

# SPRINGFIELD TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

**Meeting Date:** March 4, 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, Ms.. Schramm, Mr. Kutufaris, Mr. Mingey and Mr. DiBlasi.

**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 January 7, 2021 minutes.

### Roll Call Vote on

<b>Motion:</b>	Mr. Gorgone	■ AYE	□ NAY
	Mr. Gagliardi	■ AYE	□ NAY
	Mr. DiBlasi	■ AYE	□ NAY
	Mr. Dion	■ AYE	□ NAY
	Ms.. Schramm	■ AYE	□ NAY
	Mr. Kutufaris	■ AYE	□ NAY
	Mr. Mingey	■ AYE	□ NAY

### THE MOTION WAS APPROVED.

- The first order of business was the Final Subdivision Plan for 238 & 240 Maple Avenue, Phillip Neil from Catania Engineering was present to represent the applicant Sergiy Zayarchenko who was also present. Mr. Neil gave a brief overview of the final plan as submitted and indicated the following:
  - In receipt of the Township Engineer's report dated March 4, 2021.
  - Construction maintenance responsibility for the public use for the Ultimate Right of way note was added in the plan.
  - Separation of the driveways, extended to the Right of Way line and made sure it is 3 feet off the property line.
  - Zoning nonconformity and variances were granted.
  - Revised the Commissioners signature block as requested
  - Legal description – Sanitary sewer easement notations to be revised.
  - Lot 2 will be sold.

Eric Johnson's comments and concerns:

- Make minor revisions to the plan and resubmit to confirm they were completed.
- Sanitary Sewer Easement – Contact Solicitors office and make sure wording is proper.
- The project was very well vetted during the preliminary plan phase.

Planning Commission Comments and Concerns:

- Feels the plan will be an improvement for the neighborhood.
- Will one lot be sold?

**Motion:** Mr. Gagliardi made a motion second by Mr. Mingey to recommend to the Board of Commissioners approval of the Final Subdivision Plan Sergiy Zayarchenko, 238 & 240 Maple Avenue contingent upon compliance with all comments noted in the Township Engineers report dated March 4, 2021 and the waiver for the sidewalk be included.

**Roll Call Vote on**

<b>Motion:</b>	Mr. Gorgone	■ AYE	□ NAY
	Mr. Gagliardi	■ AYE	□ NAY
	Mr. DiBlasi	■ AYE	□ NAY
	Mr. Dion	■ AYE	□ NAY
	Ms.. Schramm	■ AYE	□ NAY
	Mr. Kutufaris	■ AYE	□ NAY
	Mr. Mingey	■ AYE	□ NAY

THE MOTION WAS APPROVED.

- Mr. Gorgone entertained a motion to adjourn.

**Motion:** Mr. Dion made a motion second by Mr. Gagliardi to adjourn the meeting.  
**Roll Call Vote on**

<b>Motion:</b>	Mr. Gorgone	■ AYE	□ NAY
	Mr. Gagliardi	■ AYE	□ NAY
	Mr. DiBlasi	■ AYE	□ NAY
	Mr. Dion	■ AYE	□ NAY
	Ms.. Schramm	■ AYE	□ NAY
	Mr. Kutufaris	■ AYE	□ NAY
	Mr. Mingey	■ AYE	□ NAY

THE MOTION WAS APPROVED

**Meeting**

**Adjourned:** Meeting adjourned at 7:45pm.