

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: Thursday February 5, 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, Ms. Burkhart, Mr. Merkins and Mr. Base.

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

Motion: Ms. Burkhart made a motion, seconded by Mr. Base to approve the January 8, 2009 minutes as presented.

Roll Call Vote on

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

THE MOTION WAS UNANIMOUSLY APPROVED.

- The first order of business was the Preliminary Final Subdivision Plan for a Supermarket at 721 W. Sproul Road; Mr. Mark Damico was present to represent the applicant Kimco Realty. Also present was Gregory H. Reed, Kimco Realty, Adam S. Benosky, RLA, Bohler Engineering and Christopher J. Williams, P.E., McMahon Associates, Inc.

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

- No revisions have been made to the site plan.
- Exhibit a minor revision to the parking spaces at the main entrance which will allow for better maneuverability at the entrance.
- Sidewalks have been extended into the site and pedestrian crosswalks have been provided.
- Leaving the interior sidewalk as previously submitted instead of a center crosswalk as requested.
- Heavy duty pavement will be provided as requested by the Township Engineer except for the drive access at the rear property.
- Parking lot trees will be provided for the required number of parking spaces and not for the total number of parking spaces. Approximately thirty trees will be dispersed along the buffer strip and street frontage for the remainder of the site.

Planning Commission comments and concerns:

- Provide a cart pen by the Bus stop.
- Provide direct pedestrian access to the site from the bus stop.
- Site access and interior circulation should be worked out as part of final plan approval.

Joe Mastronardo’s Comments and Concerns:

- Can the additional 173 parking spaces be eliminated in order to provide additional green space.
- Perform a post construction traffic study to determine if reasonable improvements are warranted for site access and interior circulation.

Bill Cervino Comments and Concerns:

- The Zoning Ordinance requires one shade tree for every five parking spaces provided. It’s not for five spaces of the minimum required parking spaces.
- Shade trees are not buffer planting trees.
- Matters regarding zoning variances would require a decision from the Zoning Hearing Board.

Chris Williams from McMahan gave a brief overview of the traffic study and indicated the following:

- Used ITE trip projection for the traffic study.

Greg Reed from Kimco Realty indicated the following:

- Cannot agree to post construction alterations to the site due to lease constraints with the anchor retailers.

Ken Rapp from the S.T.E.A.C. was present and indicated the following:

- S.T.E.A.C. has reviewed the plans and engineers report. The committee agrees with the engineers review.

Motion: Ms. Cook made a motion second by Mr. Gosselin to recommend approval to the Board of Commissioners of the Preliminary Final Plan for Kimco Realty Corporation Shopping Center plan contingent upon satisfaction of the engineer’s comments and consideration of the comments made by the Planning Commission such as a cart collection area near the Sproul Road bus stop; maintenance of the buffer area along the back of the entire shopping center; adequate dispersal of trees in the existing and proposed parking areas; revisit and evaluate traffic flows at the access points with the Township Engineer.

Roll Call Vote on	Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Motion:	Ms. Cook	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Gosselin	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Ms. Burkhart	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Merkins	<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 second order of business was the Sketch plan for Mr. Richard Neerland, 501 Yale Avenue. Mr. Russo from Jefferson Building Investment was present to represent the applicant.

Mr. Russo reviewed the sketch plan as submitted and indicated the following:

- The applicant is proposing a three lot subdivision.
- Not requesting any zoning variances.

Bill Cervino’s Comments and Concerns:

- Revise setbacks for lot number three to comply with ordinance.
- Provide lot coverage data for lot number three.
- Street and lot trees must be provided for each lot.
- The existing fence must be removed from the right of way and front setbacks.
- Electric and telephone wiring must be placed underground.

Joe Mastronardo’s Comments and Concerns:

- Ultimate right of way are to be provided for Yale and Myrtle Avenue, unless a waiver is granted by the Board of Commissioners.
- Stormwater management must comply with ordinance.
- A sewage planning module will be required for the two new lots.
- Mr. Gorgone entertained a motion to adjourn.

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

Roll Call Vote on

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

THE MOTION WAS UNANIMOUSLY APPROVED.

Meeting

Adjourned:

The meeting adjourned at 8:30 P.M. (E.S.T.)