

# SPRINGFIELD TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

**Meeting Date:** January 7, 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. 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. Dion second by Mr. McGann to approve the December 3, 2020 minutes.

### 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. McGann	<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. Dion	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED.

- The first order of business was the Waiver Request for Springfield Crossings, 463 W. Sproul Rd., Mrs. Dina Napolitano, from Marquis, Mr. Ryan McDermott, RA, Brommer Architects, LLC, and Eric S. Clase, P.E. from Gilmore and Associates were present to represent the applicant. Mrs. Napolitano spoke about Springfield Crossings and indicated the following:
  - Marquis Health Services purchased Harlee Manor six months ago on June 11, 2020.
  - We are in the process of making upgrades to the property.
  - Wants to beautify the property.
  - Requesting a waiver to add an elevator to the property.
  - Wants to start the project as soon as possible.

Mr. Ryan McDermott gave an overview of the plan as submitted and indicated the following:

- The applicant proposes to move the dining area into smaller rooms.
- Proposed elevator will be a 335 Square Foot addition.
- The elevator will be used from the upper level down to the basement.
- The outside appearance will be stucco and can be seen from the back

entrance.

- The back entrance will be used by construction vehicles.

Mr. Clase gave an overview of the plan submitted and indicated the following:

- The applicant is asking for a waiver for a 335 square foot addition because of the stairs.
- Will comply with Township requirements.
- The applicant will clean out the undergrowth and add Norway Spruce trees to buffer the view.
- Will work with the Township regarding adding more landscaping.
- The applicant is amenable to the recreational fee in lieu.

Bill Cervino's comments and concerns:

- More landscaping than five spruce trees would enhance the area.
- Would like a more detailed landscaping plan.
- Reestablish a landscape screen to be a more restrictive zone.
- A Buffer is required between Commercial and Residential properties.
- With regards to interior renovations, there is a potential for an increase in sewage flow. A DEP Sewer Planning Module may be required prior to performing the interior renovations. Check with DEP.

Eric Johnson's comments and concerns:

- Would like to see the applicant come up with a more agreeable landscaping plan.
- Recreational fee in Lieu-offer fee in lieu of recreational land space; the fee starts at \$1800.00 and beyond.
- File for a Planning Module exception for the elevator addition.

Planning Commission Comments and Concerns:

- Would like to see enhancement of the buffer area.
- What is the time frame of starting the job?
- Traffic concerns during construction.

**Motion:** Mr. Mingey made a motion second by Mr. Dion to recommend to the Board of Commissioners approval of the Waiver Request for Springfield Crossings, 463 W. Sproul Road contingent upon the Landscaping plan establishing a vegetative

buffer along the southerly property line and the owner shall obtain all required permits for the project, including a sanitary sewer planning module or exception from the Department of environmental Protection.

**Roll Call Vote on**

<b>Motion:</b>	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.

- Mr. Gorgone entertained a motion to adjourn.

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

**Roll Call Vote on**

<b>Motion:</b>	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.