

Upper Providence Township  
Planning Commission  
Regular Meeting  
January 27, 2020

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The Upper Providence Township Planning Commission held its regular monthly business meeting on Monday, January 27, 2020 in the Township Council Room. The meeting was called to order at 7:00 PM. The meeting was opened with the Pledge of Allegiance. PC members present were Chairperson Michael Crotty, Vice Chairperson Jackie Larkin, Brian Carr, Joseph Maylish, Joseph Solomon, Bob Tull, and James Zaccaria. Also present: James P. Kelly, Engineer, Carl Ewald, Solicitor, Gregory Lebold, Township Manager and Kim McCloskey, Administrative Assistant.

**Reorganization Meeting:**

Mr. Zaccaria made a motion, seconded by Ms. Larkin to elect Mr. Crotty as Chairperson of the Planning Commission for 2020.

|             |     |              |     |
|-------------|-----|--------------|-----|
| Mr. Carr    | Yes | Mr. Tull     | Yes |
| Ms. Larkin  | Yes | Mr. Zaccaria | Yes |
| Mr. Maylish | Yes | Mr. Crotty   | Yes |
| Mr. Solomon | Yes |              |     |

Motion passed 7-0

Mr. Crotty made a motion, seconded by Mr. Carr to elect Ms. Larkin as Vice Chairperson of the Planning Commission for 2020.

|             |         |              |     |
|-------------|---------|--------------|-----|
| Mr. Carr    | Yes     | Mr. Tull     | Yes |
| Ms. Larkin  | Abstain | Mr. Zaccaria | Yes |
| Mr. Maylish | Yes     | Mr. Crotty   | Yes |
| Mr. Solomon | Yes     |              |     |

Motion passed 6-0

With no further business to conduct for the reorganization meeting, the reorganization meeting was adjourned at 7:05 PM.

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**Regular Business Meeting:**

The meeting was called to order at 7:05 PM.

**Approval of Minutes**

Mr. Tull made a motion seconded by Ms. Larkin to approve the minutes of December 16, 2019.

|             |         |              |     |
|-------------|---------|--------------|-----|
| Mr. Carr    | Abstain | Mr. Tull     | Yes |
| Ms. Larkin  | Yes     | Mr. Zaccaria | Yes |
| Mr. Maylish | Yes     | Mr. Crotty   | Yes |
| Mr. Solomon | Yes     |              |     |

Motion passed 6-0

**Public Comments and Questions**

None

**Communications**

None

**Special Reports by Officers or Committees**

None

**Old Business**

None

**New Business**

**Clark's Manor, LLC - 2978 N. Providence Rd. Group Home**

Dennis McAndrews and Nicholas Caniglia, attorneys for Clark's Manor, LLC, presented an overview of the home and property and their compliance with the zoning ordinance and the Fair Housing Act. They are proposing a unique program wherein they would like to replicate a very successful community based program in Boston (in which Clark Widger has been a resident). The Widger Family Foundation will be financially supporting this program which is designed to be entirely private pay, and will be administered and run by Elwyn.

Clark's Manor will be an innovative residential milieu program, and the first of its kind in the tristate area. Based on the philosophy that home is a safe haven, this contemporary and nurturing program will be home to 8 adults. It will be designed as a therapeutic home setting for residents to receive collaborative behavioral and mental health milieu. The milieu model means that they act as and function as a family and are integrated in a family type setting.

This is a large existing home with 8 bedrooms, 6 baths. It will meet all code requirements. The residents will be men and women, typically between the ages of 21 and 55, who have stable but chronic mental illness, are sober and have no history of violence or problematic behaviors or elopement. They will have intact adult daily living skills, are compliant medical and will have a commitment to participate in their own treatment and development. They would also have a very supportive group of family and friends.

The operations portion of the program would be run by Elwyn. The staffing will be 24 hours and would typically be two and no more than three staff members. Each staff member will have masters-level training in the field. None of the staff would live in the home.

It is a 3 ½ acre site in the R1 zoning District. Group homes are permitted in R1 by Conditional Use. No exterior renovations or additions will take place. They

will comply with all buffering and are considering fencing. They will be draining and filling in the indoor swimming pool and making that a room or rooms. It will also be subject to state regulation once it has more than three (3) occupants.

Planning commission members asked questions regarding the following:

- Staffing, supervision - 1-3 employees at all times
- Window and door chimes - Given the residents and to ensure the safety of the residents in light of the nearby busy roadway, questions were raised as to whether these elements would be appropriate to incorporate. Applicant stated that neither is a necessity, but they will consider incorporating. Applicant is separately considering the neighbors' request for fencing.
- Transportation - family members, friends, possibly staff, ubers will be used.
- Installation of sprinklers - yes, they will be installed
- Security for the residents (in the nature of security guards given their familial status) - is not a concern
- Length of stay- dependent upon their progress, but it is expected that most will live there all of their lives.
- Screening process - will be in depth - no major behavioral problems, individuals who are committed to their treatment, who are committed to improvement - non-violent.
- Indoor Pool - will be filled in.
- Therapies - will be done out in the community; not at the house
- Cameras in the house - no - invasion of privacy, not necessary

The following residents were present to voice their concerns about traffic, safety, fencing, and decrease in home values.

Bill McDonnell, 8 Bishop Hollow Road  
Colleen Bellia, 4 Bishop Hollow Road  
Randy Wichmann, 2 Springton Lake Road  
Dennis Siravo, 12 Pine View Drive  
Roger Stephens, 16 Bishop Hollow Road  
Glen Keleshian, 2993 N. Providence Road  
Rich Shafto, 2974 N. Providence Road

Applicant stated that there would be no more traffic than there would be with a typical large family. These residents will be screened and vetted and aren't an elopement risk. The value of the homes in the area will not decrease.

Mr. Crotty made a motion, seconded by Mr. Solomon to recommend Planning Commission approval of the group home to Council with the following considerations:

1. Consultation with the fire company to sprinkler the home;

2. The use be as presented - a group home for people with mental disabilities and no history of violence;
3. That it will be the private pay milieu model as presented
4. It will not be a drug treatment program
5. All state licensing must be obtained
6. Applicant to consider and integrate measures it deems appropriate to ensure the safety of the residents, ie: cameras, door/window chimes and/or fencing

|             |     |              |     |
|-------------|-----|--------------|-----|
| Mr. Carr    | Yes | Mr. Tull     | Yes |
| Ms. Larkin  | Yes | Mr. Zaccaria | Yes |
| Mr. Maylish | Yes | Mr. Crotty   | Yes |
| Mr. Solomon | Yes |              |     |

Motion passed 7-0

### **Adjournment**

With no further business to conduct, Mr. Crotty adjourned the meeting at 8:25 PM.

Submitted by:

**Kimberley McCloskey**

Kimberley McCloskey  
Administrative Assistant