

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: Thursday November 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. Gosselin, Mr. Merkins, Ms. Sage, Ms. Burkhart and Mr. Base.

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

Motion: Ms. Burkhart made a motion, seconded by Mr. Merkins, to approve the October 2, 2008 minutes as presented.

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
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 first order of business was the Preliminary Final Plan – Third Submission for Gary Iacona, Ralph A. Mongelli Builders, 228 Baltimore Pk. Mr. John Rodo, Catania Engineering and Mr. Timothy Gorbey, Esq. was present to represent Mr. Gary Iacona from Voski Jewelers and his builder, Mr. Ralph Mongelli.

Mr. Rodo reviewed the plan as submitted and noted the following changes that are not shown on the plan:

- Increase the green area along the westerly side property line.
- The reduction of landscape plantings along the front of the property to maintain two offstreet parking spaces.

Mr. Ralph Mongelli's comments and concerns:

- The two offstreet parking spaces along Baltimore Pike are needed in order to maintain the maximum number of offstreet parking spaces for the existing tenants.

- The loss of those parking spaces would be detrimental to the project.

Planning Commission comments and concerns:

- Eliminate offstreet parking spaces that back out onto Baltimore Pike.
- Provide additional green space along the frontage of Baltimore Pike.

Mr. Timothy Gorbey, Esq., introduced himself as the applicant's attorney and indicated that he will seek the necessary Zoning relief for the project. A zoning hearing is scheduled for November 20, 2008.

Motion: Mr. Gosselin made a motion, second by Ms. Burkhart, to recommend to the Board of Commissioners to approve the Preliminary Final plan-Third Submission for 228 Baltimore Pike, contingent upon the applicant complying with the Township Engineer's report dated September 26, 2008 and with the Zoning Hearing Board approval of changes different from this plan, and also based on a new plan submission to the Township Engineer for his approval.

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		

THE MOTION WAS UNANIMOUSLY APPROVED.

- 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		

THE MOTION WAS UNANIMOUSLY APPROVED.

Meeting

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