

# SPRINGFIELD TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

**Meeting Date:** Thursday November 5, 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. Gosselin made a motion, seconded by Mr. Base, to approve the October 1, 2009 minutes as presented.

### Roll Call Vote on

<b>Motion:</b> Mr. Gorgone	■ AYE	□ NAY
Ms. Cook	■ AYE	□ NAY
Mr. Merkins	■ 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 Saxer Avenue and Brookside Road streetscape improvements.

Joseph Mastronardo, P.E., of Pennoni Associates Inc., provided an overview of the project and indicated the following:

- A Transportation and Community Development Initiative Grant was awarded to the township for planning the improvements of the two business districts.
- Numerous meetings were conducted with the business owners of Saxer Avenue and Brookside Road and township officials for input of improvements.
- Both business districts are located near Septa's Route 101 Trolley line.
- The following redevelopment improvements are proposed:
  - Improve pedestrian travel at each location by the installation of street lighting, wider sidewalks and enhanced crosswalks.
  - Connect both districts with a pedestrian walk through Crowell Park.
  - Maximize off-street parking by reconfiguring the

- municipal parking lots in both districts.
- Maximize on-street parking by maintaining angled parking spaces and providing new parallel spaces.
- Relocate aerial utilities to underground.
- Enhance streetscapes by planting street trees and other plantings where practical. Provide planters where conditions are confining for street trees and other plantings.
- Create outdoor seating areas known as pocket parks and gateways.

Planning Commission recommendation to the Board of Commissioners is requested for the December 3, 2009 regularly scheduled meeting.

William Cervino comments and concerns:

- As per the requirements of the new Zoning Ordinance, when a business or office use is located on the first floor of a premises, a retail use is required along the store frontage having a minimum depth of 15’.
- Streetscapes are incorporated into the Design Manual of the new Zoning Ordinance.

Planning Commission comments and concerns:

- The Saxer Avenue parking lot is often used for the storage of cars and trucks. This should be discouraged.
  - Metered parking should be considered.
  - Retail uses are to be encouraged for the districts.
- Ms. Gorgone entertained a motion to adjourn.

**Motion:** Ms. Burkhart made a motion second by Ms. Siletsky, to adjourn the meeting. All vote yes.

**Roll Call Vote on**

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

THE MOTION WAS UNANIMOUSLY APPROVED.

**Meeting  
Adjourned:**

The meeting adjourned at 8:10 P.M. (E.S.T.)