



**UPPER PROVIDENCE BOARD OF SUPERVISORS  
CONDITIONAL USE HEARINGS  
Monday, August 3, 2020 – 7:00 P.M.**

The Conditional Use Hearings before the Board of Supervisors on Monday, August 3, 2020 was held in a hybrid/virtual format. The Board of Supervisors, Staff, Consultants, Applicants, and Applicants Representatives were present at the Administration Building while the public attended virtually. Instructions to join the meeting were posted on the Township's website. Township Manager, Timothy J. Tieperman was the meeting moderator.

**ATTENDANCE**

**Board of Supervisors:** Albert Vagnozzi, Vice-Chair; Laurie Higgins, Supervisor; John Pearson, Supervisor, and Bill Starling, Supervisor.

**Staff Present:** Timothy J. Tieperman, Township Manager; and Cheryll Schinski, Administrative Services Manager.

**Staff Attending Virtually:** Nate Vargas, System Network Administrator.

**Consultants Present:** Geoffrey Grace, Zoning Officer; and Joseph Bresnan, Esquire, Township Solicitor.

**CALL TO ORDER**

Supervisor Vagnozzi called the meeting to order at 7:00 p.m.

**PUBLIC HEARING**

**1. 357 Greenwood Avenue Subdivision – Conditional Use**

Present/testifying for Applicant, Blecker Acquisitions

Ed Mullin, Attorney

Jason Strahorn, Blecker Acquisitions

Ron Klos, Project Engineer

Solicitor Bresnan explained this conditional use hearing is regarding the flex lot option on parcels less than 35 acres. He further stated that there are things you are allowed do in the zoning ordinance if you can establish additional requirements have been met. An official transcript of the hearing including public comment is available at the Township Administration building.

Supervisor Starling motioned, seconded by Supervisor Pearson, to approve the conditional use application of 357 Greenwood Avenue Subdivision. Motion carried 4-0.

**357 Greenwood Avenue Subdivision – Tentative Plan**

Attorney Mullin stated that applicant is will comply with all review letters. Applicant will be back before the Board presenting a preliminary plan addressing the concerns brought up in the

conditional use hearing including a plan for the registered historical property on the site.

Supervisor Starling motioned, seconded by Supervisor Pearson, to approve the tentative sketch plan for the 357 Greenwood Avenue Subdivision. Motion carried 4-0.

**2. Testa Dance – Conditional Use**

Present/testifying for Applicant

Joseph Clement, Esquire

Daniel Testa

Solicitor Bresnan stated that no one has registered from the public to participate in this hearing. This conditional use is regarding a specific use of an existing building in the M-1 District. An official transcript of the hearing is available at the Township Administration building.

Supervisor Starling motioned, seconded by Supervisor Pearson, to approve the conditional use application for Testa Dance. Motion carried 4-0.

**ADJOURNMENT**

There being no further business, Supervisor Starling motioned, seconded by Supervisor Pearson to adjourn the meeting at 7:40 p.m. Motion carried 4-0.

Respectfully Submitted,



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Timothy J. Tieperman  
Township Manager/Secretary