

Avalon • Bellevue • Ben Avon  
**Joint Planning Commission**

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**JPC REGULAR MEETING**

Monday, February 23, 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	
Craig Riegelnegg, Vice Chair	
Francis Szalay, Secretary	
Valerie Cupps	
Justin Marting	
Michael Kurela, Alternate	
Bri Erskine	
Drew Farra	
Hannah Gerbeschact	
Bruce Hall	

SOLICITOR	
Weston Pesillo	

- III. Public Comment
- IV. Applicant Presentation
- V. Approval of Minutes
  - A. December 15, 2025
  - B. January 26, 2026

Regular JPC meetings are held on the 4<sup>th</sup> 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 Update
  - 1. Updates from meetings with Boroughs
  - 2. Approval of Michael Baker agreement
- B. Short-Term Rental Ordinance responses from Boroughs
- C. Ben Avon Zoning amendment update
  - 1. Review of proposed changes to rear and side yard setbacks
- D. Update on potential smoke shop location ordinance
- E. Update on PSAD training for JPC commissioners in 2026

VIII. New Business

- A. Annual JPC Report
- B. Re-evaluation of JPC meeting format

IX. Commissioner Comment

X. Agenda for Next Meeting

XI. Adjournment

Next Regular Meeting:

Monday, March 23, 2026, in the Avalon Borough Building at 7:00 PM

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