

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: Thursday October 1, 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. Base made a motion, seconded by Ms. Burkhart, to approve the September 3, 2009 minutes as presented.

Roll Call Vote on

Motion: 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 Proposed Zoning Ordinance. Ms. Jennifer Leister of Thomas Committa Associates, Inc. was present to review the new proposed Zoning Ordinance. Ms. Leister provided an overview of the proposed Zoning Ordinance and indicated the following:
 - Proposing five traditional neighborhood development districts.
 - T.N.D one and two is the Saxer Avenue and Brookside Road districts. The proposed ordinance is designed to enhance the character of the neighborhoods.
 - Traditional Neighborhood District three and four is Baltimore Pike and the Springfield Mall. The purpose is to increase pedestrian and vehicle safety and beautify the appearance with greenery and pocket parks.
 - Traditional Neighborhood District five comprises of the F Industrial district and a large parcel on North State Road known as Coventry Woods. Potential area for mixed uses, a Continuing Care Facility. This type of use has less impact on traffic.

Planning Commission Comments and Concerns:

- Less density in Traditional Neighborhood District five should be looked into by the Board of Commissioners before public comment.

Bill Cervino's Comments and Concerns:

- Additional amendments are proposed for Communication Towers and for the Flood Hazard districts.

Joe Mastronardo's Comments and Concerns:

- The Flood Hazard district amendments are mandated by FEMA.

Motion: Ms. Cook made a motion, second by Mr. Base, to recommend to the Board of Commissioners to approve the Proposed Zoning Ordinance subject to proposed changes from the Zoning Officer and Township Engineer regarding cell tower and flood hazard district and for the Board of Commissioners to consider alternatives for less density in Traditional Neighborhood District five.

Roll Call Vote

on Motion:

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 APPROVED 5 to 2.

- The second order of business was the Preliminary Final Plan for Richard Neerland, 501 Yale Avenue. Mr. Matt Russo from Jefferson Building Investments was present to represent the applicant Richard Neerland. Also present to represent the applicant was Dan Archdeacon from Catania Engineers.

Mr. Matt Russo reviewed the application and indicated the following:

- The applicant proposes a three lot residential subdivision.
- Proper notification was made to the abutting owners.

Dan Archdeacon from Catania Engineers was present and indicated the following: Waiver Requests:

- Ultimate Right of Way.
- Maintain the existing driveway from lot three onto Yale Avenue.
- Install concrete curb in lieu of granite curb.
- Perk tests were performed on the lots; two of the beds will have to be re-evaluated.
- Comply with the Township Engineer reports dated August 31 and September 25, 2009.

Planning Commission comments and concerns:

- Conforming to the construction style of the neighborhood.

- Standard lot widths for the district.

Joe Mastronardo’s comments and concerns:

- The applicant’s request for waivers are not unreasonable and have been granted in the past.
- Ultimate Right of Way Waiver.
- Preliminary Final Phase Waiver.
- Existing driveway from lot three onto Yale Ave.
- Concrete curb versus granite.

Bill Cervino comments and concerns:

- Reconfigure side and rear yard setbacks for lot number three.
- Shade Tree Commission approval required.
- Removal of existing fences from front yard setbacks of all three lots.
- Provide a more legible plan exhibiting the meets and bounds of the lots.

Motion: Mr. Base made a motion, second by Ms. Cook, to recommend to the Board of Commissioners approval of the Preliminary Final Plan for Richard Neerland Subdivision, 501 Yale Ave., contingent upon the Zoning Officer comments, Township Engineers report dated August 31, and September 25, 2009.

Roll Call Vote on

Motion: 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.

- Ms. Gorgone entertained a motion to adjourn.

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

Roll Call Vote on

Motion: 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 8:00 P.M. (E.S.T.)