

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: June 26, 2014

Meeting Time: 7:30 P.M. (E.D.T.)

Meeting Place: Township Municipal Building, 50 Powell Road, Springfield PA 19064

Members Present: Mr. Gorgone, Mr. Gosselin, Mr. Merkins, Mr. Base, Mr. Arrell & Mr. Kennedy.

Also Present: Joe Mastronardo , Pennoni Assoc.

Approval of Minutes: Mr. Base made a motion second by Mr. Kennedy to approve the May 1, 2014 minutes.

Roll Call Vote on Motion:

Mr. Gorgone	■ AYE	□ NAY
Mr. Gosselin	■ AYE	□ NAY
Mr. Merkins	■ AYE	□ NAY
Mr. Base	■ AYE	□ NAY
Mr. Arrell	■ AYE	□ NAY
Mr. Kennedy	■ AYE	□ NAY

THE MOTION WAS APPROVED.

- The first order of business was the Preliminary Final Subdivision plan for Andrew Briner, 43-45 Eagle Road. Dave Damon from H Gilroy Damon Associates, Inc. was present to represent the applicant.

Mr. Damon gave a brief overview of the plans as submitted and indicated the following:

- In December 2007 there was a Zoning Hearing, and variances were granted to allow a twin dwelling.
- The property is zoned A residential.
- The lot area is 13,030 square feet, each lot is 6,515.
- The property has public water and has access to sewer.
- There is no stormwater management presently on the property, will have to be done.
- The applicant is in receipt of the Township Engineers review letter and will comply with all the items.
- The dwelling on the plan is a conceptual dwelling.
- The applicant requests not to do stormwater management at this time since it will have to be redone when the applicant applies for the actual drainage and grading permit.
- The applicant will add curb and sidewalk.

Andrew Briner was present to answer any questions and indicted the following:

- The dwellings on either side do not have public sewer.
- Had a sewer system installed so that the neighboring dwellings could tie

into.

Planning Commission comments and concerns:

- Stormwater management
- Sewer laterals, size of pipe.
- Will this be a rental property?
- What type of dwelling?

Joe Mastronardo from Pennoni Associates comments and concerns:

- Stormwater Management.
- Highway Occupancy Permit

Motion: Mr. Merkins made a motion second by Mr. Kennedy to recommend to the Board of Commissioners approval of the Preliminary/Final subdivision Plan Review for Andrew Briner, 43-45 Eagle Road subject to compliance of the Township Engineers report dated June 26. 2014, which includes a submission of a stormwater management plan prior to any construction and application for permits.

Roll Call Vote on	Mr. Gorgone	■ AYE	□ NAY
Motion:	Mr. Gosselin	■ AYE	□ NAY
	Mr. Merkins	■ AYE	□ NAY
	Mr. Base	■ AYE	□ NAY
	Mr. Arrell	■ AYE	□ NAY
	Mr. Kennedy	■ AYE	□ NAY

THE MOTION WAS APPROVED.

- Mr. Gorgone entertained a motion to adjourn.

Motion: Mr. Arrell made a motion, second by Mr. Kennedy, to adjourn the meeting.

Roll Call Vote on	Mr. Gorgone	■ AYE	□ NAY
Motion:	Mr. Gosselin	■ AYE	□ NAY
	Mr. Merkins	■ AYE	□ NAY
	Mr. Base	■ AYE	□ NAY
	Mr. Arrell	■ AYE	□ NAY
	Mr. Kennedy	■ AYE	□ NAY

THE MOTION WAS APPROVED.

Meeting

Adjourned: The meeting adjourned at 7:45pm(E.D.T.)