

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: September 2, 2015

Meeting Time: 7:30 P.M. (E.D.T.)

Meeting Place: Township Municipal Building, 50 Powell Road, Springfield PA 19064

Members Present: Mr. Gorgone, Ms. Siletsky, Mr. Gosselin, Mr. Base, Mr. Arrell and Mr. Gagliardi.

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

Approval of Minutes: Ms. Siletsky made a motion second by Mr. Arrell to approve the July 9, 2015 minutes.

Roll Call Vote on Motion:

Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Ms. Siletsky	<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. Gagliardi	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Arrell	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED.

- The first order of business was the Preliminary/Final Plan for Robert C. & David D. Miller-230 Baltimore Pike. Mr. Christopher Gorbey, ID#27158, Mr. Adam Powell, were present to represent the applicant. Mr. Gorbey gave a brief overview of the plans as submitted and indicated the following:
 - Re-zoning and consolidating four parcels at the corner of West Avenue and Baltimore Pike into one parcel and extend the zoning line.
 - Delaware County Planning Commission has recommended approval. The proposal is consistent with the Comprehensive Plan.
 - Submitted an amended petition coming into compliance with the Township Engineers suggestions.

Adam Powell from Lynn Architect was present and gave a brief overview as submitted and indicated the following:

- In Receipt of the Township Engineers Report dated August 31, 2015.
- Will comply with everything noted in the Township Engineer's report dated August 31, 2015 and also Mr. Mastronardo noted a Zoning line issue.
- The plan has been amended to meet the requirement.
- The plan shows that the applicant has agreed to extend the TND overlay

district back to the new line for the whole four properties.

Planning Commission's Comments and Concerns:

- Possibility of encroachment into the residential properties.
- Traffic concerns.
- Notification of abutting owners.

Robert Miller of Miller's:

- The intention of the new leasee is to develop the property.
- The new lease will be Spencer Chevrolet.
- Does not know what development will be proposed.

Bill Cervino's comments and concerns:

- Regarding the map amendment, the residential home, if it does get approved becomes a non-conformity.
- There is no projected timeline of redevelopment.
- There will be a public hearing in October for the zoning ordinance map amendment as well.
- PECO's property is still in a B residence district.

Joe Mastronardo's comments and concerns:

- Notification of abutting owners has to be done by the applicant for the Subdivision Land Development.
-

Motion: Mr. Arrell made a motion second by Ms. Siletsky to approve the consolidation plan as reviewed and contingent upon notification of the property owners prior to the Board of Commissioners meeting on September 8, 2015, the Township Engineers report dated August 31, 2015 and also recommends approval for the request of a waiver of the submission of a preliminary plan.

- The second order of business was the Preliminary/Final Plan for Enterprise Rent-A-Car, 436 Baltimore Pike. Mr. Damico was present to represent the applicant.

Mr. Damico gave an overview of the plan submitted and indicated the following:

- In receipt of the Township Engineers report dated July 31, 2015.
- Mr. Damico stated the applicant was not aware of Item #6 and will request a waiver from left hand turn.
- No employee parking on Rambling Way.
- There will be no long term parking.
- Had a meeting with the Township Solicitor, James Byrne, and had a list of conditions put on record and they can't be violated.
- Reorganize on site parking.

- The Zoning Hearing Board suggested asking nearby establishments for parking. The applicant is in the process.
- There are other Enterprise sites in the area that already have car wash facilities.
- Cars are not being brought in to be washed from other sites.
- Bicycle rack and bench will be provided with amenities.

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

- Landscaping added to the front sidewalk.
- Replacing of fence along the side and rear property abutting residential areas.
- Add more green area.
- Enhance the buffer strip with new plantings.

Planning Commission comments and concerns:

- Traffic Concerns
- Parking along Rambling Way
- Mr. Gosselin suggested the employee cars have stickers to confirm they are not parking on the street.

Motion: Mr. Gosselin made a motion second by Mr. Gagliardi to recommend to the Board of Commissioners approval with waivers from Section 123-10A Preliminary plan submission, 123-29A requiring granite curbs and 123-30E location of the access drive in proximity to an intersection and compliance with the Township Engineers Report dated August 31, 2015.

- The third order of business was the Preliminary/Final Plan for Scott Kia. Mr. Mark Damico was present to represent the applicant and gave a brief overview of the property and indicated the following:
 - Met with the Zoning Hearing Board of July 23, 2015, and they were granted Zoning relief.
 - In receipt of the Engineer's report dated August 31, 2015
 - The Plan is identical to the plan submitted on July 9, 2015.

Mr. Dave Damon was present to represent the applicant and gave a brief overview of the property and indicated the following:

- Site drainage issues were addressed.
- Traffic and stormwater management report and design have been completed.
- Storage of tanks i.e. oil etc. to be stored offsite.
- Proposing new evergreens along the rear to supplement the buffer.
- Proposing a drainage system adjacent to the building wall, maintain the existing system and provide curb at the top of the paved slope and inlet to collect off-site-drainage.

- Will comply with all stormwater management comments.
- Will comply with all general comments.
- Will comply with the unloading and loading on the property.

Planning Commission Comments and Concerns:

- Traffic concerns.
- Aesthetically pleasing.
- Loading and unloading to be done on the property.

Motion: Ms. Siletsky made a motion second by Mr. Gagliardi to recommend approval with waivers from Section 123-10A requiring a preliminary plan submission, 123-29A requiring granite curb, 123-28C2 requiring a 120 ft. Right of way along Baltimore Pike, also include a note about the delivery of vehicles and contingent upon the engineers report dated August 31, 2015.

- The fourth order of business was Preliminary Plan 3rd Review for Mary & Pearl Jamgochian – 500 Saxer Avenue. Mr. Mark Damico, Mr. Dennis O’Neil, Mr. Greg Jamgochian was present to represent the applicant.

Mr. Dennis O’Neil gave a brief overview of the plan as submitted and indicated the following:

- Will work with Township Engineer, Joseph Mastronardo.
- Proposing a in the ground stormwater system which would be in the back of lot two, will collect stormwater on the site. A redesigned basin that collects the rear lower portions of the site.
- Sewer-Proposing to come off of a manhole in Saxer Ave. extend the sewer main across the street and run a sewer line parallel to Saxer Ave. within the area of additional right of way that the applicant is dedicating, then there would be short laterals to the main. The homeowners would be responsible for those laterals.
- Home Price - \$350,000.00 - \$400,000.00

Planning Commissions comments and concerns:

- Stormwater Management
- Lot #2 catch basins
- Sewer System – less infiltration

Joe Mastronardo comments and concerns:

- Sanitary sewer would be an additional maintenance to the Township. Could be complicated.

- Stormwater management – feels not the best situation for lot two.
- All utilities are to be installed underground as per Mr. Victor Intintolo, 418 Saxer Avenue.

Bill Cervino’s comments and concerns:

- Stormwater management i.e. the property owner has a big expense if the system fails.
- Maintenance for basin on lot #2.

Motion: Mr. Base made a motion second by Ms. Siletsky to recommend to the Board of Commissioners to deny the plan, it doesn’t benefit the township at present

- Mr. Gorgone entertained a motion to adjourn.

Motion: Mr. Arrell made a motion, second by Mr. Gosselin to adjourn the meeting.

Roll Call Vote on

Motion:	Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Ms. Siletsky	<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. Gagliardi	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Arrell	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED.

Meeting

Adjourned: The meeting adjourned at 10:00pm(E.D.T.)



J. LEE FULTON
Township Manager
MARGARET A. YOUNG
Treasurer
JAMES J. BRYNE, JR., Esq.
Solicitor

Township of Springfield DELAWARE COUNTY, PA

50 POWELL ROAD, SPRINGFIELD, PA 19064
OFFICES 610-544-1300 POLICE 610-544-1100 HIGHWAY 610-543-2837 FAX 610-544-3012
EIN NO. 23-6004592

Commissioners
JEFFREY RUDOLPH, SR
President
LEE J. JANICZEK, Ed.D.
Vice President
EDWARD KELLY
DANIEL J. LANCIANO
ROBERT LAYDEN
GINA M. SAGE
PAUL J. WECHSLER

September 8, 2015

Commissioner Paul Wechsler
Springfield Township
50 Powell Road
Springfield, PA 19064

Dear Mr. Wechsler:

On September 2, 2015, The Planning Commission reviewed the Preliminary/Final Plan for Robert C. & David D. Miller – 230-234 Baltimore Pike and made a motion to recommend to the Board of Commissioners approval of the consolidation plan as reviewed contingent upon notification of the property owners prior to the Board of Commissioner meeting on September 8, 2015, Township Engineers report dated August 31, 2015, and also recommend approval for the request of a waiver of the submission of a preliminary plan.

Thank you for your consideration of our recommendation.

Sincerely,


Frank Gorgone
Chairman, Planning Commission



Township of Springfield
DELAWARE COUNTY, PA

50 POWELL ROAD, SPRINGFIELD, PA 19064

OFFICES 610-544-1300 POLICE 610-544-1100 HIGHWAY 610-543-2837 FAX 610-544-3012
EIN NO. 23-6004592

J. LEE FULTON
Township Manager

MARGARETA A. YOUNG
Treasurer

JAMES J. BRYNE, JR., Esq.
Solicitor

Commissioners

JEFFREY RUDOLPH, SR
President

LEE J. JANICZEK, Ed.D.
Vice President

EDWARD KELLY
DANIEL J. LANCIANO
ROBERT LAYDEN
GINA M. SAGE
PAUL J. WECHSLER

September 8, 2015

Commissioner Paul Wechsler
Springfield Township
50 Powell Road
Springfield, PA 19064

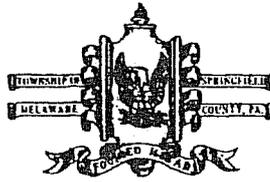
Dear Mr. Wechsler:

On September 2, 2015, The Planning Commission reviewed the Preliminary/Final Plan 3rd review for Enterprise Rent-A-Car, 436 Baltimore Pike and made a motion to recommend to the Board of Commissioners approval with waivers from Section 123-10A Preliminary plan submission, 123-29A requiring granite curbs and 123-30E location of the access drive in proximity to an intersection and compliance with the Township Engineers Report dated August 31, 2015.

Thank you for your consideration of our recommendation.

Sincerely,


Frank Gorgone
Chairman, Planning Commission



Township of Springfield
DELAWARE COUNTY, PA

50 POWELL ROAD, SPRINGFIELD, PA 19064

OFFICES 610-544-1300 POLICE 610-544-1100 HIGHWAY 610-543-2837 FAX 610-544-3012
EIN NO. 23-6004592

J. LEE FULTON
Township Manager

MARGARET A. YOUNG
Treasurer

JAMES J. BRYNE, JR., Esq.
Solicitor

Commissioners

JEFFREY RUDOLPH, SR
President

LEE J. JANICZEK, Ed.D.
Vice President

EDWARD KELLY
DANIEL J. LANCIANO
ROBERT LAYDEN
GINA M. SAGE
PAUL J. WECHSLER

September 8, 2015

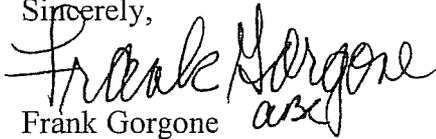
Commissioner Paul Wechsler
Springfield Township
50 Powell Road
Springfield, PA 19064

Dear Mr. Wechsler:

On September 2, 2015, The Planning Commission reviewed the Preliminary/Final Plan Review of Scott Kia of Springfield – 321 Baltimore Pike and made a motion to recommend approval with waivers from Section 123-10A requiring a preliminary plan submission, 123-29A requiring granite curb, 123-28C2 requiring a 120 ft. Right of way along Baltimore Pike, also include a note about the delivery of vehicles and contingent upon the engineers report dated August 31, 2015.

Thank you for your consideration of our recommendation.

Sincerely,



Frank Gorgone

Chairman, Planning Commission



J. LEE FULTON
Township Manager
MARGARET A. YOUNG
Treasurer
JAMES J. BRYNE, JR., Esq.
Solicitor

Township of Springfield
DELAWARE COUNTY, PA

50 POWELL ROAD, SPRINGFIELD, PA 19064
OFFICES 610-544-1300 · POLICE 610-544-1100 · HIGHWAY 610-543-2837 · FAX 610-544-3012
EIN NO. 23-6004592

Commissioners
JEFFREY RUDOLPH, SR
President
LEE J. JANICZEK, Ed.D.
Vice President
EDWARD KELLY
DANIEL J. LANCIANO
ROBERT LAYDEN
GINA M. SAGE
PAUL J. WECHSLER

September 8, 2015

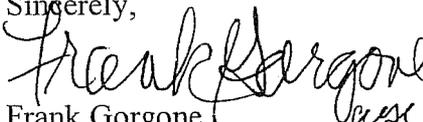
Commissioner Paul Wechsler
Springfield Township
50 Powell Road
Springfield, PA 19064

Dear Mr. Wechsler:

On September 2, 2015, The Planning Commission reviewed the Preliminary Plan 3rd Review of Mary & Pearl Jamgochian – 500 Saxer Avenue and made a motion to recommend denial of the plan as submitted due to stormwater management.

Thank you for your consideration of our recommendation.

Sincerely,


Frank Gorgone
Chairman, Planning Commission