

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: Thursday February 7, 2008

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

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

Members

Present: Mr. Gorgone, Mr. Gosselin, Mr. Merkins, Ms. Burkhart & Mr. Base

Also Present: Joseph Mastronardo, P.E., William J. Cervino, Zoning Officer,
James J. Byrne, Solicitor.

Motion: Mr. Gosselin made a motion, seconded by Ms. Burkhart, to approve the December 6, 2007 minutes as presented.

Roll Call Vote on

Motion: Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Gosselin	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Merkins	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Ms. Burkhart	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Base	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS UNANIMOUSLY APPROVED.

- The first order of business was Springfield Square Sketch Plan, Joseph Damico, Esq., was present to represent the applicant Springfield Square South LP. Also present was David Damon, P.E., of H. Gilroy Damon. Mr. Damico provided an overview of the project and indicated the following:
 - The development of the property was subject to litigation.
 - In May of 1984 the Township settled the litigation by agreement to develop the property. Several amendments to the agreement have been made for the development of the property as it exists today.
 - There is an amending agreement between Springfield Township, SWB and the owner to develop the portion of the property located in SWB, approximately 60 acres.
 - The project consists of the enclosing of the open detention basin in accordance with the Township Stormwater Management Ordinance.
 - Additional landscaping will be provided along the south and west portion of the property, which is adjacent SWB properties.
 - 53 additional parking spaces will be provided for the property.
 - The applicant will meet with the adjacent neighbors regarding the proposal.
 - No building additions are proposed.
 - Although there is an agreement between Swarthmore, Springfield Township and the property owner, the proposal should not require

approval by Swarthmore Borough. Swarthmore Borough and the abutting residents in Swarthmore will be consulted.

David Damon provided an overview of the plan submitted and indicated the following:

- The advantage of the proposal is that it provides for water quality improvements, it reduces the water volume run-off that reduces erosion downstream and provides peak retention of run-off rates not greater than pre-development conditions.
- The property owner will be responsible for the maintenance of the system in accordance with the Township Ordinance with inspections performed by the Township.
- The project will include additional buffer landscape at the south and west portions of the property adjacent to the basin.
- 53 new off street parking spaces will be created by installing the stormwater facilities underground. The spaces will serve the office building. A newer entrance is planned for the office building of the shopping center.
- The applicant will agree to the engineers review letter except for the following: parking lot landscaping is proposed for the new parking are only. Street trees along Baltimore Pike and Lincoln Avenue will have to be evaluated for compliance with the ordinance.
- It is believed that the site complies with the ADA requirements for accessible parking spaces.
- Damaged sidewalks and curbing around the perimeter of the site will be replaced. However, placing new sidewalk and curbs along Lincoln Avenue would require removal of existing mature buffer plantings. A waiver will be requested.
- There is no sidewalk adjacent to the property.
- Areas around the existing detention basin will be tested for infiltration.

Joe Mastronardo's Comments and Concerns:

- Confirm that the area is suitable for infiltration.
- Does the project require input from Swarthmore Borough?

Bill Cervino's Comments and Concerns:

- Connection of the public sidewalk on Lincoln Avenue from the site to the adjacent property.
- Will the project have to be approved as an amendment by Swarthmore Borough?

Planning Commission Comments and Concerns:

- Is Olive Garden proposing a drive through or other building modification that will effect the circulation of the site?
- Consult with residents of Riverview Rd. in Swarthmore regarding buffer landscaping.

- Maintenance access to the basin
 - Consider using the new parking area for employees of the shopping center to free up parking spaces in front of the center for patrons.
 - Access into the site from Baltimore Pike is difficult due to tight turns within the site especially around the bank. Consider evaluating the access for possible changes.
- The second order of business is the Springfield Mall Preliminary Final Land Development Application. Present to represent the applicants Pennsylvania Real Estate Investment Trust (PREIT) was Joseph Damico, Esq., also present were Joseph Coradino, Executive Vice President PREIT, Christopher Mrozinski, Development Director, PREIT, Adam Benosky, R.L.A., Bohler Engineering, Inc. Jennifer K. Walsh, P.E., McMahon Assoc., Inc., .

Mr. Damico provided an overview of the project as submitted and indicated the following:

- Notice to abutting owners were submitted to the Township.
- The mall consisted of three properties, Macy's, Target, formally Wanamaker's, Strawbridge's and the mall area now owned by PREIT.
- PREIT recently purchased the 5.3 acre parcel adjacent to the Northwest portion of the PREIT property and the 1.3 acre parcel adjacent to the Northeast portion of the PREIT property. The 6.6 acres will be consolidated into one property.
- The 5.3 acre parcel is requested to be removed from residential to shopping center district. It will be deed restricted for the development to remain open space.
- On November 1, 2007, a sketch plan was presented to the Planning Commission for the project.
- The project includes a ground level and two story parking garage with a movie theatre, a 3000 square foot bank building, restaurant and retail additions to the mall and a new two story building for Target.
- Zoning text amendments and map amendments are proposed for the project.
- All uses are permitted by right except for the movie theatre which must be approved as a conditional use and the parking garage.
- The parking garage as listed in the text amendment will be an accessory use.
- The proposed height of the garage and movie theatre, pursuant to the text amendment will be 49 feet as per the average elevations of the mall building.
- Dedicating five acres for open space.

Joseph Coradino gave a brief overview of the project as submitted and indicated the following:

- PREIT is headquartered in the Philadelphia region.
- Mall industry has changed since its conception. Entertainment activities are now part of the retail business. Restaurant and movie theatres are now the new anchors to the malls.

- Move Co. is the proposed operator of the theatre. They also include a high end restaurant in the theatre complex.
- At present no liquor licenses have been obtained.
- At present no one is under contract although negotiations are in progress.
- Renovations will be made to the interior of the existing mall.
- Work is anticipated to start summer of 2008 and store openings by fall of 2009. The Target building and the mall additions, exclusive of the garage and movie theatre will start at the same time.
- Interior renovations to the mall will be performed with the building additions.
- The bank building will be performed in the first phase of construction.
- The movie theatre hours will be 11:00am – 10:00pm Weekdays and 11:00am – 12:00am Weekends.

Chris Mrozinski provided an overview of the project as submitted and indicated the following:

- Architectual changes to the mall are designed to draw patrons to the building.
- Proposed height of the garage and movie theatre is sixty one feet.

Adam Benosky gave a brief overview of the project as submitted and indicated the following:

- The Sproul Rd. entrance has been reconfigured for ingress and egress to the site. A pedestrian access way has been provided from the SEPTA railway station.
- Additional landscaping is proposed for the interior portions of the lot and Sproul Road to screen the Target loading area.
- Landscaping along Baltimore Pike is proposed, however it is limited so that the property will be easily identified.
- Foundation plantings will be provided.
- Portions of the sanitary sewer of the mall has been jettied to open up the line. Since this procedure no complaints have been received.
- A sewer module has been sent to the Sewer Authority. There is no known availability problem for the sewer authority.
- A detailed lighting plan has been submitted to the Township.

Joe Mastronardo's comments and concerns:

- Expressed concern about lighting and landscaping around the garage building and parking lot.
- What instruments are to be used by the Township to consider the property as one unified parcel versus three independent properties.
- Meeting with Township staff and Penndot regarding landscaping along Baltimore Pike and Sproul Road in accordance with the Comprehensive plan.

Bill Cervino's comments and concerns:

- When will interior renovations of the mall be performed?
- When will the bank building be constructed?
- Access around the garage and movie theatre by emergency vehicles and large delivery vehicles.
- Of the 12 theatres proposed how many will be showing midnight shows.
- Access of delivery vehicles to the site and the use of vehicle access ways to loading docks.
- Consider camering the sanitary sewer onsite for areas of failure or other problems.
- Re-evaluate the dimension of the setback from the SEPTA right of way.

Planning Commission comments and concerns:

- Have liquor licenses been obtained for the different restaurant uses?
- What clients are proposed for the mall (restaurant and retail)?
- Time frame of project, start to finish.
- Loading and unloading areas between the mall and movie theatre. Drop off areas for patrons at the movie theatre.
- Circulation within the garage and security for the garage.
- Height of the proposed garage and movie theatre with respect to the existing mall building.
- How many movie theatres are proposed?
- Due to the fact that the garage structure is still in the design phase, the actual number of proposed parking spaces has not been determined at present.
- The number of exits from the parking garage. Exiting of the parking garage should not direct all persons toward Sproul Road.
- Contribute to the plantings for a greenway of Baltimore Pike and Sproul Road.
- Where are trash areas to be located?
- What is proposed to correct the sewage system of the mall.
- Is there sewer capacity for the proposed increase of sewage.
- What are the hours of operation of the movie theatre?
- Would like a representative present from Movie Co. at all future planning meetings.
- Providing additional landscaping along Baltimore Pike and the parking lot frontage.
- Are bus stops within the mall to remain.
- Proposed entrance into the site from Rt. 320 is a concern. There is a short distance for motorist to switch lanes to turn towards the bank or proceed to the Theatre or Mall.
- Use of Macy's property for parking for bus trips.
- Access into the Mall is still a concern from Sproul Road.
- Evaluate the intersection at Wallingford Road location to improve the site access.

Jennifer Walsh, P.E. provided an overview of the traffic study and indicted the following:

- All the access points to the Mall are a level of service c or better.
- With the proposed expansion of the Mall all access points to the Mall will continue to operate at a level c. Some modifications will be performed for traffic light timing and line striping.
- Major signal upgrades will be performed for the Sproul Rd. and Baltimore Pike intersection to reduce deficiencies.
- This will also include the reduction of the median strip to accommodate left turns from the Mall onto Sproul Road.
- No studies were performed for interior circulation of the Mall.
- The main access to the Mall from Baltimore Pike does not need modifications.

Public Comments and Concerns:

John Knapp – Parish Rd., Swarthmore Resident. Expressed concerns with light leakage, noise and traffic. Add landscaping in such a way to create a sound barrier along Baltimore Pike.

Elizabeth Knapp – Parish Rd., Swarthmore Resident. Expressed concerns regarding when traffic counts were conducted because of road construction in Swarthmore. The number of theatres operating after 8:00pm, exiting from the parking garage should be directed to the Wallingford Road exit.

Helen Speck, 204 Benjamin Way, Swarthmore Resident. Consider a dedicated park and ride from the Mall to the R-3 line in Swarthmore.

- Mr. Gorgone entertained a motion to adjourn.

Mr. Merkins made a motion, second by Ms. Burkhart, to adjourn the meeting.

Roll Call Vote on

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

THE MOTION WAS UNANIMOUSLY APPROVED.

Meeting

Adjourned:

The meeting adjourned at 10:15P.M. (E.S.T.)