

Avalon • Bellevue • Ben Avon
Joint Planning Commission

JPC REGULAR MEETING

Monday, November 17, 2025 • 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
Valerie Cupps	Avalon
Justin Marting	Avalon
Michael Kurela, Alternate	Avalon
Bri Erskine	Bellevue
Dameon Holmes	Bellevue
Vacancy	Bellevue
Bruce Hall	Ben Avon

SOLICITOR	
Weston Pesillo	Ben Avon

- III. Public Comment
- IV. Applicant Presentation
- V. Approval of Minutes
 - A. October 27, 2025
- VI. Reports

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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- 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 (funding from state on hold)
 - B. Short-Term Rental Ordinance responses from Boroughs
 - C. Ben Avon Lot consolidation Update
 - D. Ben Avon Zoning amendment update (zoning setbacks)
 - E. Bellevue Overlay Districts update
- VIII. New Business
 - A. Lighting ordinance for Bellevue
 - B. Review of Pittsburgh ordinance language around smoke shop locations
 - C. Proposed language for zoning setback
 - D. Lot consolidation
 - E. Clarity on engineer for JPC
 - F. Proximity limitation of similar businesses
 - G. Discussion of 2026 meeting dates and locations
- IX. Commissioner Comment
- X. Agenda for Next Meeting
- XI. Adjournment

Next Regular Meeting: Monday, December 22, 2025, in Avalon Borough Building at 7:00 PM

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