

# SPRINGFIELD TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

**Meeting Date:** Thursday April 2, 2009

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

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

**Members Present:** Mr. Gorgone, Ms. Cook, Mr. Gosselin, Ms. Burkhart, Mr. Base and Ms. Siletsky.

**Also Present:** Joseph Mastronardo, P.E., Township Engineer, William J. Cervino, Zoning Officer.

**Motion:** Ms. Burkhart made a motion, seconded by Mr. Gosselin to approve the February 5, 2009 minutes as presented.

### Roll Call Vote on

<b>Motion:</b> Mr. Gorgone	■ AYE	□ NAY
Ms. Cook	■ AYE	□ NAY
Mr. Gosselin	■ AYE	□ NAY
Ms. Burkhart	■ AYE	□ NAY
Mr. Base	■ AYE	□ NAY
Ms. Siletsky	■ AYE	□ NAY

THE MOTION WAS UNANIMOUSLY APPROVED.

- The first order of business was the Preliminary Final Subdivision Plan for Citadel Federal Credit Union, 943 Sproul Road. Present to represent the applicant were Gregg Davis, Saul Ewing, John Grant, Stantec and Carol Hunanick, Citadel.

Gregg Davis gave an overview of the plan as submitted and indicated the following:

- Proposes to demolish the existing building and erect a Citadel Credit Union Branch building at 943 Sproul Road.
- Filed a Land Development application.
- Will comply with all items in the Township Engineer's review letter dated March 27, 2009.
- All neighbors were notified.

John Grant, Stantec gave a brief overview of the plans as submitted and indicated the following:

- A one-way entrance coming in on the South side of the site, circulation in a clockwise manor. A one-way exit into Sproul Road at the north side of the site. There will also be a two-way access to the local road. Provide a one-way drive in the front.
- Drive Through windows on the North side.

- Stormwater Management is to be addressed by a combination of a conveyance system and underground infiltration system which will collect the run off from the rear of the site. Also portions of the front of the site will be connected back into the Penndot drainage system.
- Plans have been submitted to Penndot; have not received a written response from them to date.
- Will maintain the existing fence, mature vegetation in the rear, as well as landscaping and will supplement additional landscaping in the buffer area.
- The loading/unloading site will be clearly depicted on the plan.
- The landscaping Architect will work with the Township regarding comment number fifteen regarding proposed street trees of the Township Engineer's report.
- Will look into the lighting plan, will provide glare shields, arborvitaes and additional landscaping to screen the property.
- Will comply with the Township Engineer's comments and concerns.

Joe Mastronardo's Comments and Concerns:

- Sidewalk along Sproul Road.
- Handicapped ramps to be replaced.
- Plans should be reviewed by the Fire Marshal and Shade Tree Commission.
- Redirect A6 and A7 on the lighting plan.

Public Comment:

- Kent Simmons, 74 Meeting House Ln., concerns with the tree line and surface water at the South West corner of the property.
- Resident, 964 W. Sproul Road, traffic concerns during demolition and construction.
- Lucia Valz, 80 Meeting House Ln., Concerns with lighting in the rear yard and existing fence.

**Motion:** Ms. Cook made a motion, second by Mr. Base to recommend approval to the Board of Commissioners of the Preliminary Final Plan for Citadel Federal Credit Union contingent upon satisfaction of the engineer's March 27, 2009 review letter and specific attention to the lighting issues as discussed and Citadel working with the neighbors regarding landscaping.

<b>Roll Call Vote on</b>	Mr. Gorgone	■ AYE	□ NAY
<b>Motion:</b>	Ms. Cook	■ AYE	□ NAY
	Mr. Gosselin	■ AYE	□ NAY
	Ms. Burkhart	■ AYE	□ NAY
	Mr. Base	■ AYE	□ NAY
	Ms. Siletsky	■ AYE	□ NAY

THE MOTION WAS UNANIMOUSLY APPROVED.

- The second order of business was the Preliminary Final Land Development plan for Beneficial Mutual Savings Bank 537 Baltimore Pike, present to

represent the applicant was John Grosser, Stradley Ronon, Jerry Childers, VIC Architects, Joel DelliCarpini, Bohler Engineering and Joseph Coyle, Senior Vice President, Beneficial Mutual Savings Bank.

John Grosser gave an overview of the plan as submitted and indicated the following:

- Will comply with all items in the Township Engineer's review letter dated April 2, 2009 except for two pre existing non-conforming conditions involving setbacks. The applicant is not seeking any variances.
- All neighbors were notified.

Joel DelliCarpini, Bohler Engineering gave an overview of the plans as submitted and indicated the following:

- Erect a 4,000 square foot building.
- Provide sufficient parking throughout the site.
- Reduce impervious area and introduce more green space and additional landscaping where there was parking before.
- Replace existing trees that are dead or dying.
- Exiting access points will remain unchanged.
- Will address stormwater issues.
- Will provide documentation regarding the reduction of parking spaces from 58 to 37.
- Will comply with all items in the Township Engineer's review letter dated, April 2, 2009.
- A monument sign will be proposed.
- All signs will be in compliance with the Zoning code.
- No variances will be needed.
- Will provide the appropriate number of plantings. Will seek a waiver if needed or variance.

Jerry Childers, VIC Architects gave an overview of the elevation plans of the building and indicated the following:

- The building will have a window pane glass appearance.
- Will be using natural materials.
- There will be three drive through lanes two will be covered and one partially.
- All underground utilities.

Planning Commission Comments and Concerns:

- The square footage of the existing footprint versus the new plan is 9,000 to 4,000.
- Building height is 23 feet.
- Hours of Operation

Joe Mastronardo's Comments and Concerns:

- Confirm the location of the by-pass lane in rear property.
- Total number of parking spaces.

Bill Cervino's Comments and Concerns:

- Landscape planting is designed to break up the façade of the building.

Chairman Gorgone will table the Preliminary Final Land Development plan until the Delaware County Planning report is received.

- The third order of business was a Preliminary Final Plan for Michael Augello, 96 and 102 S. Rolling Rd. The applicant proposes a lot line adjustment between two existing adjacent properties on S. Rolling Rd. to convey property to 102 S. Rolling Road and eliminate an existing driveway encroachment onto his property, 96 S. Rolling Road.

**Motion:** Mr. Gosselin made a recommendation to the Board of Commissioners, second by Ms. Cook to approve the Preliminary Final Subdivision Plan for Michael Augello contingent upon the Township Engineer's report dated March 27, 2009.

- Mr. Gorgone entertained a motion to adjourn.

**Motion:** Mr. Gosselin made a motion, second by Ms. Cook to adjourn the meeting.

**Roll Call Vote on**

<b>Motion:</b> Mr. Gorgone	■ AYE	□ NAY
Ms. Cook	■ AYE	□ NAY
Mr. Gosselin	■ AYE	□ NAY
Ms. Burkhart	■ AYE	□ NAY
Mr. Base	■ AYE	□ NAY
Ms. Siletsky	■ AYE	□ NAY

THE MOTION WAS UNANIMOUSLY APPROVED.

**Meeting**

**Adjourned:**

The meeting adjourned at 8:40 P.M. (E.S.T.)