

Avalon • Bellevue • Ben Avon
Joint Planning Commission

JPC REGULAR MEETING

Monday, April 28, 2025 • 7:00 PM

Avalon Borough Building, 640 California Avenue, Avalon, PA 15202

Courteous and respectful communication is essential to holding an effective public meeting. Individuals are welcome to address the Joint Planning Commission during the specified public comment portion of the meeting agenda. Each speaker will be recognized by the Chair in turn. Speakers must state a name and residential address so that the Secretary may record the proceedings accurately. All speakers are requested to adhere to the following:

- *Direct comments only to the JPC.*
- *Limit speaking time to a maximum of three (3) minutes.*
- *Share a public comment only once, unless JPC asks the speaker questions that warrant additional comment.*

MEETING AGENDA

- I. Call to Order
- II. Roll Call

JOINT PLANNING COMMISSIONERS	
Dionisia Dingler, Chair	Bellevue
Todd Demangone, Vice Chair	Avalon
Bri Erskine, Secretary	Bellevue
Valerie Cupps, Alternate	Avalon
Bruce Hall	Ben Avon
Dameon Holmes	Bellevue
Leslie Keaveney	Ben Avon
Michael Kurela	Avalon
Justin Martin	Avalon
Craig Riegelnegg	Ben Avon

SOLICITOR	
Weston Pesillo	Ben Avon

- III. Public Comment
- IV. Approval of Minutes
 - A. February 24, 2025, Regular Meeting
 - B. March 24, 2025, Regular Meeting
 - C. April 7, 2025, Special Meeting

Regular JPC meetings are held on the 4th Monday of each month at 7:00 PM in Avalon Council Chambers, 640 California Avenue, Avalon, PA 15202.

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V. Reports

A. Chair

1. Communications

- a. JPC Communication Gaps
- b. John Heyl, P.E., CPESC, LSSE – Grant Consistency Review
- c. Lori Morgan, Senior Planner, HRG – Draft Bellevue Active Transportation Plan Review

2. 2025 JPC Planning Goals

B. Vice Chair

C. Secretary

D. Solicitor

E. Borough Updates

1. Avalon

- a. JPC Annual Report 2024
- b. Consultant Selection
- c. PRT Letter of Support

2. Bellevue

- a. JPC Annual Report 2024
- b. Consultant Selection
- c. PRT Letter of Support

3. Ben Avon

- a. JPC Annual Report 2024
- b. Consultant Selection
- c. PRT Letter of Support

VI. Old Business

A. Planning Education

1. APA Planning Officials Training Program

B. Comprehensive Plan Update

1. Joint Comprehensive Plan Working Group

- a. MAP Application Update
- b. Meeting #2 and Interview Team Summary

C. Joint Zoning Ordinance Text Amendment Inquiry

D. Ordinance Updates

1. Electrical Vehicle Charging Ordinance

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2. Short-Term Rental Draft Ordinance

VII. New Business

A. Subdivision Application Review

Project Name: Let's Wagers Subdivision Plan

Applicant: J. Todd Henwood, PLS

Location: 534 Lincoln Ave. – Bellevue Borough

Official Filing Date: February 26, 2025

Project Description: The application is for the subdivision of parcel 160-L-82 into two lots in Bellevue Borough. The project is a minor subdivision as defined in §780-202 of the county SALDO.

B. PA Small Water and Sewer Program Grant Consistency Review

Subject: Commonwealth Financing Authority PA Small Water and Sewer Program Application

Applicant: Avalon Borough, Phase II COA Sanitary Sewer Structural Repairs

Project Description: The project proposes the full manhole to manhole cured-in-place (CIP) lining of approximately 4,150-linear feet of sanitary sewers ranging from 8" to 10" in diameter, the in-trench repair of approximately 32-linear feet of 8" diameter sanitary sewers, the installation of one new sanitary sewer manhole, cleaning, pre and post construction CCTV, and all necessary appurtenances and restoration for said construction.

VIII. Commissioner Comment

IX. Agenda for Next Meeting

X. Adjournment

Next Regular Meeting: Monday, May 19, 2025, in Avalon Borough Building at 7:00 PM

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