

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: Thursday June 4, 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, Mr. Merkins, Ms. Burkhart, Mr. Base and Ms. Siletsky.

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

Motion: Mr. Merkins made a motion, seconded by Ms. Burkhart to approve the May 7, 2009 minutes as presented.

Roll Call Vote on

Motion: Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Ms. Cook	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Merkins	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Gosselin	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Ms. Burkhart	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Base	<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 a Preliminary Final Plan for Sun East Credit Union, Springfield Square East Shopping Center. Present to represent the applicant was Joseph Damico, Jr., Esq., David P. Damon, PE, H. Richard Orth, Orth Rodgers. Also present was Carol Pyne, Sun East Federal Credit Union and Mr. Paul Debotton.

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

- In receipt of the Delaware County Planning Commission's report.
- Condominium site constraints limit the size of the building at the Sun East Credit Union.

Mr. Orth gave a brief overview of the plan and indicated the following:

- Feels the proposed site plan does address key issues about confusion, congestion and conflicts at the Shopping Center drive opposite Greenbriar Lane on Rt. 420 (Woodland Avenue) and the Chick-fil-A site.
- Feels the Sun East Credit Union branch site is efficient, convenient, has adequate parking and there is room for a pass by lane (drive thru).
- Sun East Credit Union will not generate substantial amounts of traffic
- Met with residents in August 2008. Met with Township Engineer,

Joe Mastronardo in September 2008 to discuss suggestions brought up at the August meeting.

- Feels not feasible to change the timing of the signalization at Baltimore Pike and Rt. 420 and Thomson Avenue and Baltimore Pike.
- In order to restripe Rt. 420 to provide an additional north bound traffic lane the south bound left lane into Greenbriar Lane would have to be eliminated.
- More signage and restriping at the unsignalized access further South on Route 420 is recommended.
- Signalization at Eaton Road would not be warranted by PennDOT.
- Disadvantages to closing off the left turning movement in the reconfigured drive isle. It would be approximately 400 ft of more travel into Famous Dave's and the Southern portion of the site.
- The reconfigured entrance at Rt. 420 and Greenbriar Lane will eliminate numerous conflict points thus creating better ingress and egress to the site.
- In regards to comment number eighteen in the Township Engineer's report dated June 3, 2009, the applicant will comply provided that PennDOT will provide the funding.

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

- Six additional landscaping islands will be installed.
- Utilize the existing connection for the underground detention infiltration bed; if that is not acceptable, then the applicant will comply with item eleven in the Township Engineer's report, dated June 3, 2009.

Planning Commission comments and concerns:

- Traffic along Woodland Avenue.
- Ingress and egress at Greenbriar and Woodland Avenue.
- The developer's commitment to the PennDOT program.
- More intense use of the bank building requiring greater traffic flow.
- Delivery of notification of the August 2008 meeting between the developer and residents.
- Enhance the area of the riparian buffer.

Joe Mastronardo's comments and concerns:

- The Township is in agreement with the study conducted by PennDOT. Springfield Township and Morton Borough are trying to get stimulus money or grants to fund this project; If they are unable to obtain this, the Township will not fund this project.
- If the sloped area adjacent to the loading dock is not landscaped, landscaping should be provided and the island adjacent to Target also should be landscaped.

Mr. Debotton stated after meeting with area residents, the majority are in

favor of the project. By having a Credit Union/Business at that location will alleviate a lot of problems.

Public Comment:

Kathy Shegda, 969 Greenbriar Lane

- Expressed concerns regarding traffic.

Motion: Mr. Merkins made a motion second by Ms. Siletsky to recommend to the Board of Commissioners denial of the Preliminary Final Plan for Sun East Credit Union, Springfield Square East Shopping Center due to lack of assurance that the traffic circulation in and out of the site is safe, inparticular the lack of an existing definite plan to widen Rt. 420 (Woodland Ave.) and the safety concerns of the Southern most exit on Woodland Avenue.

Roll Call Vote on

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

The motion was approved 4 to 3.

- Mr. Gorgone entertained a motion to adjourn.

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

Roll Call Vote on

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

THE MOTION WAS UNANIMOUSLY APPROVED.

Meeting

Adjourned:

The meeting adjourned at 9:00 P.M. (E.S.T.)