

Avalon • Bellevue • Ben Avon

Joint Planning Commission

JPC REGULAR MEETING

Monday, September 28 2026 • 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		
Todd Demangone, Chair	Avalon	
Craig Riegelnegg, Vice Chair	Ben Avon	
Francis Szalay, Secretary	Ben Avon	
Justin Martin	Avalon	
Larry Bartlebaugh	Avalon	
Michael Kurela, Alternate	Avalon	
Drew Farrar	Bellevue	
Hannah Gerbeschacht	Bellevue	
Dameon Holmes, Alternate	Bellevue	
SOLICITOR		
Weston Pesillo		

Additional Participants

Clayton Morris	Ben Avon Heights	
Nick Fedorak	Michael Baker	
Kirsten Competello	Michael Baker	

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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Joint Planning Commission

- III. Comprehensive Plan Update
- IV. Public Comment
- V. Applicant Presentation
- VI. Approval of Minutes
 - A. August 24, 2026
- VII. Reports
 - A. Chair
 - B. Vice Chair
 - C. Secretary
 - D. Solicitor
 - E. Borough Updates
 - 1. Avalon
 - 2. Bellevue
 - 3. Ben Avon
- VIII. Old Business
 - A. Update on draft Short-Term Rental Ordinance
 - B. Review of Updated Draft Accessory Structure Setback Ordinance
 - C. Update on Proposed Drive-Through Traffic Study Ordinance
 - D. Review of Proposed By-Law Changes
- IX. New Business
- X. Commissioner Comment
- XI. Agenda for Next Meeting
- XII. Adjournment

Next Regular Meeting:

Monday, October 26 2026, in the Avalon Borough Building at 7:00 PM

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