

Avalon • Bellevue • Ben Avon

Joint Planning Commission

JPC REGULAR MEETING

Monday, August 24 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	
Michael Kurela, Alternate	Avalon	
Drew Farrar	Bellevue	
Hannah Gerbeschact	Bellevue	
Dameon Holmes, Alternate	Bellevue	
SOLICITOR		
Weston Pesillo		

- III. Public Comment
- IV. Applicant Presentation
- V. Approval of Minutes
 - A. June 22, 2026
 - B. July 27, 2026

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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VI. Reports

- A. Chair
- B. Vice Chair
- C. Secretary
- D. Solicitor
- E. Borough Updates
 - 1. Avalon
 - 2. Bellevue
 - 3. Ben Avon

VII. Old Business

- A. Comprehensive Plan Updates
- B. Update on draft Short-Term Rental Ordinance
- C. Review of Updated Draft Accessory Structure Setback Ordinance
- D. Facenda consolidation at 7309 Terrace
- E. Update on Proposed Drive-Through Traffic Study Ordinance

VIII. New Business

- IX. Commissioner Comment
- X. Agenda for Next Meeting
- XI. Adjournment

Next Regular Meeting:

Monday, September 28 2026, in the Avalon Borough Building at 7:00 PM

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