

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: August 1, 2019

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. Arrell, Mr. McGann, Mr. Silberstein and Mr. Cortese.

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

Approval of Minutes: A motion was made by Mr. Arrell second by Mr. Gagliardi to approve the March 7, 2019 minutes.

Roll Call Vote on

Motion:	Mr. Gorgone	■ AYE	□ NAY
	Mr. Gagliardi	■ AYE	□ NAY
	Mr. Arrell	■ AYE	□ NAY
	Mr. McGann	■ AYE	□ NAY
	Mr. Cortese	■ AYE	□ NAY
	Mr. Silberstein	■ AYE	□ NAY

THE MOTION WAS APPROVED.

- The first order of business was the Preliminary/Final Subdivision for Corrado Napoletano, 481 & 487 Beatty Road. Mr. David Damon, PE, was present to represent the applicant and indicated the following :
 - The Proposal is a lot line change.
 - Claude Napoletano will be moving from 481 Beatty Rd.
 - Claude Napoletano would like to give 3100 square feet of ground to his brother residing at 487 Beatty Road.
 - 487 Beatty Road is a Pie shaped lot
 - The exchange of ground will create a new lot area of 17,612 square feet for 487 Beatty Road.
 - The new lot area for 481 Beatty Road will be 36,051 square feet.
 - All will comply items on the twp. Engineers report dated July 31, 2019.

Planning Commission Comments and Concerns:

- Is the applicant in receipt of the Township Engineer's Report dated July 31, 2019.

Motion: Mr. Gagliardi made a motion second by Mr. McGann to recommend to the Board of Commissioners to approve the Preliminary/Final Subdivision plan for Corrado Napoletano, 481-487 Beatty Rd. contingent upon the applicant complying with the comments of the Township Engineer's letter, dated July 31, 2019.

Roll Call Vote on

Motion:

Mr. Gorgone	■ AYE	□ NAY
Mr. Gagliardi	■ AYE	□ NAY
Mr. Arrell	■ AYE	□ NAY
Mr. McGann	■ AYE	□ NAY
Mr. Cortese	■ AYE	□ NAY
Mr. Slberstein	■ AYE	□ NAY

THE MOTION WAS APPROVED.

- The second order of business was the Preliminary/Final Subdivision for Mary M. Hinz, 23 Meadow Lane. Mr. David Damon, PE, was present to represent the applicant and indicated the following:
 - The Proposal is a Lot line change
 - The applicant is proposing to consolidate the existing lot with the large rear lot; it will reduce three lots down to two lots.
 - The reverse subdivision eliminates a land locked parcel by merging it with the applicant's property at 23 Meadow Lane.
 - Proposing to sell the property.
 - The remaining lot is larger and is located in Swarthmore.
 - A T shape lot fronting Riverview Lane will be created.
 - The applicant is continuing to work on eliminating the access easement on lot 1.
 - The applicant is in receipt of the Township Engineers report dated July 31, 2019.

Bill Cervino's comments and concerns:

- The property is located in Springfield and Swarthmore.
- Swarthmore will have overall jurisdiction in the subdivision.
- No longer a landlocked property, the applicant has created a lot with street frontage.

Eric Johnson:

- Is the applicant eliminating the access easement on lot 1 through the consolidation?

Planning Commission comments and concerns:

- Property is primarily in Swarthmore Borough
- Not creating a land locked property.
- Is the applicant in receipt of the Township Engineers report dated July 31, 2019?

Motion: Mr. Cortese made a motion second by Ed Silberstein to approve the Preliminary/Final Subdivision plan for Mary M. Hinz, 23 Meadow Lane. Since the properties are partially located within Springfield Township, and since the Delaware County Tax Assessment Office identifies the properties within Swarthmore Borough, the final plan approval should be deferred to Swarthmore Borough. The applicant shall comply with the comments of the Township Engineers letter, dated July 31, 2019.

Roll Call Vote on Motion:

Mr. Gorgone	■ AYE	□ NAY
Mr. Gagliardi	■ AYE	□ NAY
Mr. Arrell	■ AYE	□ NAY
Mr. McGann	■ AYE	□ NAY
Mr. Cortese	■ AYE	□ NAY
Mr. Silberstein	■ AYE	□ NAY
		□ NAY

THE MOTION WAS APPROVED

- The third order of business was the Ordinance Amendment for a Bus Facility. Mr. Cervino indicated the following:
 - The proposed ordinance is to allow for a public school bus operations facility use in the "A" Residence District as a permitted principal use where it is demonstrated that a property or tract has a minimum tract size of two acres, fronts on an arterial roadway and has a history of a nonresidential or industrial use.

Planning Commission comments and concerns:

- The Bus parking maintenance facilities and employee parking facility is to be specifically for the purpose of our community and the Springfield Township School District.

Motion: Mr. McGann made a motion second by Mr. Arrell to approve the Proposed Text Amendment contingent on the inclusion of the following provisions: the facility shall only be used for the storage and maintenance of buses owned and operated by Springfield School District serving Springfield Township.

Roll Call Vote on

Motion:	Mr. Gorgone	■ AYE	□ NAY
	Mr. Gagliardi	■ AYE	□ NAY
	Mr. Arrell	■ AYE	□ NAY
	Mr. McGann	■ AYE	□ NAY
	Mr. Cortese	■ AYE	□ NAY
	Mr. Silberstein	■ AYE	□ NAY

THE MOTION WAS APPROVED

- Mr. Gorgone entertained a motion to adjourn.

Motion: Mr. Arrell made a motion second by Mr. Cortese to adjourn the meeting.

Roll Call Vote on

Motion:	Mr. Gorgone	■ AYE	□ NAY
	Mr. Gagliardi	■ AYE	□ NAY
	Mr. Arrell	■ AYE	□ NAY
	Mr. McGann	■ AYE	□ NAY
	Mr. Cortese	■ AYE	□ NAY
	Mr. Silberstein	■ AYE	□ NAY

THE MOTION WAS APPROVED.

Meeting

Adjourned Meeting adjourned at 7:50pm