

# SPRINGFIELD TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

**Meeting Date:** Thursday, June 3, 2010

**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. Merkins, Mr. Base and Ms. Siletsky.

**Also Present:** Justin Gibson, P.E., Engineer & William J. Cervino, Zoning Officer

**Motion:** Mr. Base made a motion, seconded by Mr. Gosselin, to approve the March 4, 2010 minutes as presented.

### Roll Call Vote on

<b>Motion:</b> Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Ms. Cook	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Ms. Burkhart	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Gosselin	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Base	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Merkins	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Ms. Siletsky	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS UNANIMOUSLY APPROVED.

- The first order of business was the Sewage Facility Planning Module at Coventry Woods. Dave Damon was present to go over the Sewage Facility Planning Module at Coventry Woods and indicated the following:
  - DEP has a new program called a Capacity approval plan that any new development has to go through and that requires a detailed planning module.
  - Eliminate extraneous flows were there's additional development in the Township.
  - The township repaired several sections of the sanitary sewer.

Bill Cervino indicated the following:

- The Township did repairs. Evaluations were done by Pennoni and McCormick Taylor.
- Coventry Woods hasn't changed since approval in April 2006.

**Motion:** Mr. Base made a motion second by Mr. Gosselin to recommend approval of the Sewage Facility Planning Module at Coventry Woods for the Chairmen's signature. Coventry Woods satisfied the seventeen questions on the PADEP application as previously approved.

**Roll Call Vote on**

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

THE MOTION WAS UNANIMOUSLY APPROVED.

- The second order of business was a sketch plan for Coventry Woods at Springfield dated April 21, 2010. The applicant Claude deBotton proposes to subdivide Parcel A of the Coventry Woods at Springfield subdivision into three (3) lots, lots A-1, A-2 and A-3, to be developed with single family detached dwellings. The existing stormwater detention basin located on Parcel A is proposed to be filled for the construction of the proposed dwellings. Two separate underground detention/infiltration basins are proposed on lots 11, 12 and 18 to replace the existing basin. A lot line change between lots 17 and 18 is also proposed. The properties are located on North Hillcrest Road, in the A – Residential Zoning District. Mr. Joseph Damico and Mr. David Damon were present to represent the applicant.

Mr. Damico gave a brief overview of the plans and indicated the following:

- The final Subdivision plan for Coventry Woods was approved and recorded on March 17, 2010.
- The original plan showed 31 lots for single family dwellings and a thirty second lot which is a 44 acre tract of land which is not part of this application.
- At present 6 homes have been built, 5 on N. Highland Rd. and 1 on Overbill Rd.
- All sewer permits have been paid for in advance for all 31 lots.
- The proposal is to enclose the existing open detention basin, and
- Convert the large basin in Parcel A which is 58,151 square feet and subdivide that area into three separate building lots which is A1, A2 and A3, and
- Construct two separate underground detention/infiltration basins on proposed lots 11, 12 and 18 to replace the existing basin.
- The zoning is A residence; the minimum lot size is 8,500 Square Feet. The proposed square footage of each lot will be A1-21,756 square feet, A2-21,670 square feet and A3-21,458 square feet.
- Propose to eliminate lots 11, 12 and 18. A lot line adjustment is proposed between lots 17 and 18.
- The proposed subdivision plan and development will be more aesthetically pleasing for the Township
- The applicant is aware they have to comply with all stormwater management issues noted in the Township Engineers report dated June 2, 2010.
- The applicant is proposing a better system.
- There is not any disadvantage for the Township.

- The applicant feels it will be an improvement for the development.

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

- The detention basin is scheduled to be dedicated to the Township.
- There is significant funding under the new stormwater management-BMP.
- The applicant proposes to alter the storm sewer system to match the existing system.
- Stormwater will be captured at the street.
- Perk tests were performed and the results for lots 11 and 12 were good; they excavated down 10ft and did not hit rock.
- Perk tests for lot 18 hit rock at eight feet.
- Lifespan of the detention basin is 100 years.
- Fill was placed, compacted and tested.
- Mr. Damon does feel the proposed plan is feasible.

Planning Commission comments and concerns:

- How will the proposed plan benefit the Township?
- What are the benefits for the Developer?
- At present the Township will incur costs that would not be as high as maintaining the enclosed underground detention basin.
- Moving stormwater basin from the lowest point to a higher elevation.
- Geology of location with regard to rock.
- Amount of fill used.
- Lifespan of detention basin?
- Stormwater run off and how it will effect or impact other dwellings in the development.
- Putting underground detention basin in steep slopes.
- Invert elevation, lowest storm water collection on Hillcrest Rd.
- Add a significant number of catch basins.
- Not comfortable with the plan.

Bill Cervino 's Comments and Concerns:

- Underground basin facility would be a financial burden for the Township.
- Lot 18 - the depth of the facility at 8 feet.
- Potential of 7 to 7 ½ feet in depth for foundations.
- TND 5 Layout basin in Parcel A is dedicated to the Township. Relatively new language which refers to Article 14. Use regulations for TND-5.
- A residence use may require a conditional use.

Justin Gibson's Comments and Concerns:

- The bottom elevation should remain the same.

- Overland flow of stormwater is designed to carry to the proposed new building lots.
  - Sites are low.
  - The areas where the underground detention basins are proposed could be challenging.
- Mr. Gorgone entertained a motion to adjourn.

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

THE MOTION WAS UNANIMOUSLY APPROVED.

**Roll Call Vote on**

<b>Motion:</b> Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Ms. Cook	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Ms. Burkhart	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Gosselin	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Base	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Merkins	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Ms. Siletsky	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS UNANIMOUSLY APPROVED.

**Meeting**

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