

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: September 4, 2014

Meeting Time: 7:30 P.M. (E.D.T.)

Meeting Place: Township Municipal Building, 50 Powell Road, Springfield PA 19064

Members Present: Mr. Gorgone, Mr. Base, Ms. Siletsky, Mr. Arrell & Mr. Kennedy.

Also Present: Joe Mastronardo, Pennoni Assoc. & William J. Cervino, Zoning Officer

Approval of Minutes: Mr. Arrell made a motion second by Mr. Kennedy to approve the July 31, 2014 minutes.

Roll Call Vote on Motion:

Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Base	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Arrell	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Ms. Siletsky	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Kennedy	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED.

- The first order of business was the Preliminary Final Subdivision Plan for RHJ Associates, Inc. - Conicelli Toyota, 860 Baltimore Pike, Folio Number 42-00-00491-01 & 42-00-00492-00. Present to represent the applicant was Mark Damico, Rhett Jones, Architect, Don Conicelli and Tom Ludgate from Ludgate Engineering. Mr. Damico gave a brief overview of the project and indicated the following:
 - This plan has been before the Planning Commission on July 31, 2014.
 - The applicant went before the Zoning Hearing Board in February 2013 and received approval.
 - All of the uses are the same for this plan they have just been moved around.
 - The total square footage of all the buildings are less than the previous plan.
 - The plan submitted presently is the same plan that went before the Zoning Hearing Board with regards to the different parking locations. All the uses are the same.
 - The applicant has met with abutting property owners on different occasions and met with Commissioner Janiczek two weeks ago.

Mr. Ludgate from Ludgate Engineering was present to represent the applicant and indicated the following:

- Mr. Ludgate stated the applicant will comply with most of the items noted in the Engineer's review letter dated July 30th.
- Waiver from Preliminary/Final.
- Waiver with regards to sidewalk and curb, the applicant will install new curbing and sidewalk wherever necessary.
- Waiver from the location of the Street trees.
- Proposing street trees at the end of the site and shrubs throughout the display area and a grass plot.

- There will be semi-trucks with regard to radius.

Planning Commission's Comments and Concerns:

- Parking
- Landscaping i.e. buffering along Thomson Avenue for the residents.
- Notification of abutting property owners.
- Meeting with abutting property owners.
- Dumpster locations.
- Construction i.e. impact on the neighbors.
- Replace grass strip in front of building.

Mr. Joseph Mastronardo comments and concerns:

- The waiver for curbing and sidewalk is exactly what the Township is looking for.
- With regards to the street trees, the Zoning Hearing Board reviewed the plans and were ok with them. The Township will be forwarding the plans to the Shade Tree Commission for their approval.
- The Township is okay with the three hundred sixty-six parking spaces as long as it is in accordance with the Township Ordinance.
- Restriping, no islands in the rear parking area.
- Maintenance of the buffer in the rear property so it is a continuous visual screen.
- Truck circulation.
- Loading and unloading locations.
- Send the property owner notifications to Bill Cervino.

Bill Cervino's comments and concerns:

- There is language in our Zoning Code which allows the grouping of trees. Wait for the Shade Tree Commission remarks before commenting.
- What plan was shown to residents at the meetings with regards to dumpster locations

Mr. Rhett Jones comments and concerns:

- There are forty-five interior parking spaces and three hundred twenty-one exterior parking spaces with a total of three hundred sixty-six.
- Will comply with all parking issues.

Mr. Don Conicelli's comments and concerns:

- Will comply with the maintenance of the buffer in the rear property to make it a continuous visual screen.
- Vehicles are unloaded on Church Road.

Motion: Mr. Base made a motion second by Ms. Siletsky to recommend to the Board of Commissioners approval of the Preliminary Final Subdivision Plan for RHJ Associates, Inc. - Conicelli Toyota, 860 Baltimore Pike with the following conditions, parking requirements are approved (zoning relief), review rear property vegetation buffering, consideration of neighbors with regards to dumpster noise and placement, subject to the Township Engineer's review letter dated July 30th, 2014,

and consideration of the Shade Tree Committee recommendations.

Roll Call Vote on	Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Motion:	Mr. Mr. Base	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Arrell	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Ms. Siletsky	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Kennedy	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED.

- Mr. Gorgone entertained a motion to adjourn.

Motion: Ms. Arrell made a motion, second by Ms. Siletsky to adjourn the meeting.

Roll Call Vote on	Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Motion:	Mr. Mr. Base	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Arrell	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Ms. Siletsky	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Kennedy	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED.

Meeting

Adjourned: The meeting adjourned at 8:45pm(E.D.T.)



Township of Springfield
DELAWARE COUNTY, PA

50 POWELL ROAD, SPRINGFIELD, PA 19064

OFFICES 610-544-1300 POLICE 610-544-1100 HIGHWAY 610-543-2837 FAX 610-544-3012
EIN NO. 23-6004592

J. LEE FULTON
Township Manager
MARGARET A. YOUNG
Treasurer
JAMES J. BYRNE, JR., Esq.
Solicitor

Commissioners
JEFFREY RUDOLPH, SR
President
LEE J. JANICZEK, Ed.D.
Vice President
MICHAEL CULP
DANIEL J. LANCIANO
ROBERT LAYDEN
GINA M. SAGE
PAUL J. WECHSLER

September 9, 2014

Commissioner Paul Wechsler
Springfield Township
50 Powell Road
Springfield, PA 19064

Dear Mr. Wechsler:

On September 4, 2014, the Planning Commission reviewed the Preliminary Final Subdivision Plan for RHJ Associates, Inc. - Conicelli Toyota, 860 Baltimore Pike with the following conditions, parking requirements are approved (zoning relief), review rear property vegetation buffering, consideration of neighbors with regards to dumpster noise and placement, subject to the Township Engineer's review letter dated July 30th, 2014, and consideration of the Shade Tree Committee recommendations.

Thank you for your consideration of our recommendation.

Sincerely,


Frank Gorgone

Chairman, Planning Commission