

# SPRINGFIELD TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

**Meeting Date:** September 1, 2016

**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, Mr. Gagliardi, Ms. Siletsky, Mr. Arrell, Ms. Kennedy and Mr. McGann

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

**Approval of Minutes:** Mr. Base made a motion second by Mr. Gagliardi to approve the August 4, 2016 minutes.

**Roll Call Vote on**

**Motion:**

Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Gagliardi	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Base	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Ms. Siletsky	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Arrell	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. McGann	<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 Sketch Plan Review for Ronald & Tracy Dortone, 101 S. Rolling Road. The applicant was not present and there was no representation on their behalf. The applicant is in receipt of the Township Engineer's report dated August 31, 2016.

Bill Cervino's comments and concerns:

- The applicant stated they wanted to bring back the lot that was once described in a deed.
- There is only one folio number listed for the property
- At some point in time the parcels were merged and were not maintained as independent lots. The deed describes two parcels within the one folio.
- The minimum lot size is 8,500 square feet in the "A" residence district.
- The proposal meets the minimum lot size.
- The proposal does not meet the minimum lot width and the side yard width requirements.
- The proposal will create a nonconformity on the property with the dwelling.
- The proposed property with the accessory use structures on it does not show a proposed building.
- Rear and front setbacks are compliant.

- The existing property is a larger lot than the minimum lot area for the district.
- The next step for the applicant is to file a Preliminary/Final land development plan.
- Administrative review by the Township Engineer will be performed at the time of filing.
- The applicant will need to Petition the Zoning Hearing Board for variances.

Joe Mastronardo's comments and concerns:

- In order to create a new lot the applicant has to go through Subdivision/Land development and file a Preliminary/Final plan.
- If there are inconsistencies with the Zoning Ordinance, the applicant will have to go before the Zoning Hearing Board to obtain variances to have legal lots.

Planning Commission's Comments and Concerns:

- Existing Conditions plan submission. No proposed improvements are exhibited.
- Zoning area and bulk requirements and the creation of nonconforming conditions.
- Legal description of the property.
- Required size of building lot.
- Existing nonconformities on the setbacks and the creation of two nonconforming properties.

- Mr. Gorgone entertained a motion to adjourn.

**Motion:** Mr. Kennedy made a motion second by Ms. Siletsky to adjourn the meeting.

**Roll Call Vote on**

<b>Motion:</b>	Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Gagliardi	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Base	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Ms. Siletsky	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Arrell	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. McGann	<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** Meeting adjourned at 7:50pm