Township Staff Present:

- Courtney Mullan, Asst. Planner
- Rita LaRue, Director of Community and Economic Development

Minutes

- Debbie NiFong called the meeting to order for the Planning Commission Meeting on September 9, 2024. A role call was held showing Cassandra Hayes, Lee Ann Jordan and James Mullen present. A motion was made by Cassandra Hayes to approve the August's Planning Commission Minutes. Lee Ann Jordan seconded the motion. All members voted in favor.

Communication and Bills

- No Communication or bills to discuss

ZONING – Review of Starbucks Plan

- The presentation for Starbucks was postponed until next meeting in October
- Debbie explained how Starbucks business model is moving forward is primarily focusing now on a drive through facility and moving away from its original eat in and sit in model.
- Emphasis from the board on that the Starbucks business model is now moving people through their sites.
- Debbie had a discussion on traffic impact in comparison made to previous gas station location.
- Anticipated more orderly traffic flow



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New Business

- A review of a letter regarding Reconnecting Community Grant Program was given by Courtney Mullan.
- She explained that the grant funding to extend Naylor's Run Trail, and that Upper Darby had previously applied for this grant back in 2023 but had been denied.
- Courtney explained that there are new hopes for approval with assistance from Pennsylvania Environmental Council (PEC) and would like the Planning Commission to support the initiative
- Comments to be submitted from the board to Debbie NiFong via email for compilation before final submission on 9/30/24.

Public Participation

- Barbara Ann, former Mayor Keefer, and Rita LaRue, Director of Community and Economic Development, present
- Rita LaRue mentioned internal reorganization in April for Planning and Zoning under the umbrella of Community and Economic Development, and that Planning and Zoning now report to her.

Meeting Adjournment

- A motion to adjourn was made by James Mullen. The motion was seconded by Lee Ann Jordan. Unanimous approval.
- All in favor. Meeting concluded