

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: Thursday January 8, 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. Sage, Ms. Burkhart and Mr. Base.

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

Motion: Mr. Base made a motion, seconded by Mr. Gosselin to approve the November 6, 2008 minutes as presented.

Roll Call Vote on

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

THE MOTION WAS UNANIMOUSLY APPROVED.

- The first order of business was the Sketch Plan for Citadel Federal Credit Union, Gregory Davis from Saul Ewing Law firm, Chuck Olivo from Stantec and Kevin Whitney from Casaccio Architects were present to represent the applicant.

Mr. Olivo gave a brief overview of the plan as submitted and indicated the following:

- The property is located at 943 Sproul Road in the Special Use district.
- Demolish the existing building and build a new 36,022 SF building with a drive through.
- Proposing a two way access that will be restricted to allow all turns in and only right turns out. It will be posted NO LEFT TURN, Restricted new exit entrance.
- Proposing twenty four parking spaces, two way isles along the side and to the rear. Two Drive through isles and a by pass lane.
- One way drive across the front.
- The parcel will remain 37,000 SF. The minimum lot line width is 188. The minimum lot line at the street is 188 and will remain 188.
- Deed restrictions posted on the property. Limited front yard setbacks to 35 ft and all other boundary districts to 30 ft.
- Increase both side yard setbacks from 38 to 59 ft. and decrease the

second setback from 64 to 59 ft. The rear yard will be setback 78.8 ft.

- Impervious surface along the rear yard has been reduced in order to provide a better buffer area.
- Will do plantings along side to buffer trash enclosure, and if a fence is required, they will provide one. Put a 4 ft. green strip between neighbors to South and the site.
- Will not remove mature trees and will provide evergreen spacing around the existing trees. Will plant more trees on site.
- Will be using shoebox lights with downcast and glare protection on them to prevent glare from spilling out.
- May have to go before the Zoning Hearing Board to have their branding sign on their tower. Both signs will be facing Sproul Road.
- Citadel has not made any contact with the neighbors as of yet.

Kevin Whitney from Casaccio Architects gave a brief overview of the plans as submitted and indicated the following:

- Designed these buildings to blend in with neighboring residential communities.

Planning Commission comments and concerns:

- Lighting
- ATM location
- Grass buffer between Sproul and Old Sproul Roads.
- Reduction in the number of parking spaces.
- Investigate a different way of entering/exiting the property.
- Landscaping at rear of the building.

Joe Mastronardo's Comments and Concerns:

- Very unclear where property lines begin and end.
 - Traffic concerns
 - If an exit is provided in another area, additional paving will be eliminated.
- The second order of business was the Preliminary Final Subdivision Plan for a Supermarket at 721 W. Sproul Road; Mr. Joseph Damico was present to represent the applicant Kimco Realty. Also present was Geoffrey Glazer, AIA, Kimco Realty, Gregory H. Reed, Kimco Realty, Adam S. Benosky, RLA, Bohler Engineering, Cornelius Brown, Bohler Engineering, and Christopher J. Williams, P.E., McMahon Associates, Inc.

Mr. Damico gave a brief overview of the plans as submitted and indicated the following:

- Mr. Damico submitted an affidavit of posting as proof of notice to all adjacent property owners.
- Property is zoned Shopping Center and the property is 22.27 acres.
- The applicant proposes to demolish the existing 120,000 SF Value City building and replace with a new Supermarket of 66,825 SF and a

16, 000 SF building addition to the existing Staples. There will be a complete redesign of the parking lot; it will be updated with landscaping. Will comply with the Ordinance in that whole area, additional landscaping in the rear and buffer areas along Rt. 420 and Sproul Road.

- On November 11, 2008, met with Commissioner Lanciano and the neighbors for their input and concerns.
- Received variances from the Zoning Hearing Board.
- Will be a major improvement to the area. Community asset to the Township of Springfield.

Mr. Gregg Reed gave a brief overview and indicated the following:

- Add 16, 000 SF building addition to Staples which will consist of 4 to 6 stores and a restaurant.
- Redo Staples with a new facade which will incorporate into the copy center.
- Provide additional parking.
- Loading docks will be positioned away from residential properties.
- Additional landscaping will be provided.
- This project will help enhance the rest of the shopping center.

Planning Commission Comments and Concerns:

- Future development at the other end of the Shopping Center once the Super market and smaller stores are developed.
- Existing ingress and egress at Rt. 420 in relation to the delivery trucks.
- Delivery times.
- Location of the refrigeration units.
- Traffic flow.
- Number of deliveries being made.
- Traffic circulations within the site at the Sproul Road access.
- Crosswalks and pedestrian signage to and from the site will be looked at as per Mr. Glazer.
- Work with the Township Engineer to modify parking spaces at the Sproul Road access.
- Bus stop – cross walks and signage will be looked at as per Mr. Glazer.
- Shopping cart bays will be dispersed throughout the site. A censor will be put in to keep carts at bay.

Joe Mastronardo's Comments and Concerns:

- Pedestrian accommodations are not present on the plan.
- PennDot may require improvements to the access locations.

Bill Cervino Comments and Concerns:

- Overall site from Staples to Moe's, provide additional landscaping/buffer strips.
- Delivery times.

- Parking for the Supermarket and proposed addition. Exceeds more than five per one thousand as per Mr. Damico and Mr. Benosky.
- Trash and loading docks. Provide one central refuse area for Staples and the proposed addition. Loading zone on the end and side dumpsters will be proposed, as per Mr. Benosky.
- Proposed addition to Staples will further worsen the Sproul Rd. access condition due to its location.

Adam Benosky gave an overview of the plans as submitted and indicated the following:

- Demolish the existing 120,000 SF building and replace it with a 66,825 SF building plus a 16,000 SF building addition to Staples consisting of retail stores/restaurant. The parcel is 22.27 acres and is zoned Shopping Center.
- The main entrance will remain at Sproul Road.
- Changing the direction of the parking lot.
- Propose a strip of land in the rear of the Shopping Center and will maintain the existing landscaping buffer strip.
- Additional landscaping at the loading docks and at the rear of the supermarket.
- Entire buffer strip along W. Woodland Ave. will remain and be enhanced.
- Loading dock – circulation location for entering and exiting will be along W. Woodland Avenue (2 exits).
- Underground stormwater management basin will be installed and meet all requirements of DCCD and DEP.

The applicant is requesting waivers:

1. Section 123-12, 123-12.A Regarding the preliminary plan phase. The applicant is seeking final plan approval.
2. Section 123-28.C(20) Regarding establishment of the ultimate right-of-way.
3. Section 123-3.B(8) Requiring a minimum slope of 1% and a minimum diameter of 15 inches for all storm sewer pipes.

Chris Williams, McMahon Associates reviewed the traffic study and indicated the following:

- The only increase in traffic will be during the morning peak hours, when the rest of the retail shops are closed.
 - The applicant is willing to make adjustments at the Sproul Road access, if deemed necessary.
- Mr. Gorgone entertained a motion to adjourn.

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

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
	Ms. Sage	<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.

Meeting

Adjourned: The meeting adjourned at 9:25 P.M. (E.S.T.)