

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: Thursday June 5, 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, Ms. Cook, Mr. Gosselin, Mr. Merkins, Ms. Sage, Ms. Burkhart and Mr. Base

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

Motion: Ms. Sage made a motion, seconded by Mr. Merkins to approve the May 1, 2008 minutes as presented.

Roll Call Vote on

Motion: Mr. Gorgone	■ AYE	□ NAY
Ms. Cook	■ AYE	□ NAY
Mr. Gosselin	■ AYE	□ NAY
Mr. Merkins	■ 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 Subdivision Plan for Vicki McFadden, 1445 Wallingford Rd. Mr. David Damon from H. Gilroy Damon Associates, Inc. was present to represent the applicant. Mr. Damon gave a brief overview of the plan as submitted and indicated the following:
 - The property is an Old Mill Building.
 - It is the Southern most unit of a row three attached dwelling.
 - The property shares a driveway jointly that exists of a 1950's era subdivision plan.
 - In the rear of the dwelling there is a sloping wooded lot that backs up to Victoria Road, which is a paper street.
 - Up on the hill in the rear are remnants of the old mill's infrastructure.
 - There is a strip of ground that is owned with the rear lot that abuts the property. The property has an easement across for rights for water and also ingress and egress located along the West side of the property.
 - The applicant would like to extend a sixteen-foot wide paved roadway from the terminus of Victoria Road through a relative's property and back to her lot. The sixteen-foot roadway would service lots one and

two.

- Lots one and two would meet or exceed the requirements of B residence zoning district with exception of the existing dwelling, which is presently non-conforming.
- The property is served by the Township sewer main and water service.
- The applicant is in receipt of the Township's review letters.
- The plan will provide a better situation for emergency access and safety.

Planning Commission Comments and Concerns:

- Until the zoning issues are addressed, the Planning Commission can't make any suggestions or recommendations at this time.

Public Comment :

- Victoria McFadden, 1445 Wallingford Rd., raised concerns for emergency access service.

The second order of business was the Preliminary/Final Subdivision Plan for Nick Peracchia and Lawrence Panek, 518 Prospect Road, 524 Prospect Road and 131 Ashwood Road. Mr. David Damon from H. Gilroy Damon Associates, Inc. was present to represent the applicant. Mr. Damon gave a brief overview of the plan as submitted and indicated the following:

- Neighbors have come together and expressed a desire to add some property to their holdings.
- The applicants are subdividing a twenty-one foot wide strip from 518 Prospect Rd. and conveying that to lot two and lot three.
- The applicant will comply with all items noted in the review letter.
- Mr. Perrachia and Mr. Panek will agree to a conservation easement for the riparian buffer.

Joe Mastronardo's Comments and Concerns:

- Provide a conservation easement for the riparian buffer.

Planning Commission Comments and Concerns:

- Proper notification to neighbors.
- All neighbors should be in agreement.
- Clarify that 518 Prospect Road will not be able to be subdivided after this subdivision is approved.

Motion: Mr. Gosselin made a motion, second by Ms. Burkhart to recommend to the Board of Commissioners to approve the Preliminary Final Subdivision Plan for Nick Peracchia and Lawrence Panek subject to the Township Engineer's review letter dated June 2, 2008.

Roll Call Vote on

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

THE MOTION WAS UNANIMOUSLY APPROVED.

The third order of business was the Preliminary/Final Land Development Plan for Ralph A. Mongelli Builders, Inc. – 228 Baltimore Pike. No one was present for this application. The application has been tabled.

- Mr. Gorgone entertained a motion to adjourn.

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

Roll Call Vote on

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

THE MOTION WAS UNANIMOUSLY APPROVED.

Meeting

Adjourned:

The meeting adjourned at 7:50P.M. (E.S.T.)