Avalon • Bellevue • Ben Avon

Joint Planning Commission

JPC REGULAR MEETING

Monday, November 16 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	
Heather Michael Grew	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.

Avalon • Bellevue • Ben Avon

Joint Planning Commission

III. Comprehensive Plan Update
IV. Public Comment
V. Applicant Presentation
VI. Approval of Minutes
    A. October 26, 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
        1. Confirmation on whether borough still want ordinance
    B. Review of Updated Draft Setback Ordinance
    C. Update on Proposed Drive-Through Traffic Study Ordinance
    D. Review of Proposed By-Law Changes
        1. JPC Access to Community Records
    E. Discussion of Ben Avon Route 65 concerns
IX. New Business
X. Commissioner Comment
XI. Agenda for Next Meeting
XII. Adjournment

Next Regular Meeting:

Monday, December 14, 2026, in the Avalon Borough Building at 7:00 PM