

# SPRINGFIELD TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

**Meeting Date:** Thursday May 1, 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, Ms. Sage and Ms. Burkhart.

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

**Motion:** Mr. Gosselin made a motion, seconded by Ms. Sage, to approve the April 7, 2008 minutes as presented.

### Roll Call Vote on

<b>Motion:</b> 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

THE MOTION WAS UNANIMOUSLY APPROVED.

- The first order of business was the Preliminary/Final Plan for Springfield Mall, PREIT Services, LLC-Springfield Mall, 1250 Baltimore Pike, Springfield, PA 19064. Mr. Damico gave a brief overview of the plans to date and indicated the following:
  - Will comply with Mr. Mastronardo's review letter dated April 29, 2008.
  - Two waivers are requested, one is the setbacks not being in the alternate right-of-way (Section 123-28-B20) and the other waiver is to proceed directly to Final Plan as opposed to Preliminary Final Plan.

Adam Benosky from Bohler Engineering was present to represent the applicant and gave a brief response to Mr. Mastronardo's review letter dated April 29, 2008 and indicated the following:

- The dumpster locations will be relocated from the existing front area to the rear area and provide more landscaping.
- Provide additional landscaping along Sproul Road, provide shrub material to existing landscaping.
- Sidewalks along Sproul Road, will extend the sidewalk down a short

period.

- Will provide crosswalks.
- Will provide sidewalk into the front end of the Mall.

Joe Mastronardo’s Comments and Concerns:

- The length from the Springfield Mall to the Bridge on Sproul Road in relation to adding sidewalk.

Bill Cervino’s Comments and Concerns:

- Trash areas for new addition. Would like something adequate for this capacity and for the Bank area also. Could something be put on the plan? Can it be qualified?

Planning Commission Comments and Concerns:

- Sidewalk along Sproul Road should be extended as far as possible to connect from the Springfield Mall to the SEPTA bridge.
- Feasibility of having a Green roof.

Christopher Mrozinski, Development Director, PREIT, stated it was not cost effective to have a green roof.

**Motion:** Ms. Cook made a motion to recommend approval to the Board of Commissioners to approve the Preliminary Final Plan, Reverse Subdivision and two waivers for the Springfield Mall, PREIT Services, LLC dated March 13, 2008, contingent upon the Township Engineer’s review letter dated April 29, 2008.

**Roll Call Vote on**

<b>Motion:</b>	Mr. Gorgone	■ AYE	□ NAY
	Ms. Cook	■ AYE	□ NAY
	Mr. Gosselin	■ AYE	□ NAY
	Ms. Sage	■ AYE	□ NAY
	Ms. Burkhart	■ AYE	□ NAY

THE MOTION WAS UNANIMOUSLY APPROVED.

- 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**

<b>Motion:</b>	Mr. Gorgone	■ AYE	□ NAY
	Ms. Cook	■ AYE	□ NAY
	Mr. Gosselin	■ AYE	□ NAY
	Ms. Sage	■ AYE	□ NAY
	Ms. Burkhart	■ AYE	□ NAY

THE MOTION WAS UNANIMOUSLY APPROVED.

**Meeting**

**Adjourned:** The meeting adjourned at 7:55P.M. (E.S.T.)

