

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: June 3, 2021

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. Gagliardi, Mr. Dion, Mr. Kutufaris., Mr. Minge and Mr. Diblasi

Absent: Ms. Schramm

Also Present: Eric Johnson, PE, Pennoni Associates, William J. Cervino, Zoning Officer

Approval of Minutes: A motion was made by Mr. Dion second by Mr. Gagliardi to approve the May 6, 2021, minutes.

Roll Call Vote on

Motion:	Mr. Gorgone	■ AYE	□ NAY
	Mr. Gagliardi	■ AYE	□ NAY
	Mr. Dion	■ AYE	□ NAY
	Mr. Kutufaris	■ AYE	□ NAY
	Mr. Minge	■ AYE	□ NAY
	Mr. DiBlasi	■ AYE	□ NAY

THE MOTION WAS APPROVED.

- The first order of business was the Sketch Plan for Lisa Nicholson, 115 Overhill Rd. Mr. Dave Damon, Gilroy & Damon Associates was present to represent the applicant, Elizabeth Holt who was representing the family.
 - Mr. Damon is in receipt of the Township Engineer's report dated May 28, 2021, and found it helpful.
 - The property is the Nicholson family home and Mr. Nicholson passed away recently.
 - The applicant does not plan on developing, but is looking to selling it.
 - The proposal improves Lot 2 and makes it more conforming to zoning. Presently the lot width at the street frontage is non-conforming.
 - Moving the lot-line will be more beneficial. The lot width along the street frontage will be more compliant and more uniform with regards to the lot frontage on North Highland Road
 - Mr. Damon stated that the existing driveway does have an easement on the portion of the Coventry Woods property. The plan does show a driveway, but not an easement. However, the easement does exist.

- Will try to revise the deeds per Mr. Cervino's request.

Elizabeth Holt, N. Rolling Road

- The plan is to sell their fathers house and sell the lot separately. The proposal makes it a better buildable lot. As for any of the family building on that lot, she does not think that will happen.

Eric Johnson's comments and concerns:

- There are two existing lots, each having an existing nonconforming frontage. When the lot line change is completed, Lot 2 will have a more uniform lot fronting on North Highland Road.
- It will be a more reasonable lot line for Lot2. The little bump from Lot1 cuts into the front yard of Lot 2. Once removed it will provide a more compliant lot frontage for lot 2.
- The applicant will need to file a Preliminary/Final Subdivision Plan. Define the ultimate Right of Way on the plan
- The existing driveway does not appear to have an easement. It would be beneficial to create an easement (10 feet wide driveway easement)

Bill Cervino's comments and concerns:

- When rewriting a new deed description for Lot 1, eliminate the interior lot line creating two parcels.
- Lot #2 has an odd interior starting point. Consider changing and come in off of N. Highland Road, versus N. Rolling Road.
- Show the easement for the driveway on the plan and deed.

Planning Commission Comments and Concerns:

- Is the family planning on developing the lot?
 - Any future thoughts on selling your property?
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- Mr. Gorgone entertained a motion to adjourn.

Motion: Mr. Gagliardi made a motion second by Mr. DiBlasi to adjourn the meeting.

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. Dion	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Kutufaris	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Mingey	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. DiBlasi	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED

Meeting

Adjourned: Meeting adjourned at 7:50pm.