

# SPRINGFIELD TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

**Meeting Date:** June 4, 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,  
and Mr. Mingey

**Also Present:** Joseph Mastronardo, 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

December 5, 2019 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

THE MOTION WAS APPROVED.

- The first order of business was the Preliminary/Final Subdivision Plan for Springfield School District, 501 Eagle Road. Mr. Donald Petrosa and Mr. David Damon were present to represent the Applicant. Also present was Mr. Donald Mooney, Springfield School District. Mr. Petrosa gave a brief overview of the plan submitted and indicated the following:
  - The Applicant is seeking a lot line change.
  - The Applicant will comply with all items noted in the Township Engineers report dated June 2, 2020.
  - The property is located in the “A” residence district.
  - Lot 1 will be a school bus operations facility, parking, maintenance of buses and an office.
  - The use is a permitted use for the District.
  - Currently, two lots exist. After the lot line change there will still be two lots.
  - The School district will own Lot 1 and Fernhill will own Lot 2.

Mr. Damon, gave a brief overview of the plan submitted and indicated the following:

- All abutting property owners have been notified.

- The existing property was an old asphalt plant (Glasgow), it is a landlocked property the runs along Darby Creek.
- The applicant is proposing a lot line shift; reconfiguring it so it has frontage along Eagle Road.
- Springfield School district will share the entrance with Fernhill.
- The lot is paved about 70%.
- A flood plain does occupy a portion of the site. Part of the site does drain to Eagle Road, it mainly goes to Darby Creek. There is a small riparian buffer.

Joe Mastronardo comments and concerns:

- Applying to DEP to verify no sewer planning is required.
- The removal of the asphalt plant will significantly improve the stormwater conditions.

Planning Commission Comments and Concerns:

- Is the lot paved.
- Stormwater management

**Motion:** Mr. Gagliardi made a motion second by Mr. McGann to recommend approval of the Preliminary/Final Lot Line Change Plan for the 501 Eagle Road , prepared by H. Gilroy Damon Associates, Inc.; and, the waiver of §123-10.A requiring the submission of a Preliminary Subdivision Plan, §123-20.B(11) requiring topographic contour, and §123-20.B(14) requiring identification of existing trees; subject to the following conditions:

1. Resolution of comments provided by the Township Engineer’s report dated June 2, 2020.
2. A sewage facilities planning module waiver, exception or exemption is to be obtained from PA DEP for the subdivision.
3. The final record plan is to be submitted in an electronic format, acceptable to the Township Engineer.
4. A separate plan is to be submitted for land development and/or grading permits for future development and/or improvements to the property.

**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

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**

<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

THE MOTION WAS APPROVED.

**Meeting**

**Adjourned** Meeting adjourned at 8:00pm