

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: October 7, 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, Mr. Merkins, Mr. Base and Ms. Siletsky.

Also Present: Joseph Mastronardo, P.E., Engineer

Motion: Mr. Gosselin made a motion, seconded by Mr. Base, to approve the September 2, 2010 minutes as presented.

Roll Call Vote on

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

THE MOTION WAS UNANIMOUSLY APPROVED.

- The first order of business was the Preliminary Final Plan for the lot line change at 133 and 147 Summit Road. The applicant proposes to consolidate Tax map parcels 42-10-249 and 42-10-250 into a single lot for 147 Summit Rd., and convey property from tax map parcel 42-10-250 (147 Summit Rd.) to tax map parcel 42-10-251 (133 Summit Rd.) with a lot line change between the two (2) existing adjacent properties on Summit Road. As proposed, the properties are adjusted as listed below: 147 Summit Rd, existing area is 31,440SF, the proposed area is 25, 679SF, 133 Summit Rd., existing area is 17, 170SF, the proposed area is 22,925SF. The properties are located in the A Residential Zoning District.

Mr. Dave Damon was present and gave a brief overview of the plan as submitted and indicated the following:

- A survey was done of the property that discovered that the existing lot line was 6 feet from one home so the neighbors discussed transferring property to make the lot lines between them make sense and to remove and existing extra lot line.
- Will comply with the additional shade tree.
- Will comply with the Township Engineers comments.

Joe Mastronardo's comments and concerns:

- The addition of a shade tree, a tree survey was performed and one tree

on Summit Rd. was suggested.

- The side yard setback should be 20' not 40'.

Motion: Mr. Base made a motion second by Ms. Cook to approve the Preliminary Final Plan for the lot line change at 133 and 147 Summit Road with conditions noted.

Roll Call Vote on

Motion: Mr. Gorgone	■ AYE	□ NAY
Ms. Cook	■ 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 the Preliminary/Final Plan for Coventry Woods Phase 1-Lots 11, 12, 17, 18, 19 & Parcel A. The applicant 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. A new underground detention/infiltration basin is proposed on combined Lot 11/12, along with an underground detention/infiltration sediment fore bay on Lot 18, to replace the existing basin. In addition, onlot seepage beds are also proposed for Lots A-1, A-2, A-3 and 1 through 9 for stormwater management. There are lot line changes proposed between lots 17, 18 and 19, between Parcel A and Lot 11, and between lots 11 and 12. The properties are located in the A Residential District and Parcel A is located in the TND-5 Overlay District.

Mr. Joseph Damico was present to represent the applicant and gave a brief overview of the plans as submitted and indicated the following:

- Overlay district does not apply, what lies underneath takes precedence.
- The Delaware County Planning Commission had confusion on the project which resulted in a recommendation from them not to approve.
- Mr. Damico stated that the reviewed plan put money in per the old ordinance.

Mr. Dave Damon, PE was present to represent the applicant and gave a brief overview of the plans as submitted and indicated the following:

- They are asking for the three waivers: non radial lot lines, submitting a preliminary final plan, using polyethylene pipe for stormwater.
- The steep slope waiver is due to construction of the proposed basin in the made land that they created during the construction to date and for the temporary sediment basin that was for the construction to date, its not disturbing preconstruction steep slopes.
- The conservation easement line is shown on sheet one.

- Manholes A and B are sediment control manholes.
- Larger seepage beds are provided in Lots 1-6.
- Steep slopes-will put additional erosion control blanket or other measures as the Township Engineer requires for additional stability in this location.
- Will comply with all other comments noted in the Township Engineer's report dated September 29, 2010.
- Regarding the Delaware County Planning Commission letter, there is no folio number for parcel A so the county records showed this development as part of the larger thirty plus acre parcel that extends all the way to State Road so the numbers did not add up for them. This made them see this plan as misleading because it didn't even show that other parcel. Also, the proposed frontage for the three proposed lots along North Hillcrest Road didn't seem to make sense to the Delaware County Planning Commission because they didn't take into account the previous lot eleven frontage that was used in the calculations. The Delaware County Planning Commissions letter seemed to focus on these misunderstandings and couldn't give a accurate review
- A one hundred year storm was analyzed.
- They designed Manhole C to overflow first.
- They can design an additional overflow pipe between proposed lot A3 and proposed lot 11-12 as further overland relief.
- Mr. Damon explained that these orifices are in the seepage beds on lots 1-9 and that Mr. Mastronardo's office accepted the 1 ½ inch orifices in Newtown Township for a similar application and suggested an additional measure of surrounding it with a twenty-four (24) inch perforated pipe.
- Manholes C and D are the larger manholes that provide easier access and that there will also be eight inch cleanouts at each of the 48-inch diameter pipes.

Mr. Joseph Mastronardo's comments and concerns:

- Conservation easement line location
- Manholes A and B
- Provide larger seepage beds in lots 1-6
- Steep slopes
- In agreement of Mr. Damon's assessment of the Delaware County Planning Commissions letter.
- In his opinion the fore bay is a good idea and asks that the developer coordinate with Springfield's Public Works Department concerning the sediment control measures in the manholes to provide the solution that the public works department sees as the best for them to maintain.
- Test the soils for the larger seepage beds.
- The stormwater collection system should add additional analysis for overland relief.
- Stated there were existing funds based on the existing plan.
- Indicated that he understood the application and additional measure.
- The Parks department maintains traditional basins which usually have less maintenance but that our Public Works has the ability to maintain

underground basins.

Mr. Claude deBotton said that this effort is to show a nice development can be built. His is proud of the homes sold and that the existing homeowners are happy. He spoke of the virus concern of many when detention basins have standing water and that this solution does not give him extra money but it is to alleviate some of these concerns. He wants no flooding. In the existing plan, he sees the basin location as taking the best lot locations and wanted to change it. Also, in the existing plan he didn't like the corner lot so he wanted to eliminate it for the food of the development. These proposed changes answers these two concerns of his. It is expensive but he feels that it leaves behind a better plan. Mr. deBotton was worried about the recent storms and flooding at his Springfield properties but found that there were not problems at his properties in the Township. Based on this positive outcome of the recent storms, Mr. deBotton suggested that development by professionals will give you better properties. Mr. deBotton stated that he will do whatever the other developer's that built underground detention basins in the Township did with regards to funds.

Planning Commission Comments and Concerns:

- Existing funds set aside for maintaining the existing basin.
- Protection of the Township with more additional funds.
- Engineer should determine an amount to be set aside based on the projected need.
- Clarification of Mr. Damon's letter with regard to his response to Mr. Mastronardo's comment number ten about additional protection around a 1 ½ inch orifice to prevent clogging.
- Are Manholes C and D sediment control manholes like A and B?
- Who maintains the detention basins, and is there a preference on the type of basin?

Motion: Mr. Gosselin made a motion second by Mr. Merkins to recommend to the Board of Commissioners approval of the plan contingent upon the engineers comments, that soil testing for the seepage beds in lots 1– 9 is done and that the developer is willing to provide funds that comply with the engineers recommendation for this proposal.

THE MOTION WAS UNANIMOUSLY APPROVED.

Roll Call Vote on

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

- Mr. Gorgone entertained a motion to adjourn.

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

THE MOTION WAS UNANIMOUSLY APPROVED.

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. 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: 45P.M. (E.S.T.)

November 9, 2010

Commissioner Gina Sage
Springfield Township
50 Powell Road
Springfield, PA 19064

Dear Ms. Sage:

On October 7, 2010, The Planning Commission reviewed the Preliminary Final Plan for the lot line change at 133 and 147 Summit Road.

The Planning Commission made a motion to recommend to the Board of Commissioners to approve the Preliminary Final Plan for the lot line change at 133 and 147 Summit Road with conditions noted.

Thank you for your consideration of our recommendation.

Sincerely,

The Planning Commission

November 9, 2010

Commissioner Gina Sage
Springfield Township
50 Powell Road
Springfield, PA 19064

Dear Ms. Sage:

On October 7, 2010, The Planning Commission reviewed the Preliminary/Final Plan for Coventry Woods Phase 1-Lots 11, 12, 17, 18, 19 & Parcel A.

The Planning Commission made a motion to recommend to the Board of Commissioners approval of the Preliminary/Final plan for Coventry Woods contingent upon the engineers comments, that soil testing for the seepage beds in lots 1-9 is done and that the developer is willing to provide funds that comply with the engineers recommendation for this proposal.

Thank you for your consideration of our recommendation.

Sincerely,

The Planning Commission