

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: Thursday March 6, 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. Merkins, Ms. Sage, Ms. Burkhart and Mr. Base.

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

Motion: Ms. Sage made a motion, seconded by Ms. Cook, to approve the February 21, 2008 minutes as presented.

Roll Call Vote on

Motion: Mr. Gorgone	■ AYE	□ NAY
Ms. Cook	■ 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 Preliminary/Final Plan for Springfield Mall. Mr. Joseph Damico, Esq. was present to represent the applicant Pennsylvania Real Estate Investment Trust (PREIT); 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., and Mr. Joe Mayo, Target. Mr. Damico gave a brief overview of the plan as submitted and indicated the following:
 - Representatives from Movieco could not be present.
 - The applicant has elected to proceed with a phasing plan. The phasing plan would be everything the Planning Commission is presently reviewing and the movie theatre will be another phase reviewed at a later date (a separate plan).
 - Mr. Damico stated phase two consists of the movie theatre and parking garage.
 - Mr. Damico stated Mr. Mayo gave the actual building elevation measurements from the spot rather than the average. Under the proposed text amendment, the building height will be lower than the numbers given.
 - Mr. Damico reviewed the proposed text amendments as submitted.

- Changes to the text amendments will require a resubmittal to the County Planning Commission and the Township.
- Delaware County Planning Department reviewed the text amendments and feels they are fine.

Mr. Coradino from PREIT stated the transaction with Movieco is not mature enough and that is why a representative could not be present.

Mr. Bud Bradley from Allied Barton Security Services gave a brief overview for security and indicated the following:

- Provide for all security services for PREIT and their Malls across the country.
- Currently maintains 24 hour security at the mall consisting of 504 manhours.
- Closed circuit TV monitoring is provided 24 hours 7 days a week with a full time Security Director, foot patrols and one mobile unit.
- Interior foot patrol consists of two to three officers during business hours to one to two after hours.
- Existing closed circuit TV system consists of seven interior cameras and twenty-one exterior cameras.
- Installation of a new state of the art closed circuit TV system. Will be provided consisting of a minimum of fifty cameras for the parking areas and the new parking garage and other public access areas.
- Target will provide their own closed circuit TV system. Currently working with Target on system integration.
- Increase security manpower by 20%. Six hundred manhours per week with mobile patrols will be extended from 6:00am – 12:00am.
- Allied is there to protect the property of PREIT, and patrons of the Springfield Mall. Generally does not get involved with shoplifting apprehension.
- Follow the best practice that guides them on how much security is needed.
- The cameras were being repaired on the day of the attempted car jacking.
- All security officers are required to take a terrorism awareness program (16 hour course).
- Maintain a very good community outreach with the Police, SEPTA and other organizations around the mall.

Christopher Mrozinski, PREIT; indicated the following:

- They are willing to meet with SEPTA and the Township regarding the trolley stop and pedestrian access to the mall.
- Phase one should be complete by October 2009.

Mr. Joseph Mayo, Target gave a brief overview of the plan as submitted and indicated the following:

- A two level store with a mall entrance on both levels is proposed.

- Security will consist of six full time employees; closed circuit TV's and lights on the site will stay on until one half hour after store closes. Will work with PREIT Security.
- Deliveries consist of one tractor trailer and six to eight smaller trucks per day. There will be more deliveries during the Holiday season.
- Delivery trucks will use the Sproul Rd. exit and entrance.
- Delivery schedule: 8:00am – 12:00pm for smaller deliveries and 4:00am – 12:00am for larger deliveries.

Jennifer Walsh, P.E., McMahon Associates gave a brief overview of the plan as submitted and indicated the following:

- A possible Alternate alignment for Sproul access may consist of the following: ingress lanes to remain, the south bound right turn lane stay the same. Created a yield situation with the South bound right turn lane.
- The lower level should remain as is; if changed, it could have a negative impact on the main entrance at Baltimore Pike.

Planning Commission Comments and Concerns:

- How will the phasing plan work?
- Traffic concerns with regards to the phasing plan.
- Communication with Target with regards to their security system.
- Handling of a shoplift situation?
- Increase camera coverage.
- Level of security required. How is it measured?
- Terrorism
- SEPTA property at the Mall.
- Loading/Unloading of delivery vehicles.
- A site circulation of delivery vehicles and their use of drive aisles.
- Align the ascue movement around the corner of the building.
- Time Table of the project.
- Will the Modified plan take into account comments that were made on landscaping?

Joe Mastronardo's Comments and Concerns:

- Remove 500 feet from the Proposed Text Amendments and put at the discretion of the Township Engineer.
- Schedule of deliveries to Target.

Bill Cervino Comments and Concerns:

- Confirmation of phase 2 of the project will be the movie theatre and parking garage.
- Can adjustments be made to the Proposed Text Amendments or is the language set as submitted.
- Building height. Should not include buildings attached by enclosed walkways.
- Gross leasable area should include the main corridor or concourse.

- The parking garage should include a maximum height.
- Limit the height of a building for a reduced setback.
- Fire access lane should account for perimeter landscaping.
- Drive isles should not be used for maneuvering of delivery vehicles.
- The level of service should not be reduced for intersections.
- The second order of business was the motion for the Preliminary/Final Plan for Cornell Ventures.

Motion: Ms. Cook made a motion second by Mr. Merkins to recommend to the Board of Commissioners to deny the January 16, Preliminary Final Subdivision Plan for Cornell Ventures, 518 Prospect Road., 2008 for non compliance of the following provisions of the Code of Springfield Township:

- Section 123-54, Subsection B(4) regarding the failure of the applicant to demonstrate special or unique conditions for reasonable exception for granting a waiver from the Subdivision and Land Development Ordinance
- Section 123-27, Subsection G regarding the failure of the applicant to subdivide the property without establishing a flag lot;
- Section 123-27.D Regarding the failure of the applicant to subdivide the property at a right angle to the street line;
- Section 123-41.1, Subsection C regarding the proposed construction of a house and driveway within areas of steep slopes;
- Section 119-25, Subsection B regarding failure of the applicant to meet stormwater peak rate reduction requirements; and for failure of the applicant to address the remaining issues presented by the consulting Township Engineer, outlined in a letter Dated December 4, 2007.

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. Merkins	<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.

- The third order of business was the motion for the Preliminary/Final Plan for the Jamgochian Subdivision plan.

Motion: Ms. Burkhart made a motion, second by Ms. Sage, to recommend to the Board of Commissioners to deny the Preliminary Final Plan for The Jamgochian Subdivision, 500 Saver Avenue plans dated December 16, 2005 and April 20, 2006 for non-compliance with the following provisions of the Code of the Township of Springfield:

- Section 123-27, Subsection B regarding the failure of the applicant to locate the proposed street intersection that maintains the required block length;
- Section 119, regarding the failure of the applicant to provide a stormwater management design that meets the Stormwater Management Ordinance requirements; and for failure of the applicant to address the remaining issues presented by the consulting Township Engineer, outlined in a letter dated May 30, 2006.

Roll Call Vote on

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

THE MOTION WAS UNANIMOUSLY APPROVED.

- Mr. Gorgone entertained a motion to adjourn.

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

Roll Call Vote on

Motion: Mr. Gorgone	■ AYE	□ NAY
Ms. Cook	■ 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 9:30P.M. (E.S.T.)