

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: November 5, 2020

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. McGann, Mr. Kutufaris, Mr. Mingey and Mr. Dion.

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

Approval of Minutes: A motion was made by Mr. McGann second by Mr. Gagliardi to approve the

June 4, 2020 minutes.

Roll Call Vote on

Motion:	Mr. Gorgone	■ AYE	□ NAY
	Mr. Gagliardi	■ AYE	□ NAY
	Mr. McGann	■ AYE	□ NAY
	Mr. Kutufaris	■ AYE	□ NAY
	Mr. Mingey	■ AYE	□ NAY
	Mr. Dion	■ AYE	□ NAY

THE MOTION WAS APPROVED.

- The first order of business was the Subdivision Plan for 238 Maple Ave. Mr. Phillip Neill from Catania Engineering was present and gave an overview of the plan submitted and indicated the following:
 - The Applicant is in receipt of the Township engineer's comments.
 - Would prefer not to do construction if possible.
 - Presently the property is a single lot with two existing dwellings on it.
 - Two parking spots are required as per our Zoning Code.
 - Would this be considered an existing shared driveway?
 - The applicant has intentions to sell Lot 1 and reside at Lot 2.

Bill Cervino's comments and concerns:

- Considering relocating the proposed lot line.
- Provide 55-56 feet of frontage for Lot 2 will eliminate issues with the common driveway and driveway setbacks from the proposed property line.
- An independent Sewer Lateral is to be provided for each lot.
- Ask for waivers for future right of way, show dedication of future right of

- way for sidewalks.
- Modifying the plan will lessen the Variance impact.

Eric Johnson’s comments and concerns:

- Address ultimate Right of Way by requesting a waiver.
- Provide area along the frontage of Lot 1 for future sidewalk or other improvements.

Planning Commission Comments and Concerns:

- Setbacks and right of way issues.
- Common driveway.
- Reduce impervious surface by increasing the lot area of Lot 1.
- Minimize various conditions
- Drainage problems.
- Would like to see a revised plan before making a motion.
- Feels the applicant is making an improvement to the community.
- Granting a time extension to the Board of Commissioners for their determination on the plan.

THE MOTION WAS APPROVED.

- Mr. Gorgone entertained a motion to adjourn.

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

Roll Call Vote on

Motion: Mr. Gorgone	■ AYE	□ NAY
Mr. Gagliardi	■ AYE	□ NAY
Mr. McGann	■ AYE	□ NAY
Mr. Kutufaris	■ AYE	□ NAY
Mr. Mingey	■ AYE	□ NAY
Mr. Dion	■ AYE	□ NAY

THE MOTION WAS APPROVED.

Meeting

Adjourned: Meeting adjourned at 8:00pm