

# SPRINGFIELD TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

**Meeting Date:** September 2, 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:** Joseph Mastronardo, P.E., Engineer & William J. Cervino, Zoning Officer, James Byrne, Solicitor.

**Motion:** Mr. Gosselin made a motion, seconded by Mr. Base, to approve the June 3, 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 Beatty Hills Sanitary Sewer Planning Module component for the proposed Beatty Hills Sanitary Sewer extension that needs DEP approval. Authorization is required from the Planning commission.

**Motion:** Mr. Base made a motion second by Mr. Gosselin to approve the authorization of the Sewage Facilities Planning Module Component Extension of Beatty Hills for DEP.

### 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 second order of business was a sketch plan for Springfield Grocery Store–Baltimore Pike and Leamy Avenue.

Folio #42-00-00477. The applicant DHD Ventures NC, LLC, proposes to consolidate and redevelop two properties (674 Baltimore Pike and 637 East Leamy Avenue) consisting of approximately 4,169 acres to construct a proposed 19,028 SF grocery store with an attached 4,800 Square Foot retail space, along with associated parking facilities. 674 Baltimore Pike is a corner lot consisting of an automobile dealership to be demolished, and 637 East Leamy Avenue consists of a single family detached dwelling to be demolished.

Mr. Al Fuscado gave a brief overview of the sketch plan as submitted and indicated the following:

- The property is split zoned E-Business in the front of the property and B-Residence in the rear of the property. The front portion of the property is also zoned TND 3 overlay district.
- The original sketch plan submitted to the Township exhibited a 19,000 square foot grocery store and related parking lot. A 4800 square foot retail piece and the demolition of the existing house.
- Upon review of the Township Engineer's comments, a revised sketch plan (alternate) is being presented to the Planning Commission.

Mr. Travis McVicors, DHD Ventures was present and gave a brief overview of the revised sketch plan (alternate) as submitted and indicated the following:

- A 19,000 square foot Grocer called Bottom Dollar Foods is proposed.
- It is a smaller scale food store compared to the larger venue.
- There will be 7,000 skews within the store.
- Remove the proposed 4,800 Square Foot of retail space from the site plan and demolish the Ferraro Cadillac building
- The alternate plan eliminates the need for conditional use approval, preserves the single family dwelling and incorporates the rear portion of the residential property into 675 Baltimore Pike.

Jason Englehart from Langhan Engineering was present to represent the applicant and gave a brief overview of the revised sketch plan (alternate) and indicated the following:

- The alternate plan has to meet the requirements for the area and bulk for the E Business district and the manual graphic design.
- The applicant will request waivers for the Preliminary Plan and future right of way.
- Proposes a 19,028 square foot retail grocery store.
- Reduce existing impervious surface.
- Proposes a screen wall along frontage with landscaping.
- Significantly more landscaping will be provided.
- The Alternate plan eliminates the proposed 4800 Square Foot retail space.
- Will comply with the requirements for the TND-3.
- Off-street parking, one space per 100 square feet of retail will be provided.

- No additional Right of way is proposed.
- Presented application to PADOT
- A traffic study will be done for the Preliminary Final Plan Submission
- Carts will be stored inside the store.

Don Ciato, Director of Operations

- Bottom Dollar Stores are soft discounters.
- 20 new stores in the Southeastern Pennsylvania and South Jersey area are proposed.
- There are 28 existing stores in North Carolina and the Virginia Beach area.
- Provides a convenient shopping experience by providing fresh produce, meat department and a full grocery store on a smaller scale.
- Hours of Operation will be 7am to 10pm., seven days a week.
- Deliveries will be from 6:00 am to 10 pm, 3 times per week.
- The main distribution center is located in New Castle, PA .
- Three cart corrals will be located in the parking lot.
- An invisible fence will be installed for the shopping carts.
- Lowest price guarantee.
- A pylon sign will be shown on the Preliminary Final Plan.
- Will comply with a light study, shields etc.
- The store will not be illuminated 24 hours a day.
- Will work with the community.
- No cooking of food on the premises.
- There will be a Plug in hook up generator. There will be no storage of diesel or any type of fuel on the premises.

Planning Commission Comments & Concerns:

- Alternate plan was not reviewed by the Township staff.
- Traffic study should be performed during rush hour.
- Signature Store Plan
- Signage proposed for the property.
- No physical generator onsite
- Lighting into residential properties.
- Lighting study and plan to be submitted for review.

Joe Mastronardo's comments and concerns:

- The alternate plan will eliminate the Conditional Use approval for multiple tenancy.
- Ultimate Right of Way, if not proposed will require a waiver.

Bill Cervino's comments and concerns:

- Proposed signage
- Area and bulk requirements for the proposed lots.
- Will there be a deli, onsite cooking or patron seating?
- Delivery times are limited between the hours of 8am to 6pm

Jim Byrne's comments and concerns:

- The Township Engineer has not had a chance to review the alternate plan submitted this evening. Mr. Byrne does not want the applicant to feel the Township is conceding to the items noted on the alternate plan.
- 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**

<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.)