

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: August 16, 2018

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. Arrell, Mr. McGann, Mr. Gagliardi and Mr. Cortese.

Also Present: Eric Johnson, P.E., Pennoni Engineers, William J. Cervino, Zoning Officer
James J. Byrne, Jr., Esq. and Joseph Mastronardo, PE

Approval of Minutes: A motion was made by Mr. McGann second by Mr. Arrell to approve the June 7th minutes.

Roll Call Vote on

Motion:

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

THE MOTION WAS APPROVED.

- The first order of business was the Delcora Act 537 Update-Crum Creek Pump Station Diversion. Mr. Charles Catania was present to represent Delcora and gave an overview of the plan update and indicated the following:
 - Central Delaware County Authority Pump Station
 - Capacity Issues-Overflows
 - Met with DEP and they told them the process they had to do
 - Feasibility Study to address overflows.
 - Looked at different alternatives to upgrade Central Delaware County Authority Pump Station. Diverting flow from Crum Creek Pump station west or south to Delcora's plant in Chester the cost for this was \$8.6 million.
 - The least cost would be the Crum Creek Pump diversion at 8.6 million. This solves the problem in a definitive time period and puts an end to the problem.
 - It averages out to about \$14.00 a user over the twenty five year debt service.

- The diversion will take 24 million gallons of flow away from the pump station.

Planning Commission Comment and concerns:

- Will the Diversion adequately take care of the problem immediately?

Motion: Mr. Arrell made a motion second by Mr. McGann to recommend to the Board of Commissioners approval of the Delcora Act 537 Plan Update and to make sure that the Act 537 Special Study Plan conforms to the applicable zoning, subdivision, other municipal ordinances and plans, and to the comprehensive program of pollution control and water quality management.

- The second order of business was the Conditional Use Application and the Preliminary/Final Plan for the Estates at Coventry Woods, LLP: Mr. Joseph Damico, Mr. Tom Committa, Mr. Chris Williams, Traffic Engineer and Mr. Joseph Platt's, Traffic Study, were all present to represent the applicant.

Mr. Joseph Damico gave an overview of the plans submitted and indicated the following:

- All abutting landowners have been notified.
- The TND-5 Active Adult Village Ordinance #1586 was adopted on July 10, 2018.
- Phase 1 A will need Zoning Relief from the following TND Amendments.
 - Parking Reductions up to 30% to cut down on Impervious Surface. If zoning relief is not granted then as a backup we have asked for a variance to permit that amount of parking.
 - 50 ft. Setbacks from the top of bank is a Zoning Ordinance requirement. It's not located in the flood plain area.
 - The area between Alberts Run which is in the middle of the two tracks of land will be dedicated to Springfield Township if the Township is willing to accept.
 - Alberts Run is not on the Flood Plain Map for Springfield Township. Will comply with the Engineers comments and add to the Flood Plain Map as per FEMA rules.

Mr. Tom Committa was present to represent the applicant. Mr. Committa gave an overview of the plans as submitted and indicated the following:

- The applicant will comply with all comments noted in the Township Engineers reports dated July 12, July 16, 2018 and the Delaware County

Planning Department report dated July 19, 2018.

- Revised the landscape plan.
- Extend sidewalks.
- Open space is increased from 40% to 46.3%
- Removed nine townhomes.
- Reduced impervious coverage.
- The Medical Office Building site will include the open space to the west as part of Phase 1A.
- In Phase 1A, there is one access proposed across from Weymouth Road and another one further down slope.
- Asking for approval recommendation by the Planning Commission.

Mr. Chris Williams with McMahon Associates gave an overview of the parking study performed and indicated the following:

- Table 1 summarizes the parking spaces allowed by Springfield Township Ordinance. Phase 1A proposes 125 spaces, which is 15 spaces in excess of what is required.
- Table 2 elevates same three land uses based on transportation and planning industry data, peak parking demand rates. The institute of Transportation Engineers would suggest 110 parking spaces.
- American Planning Associates is 20% lower. 88 parking spaces are needed. There is adequate parking for phase 1A.
- Looked at truck circulation with regards to fire trucks and delivery trucks and the figures show that both trucks can turn effectively on the site.

Mr. Joe Platt's gave an overview of the traffic study performed and indicated the following:

- Early July a traffic study was done.
- Will go back in September and do another study. Traffic counts are scheduled for the second week of September.
- The present study looks at site access and Weymouth Road across the street.
- Future studies will look at Rolling and Springfield Roads as far as signal timing.
- The study recommends a left turn lane into the site off of Route 1 as well as a right turn lane.
- Increasing the left turn lane onto Weymouth.
- Only traffic count that was done was done at the site access.

Planning Commission Comments and Concerns:

- Traffic concerns
- Seeking Zoning relief.

Eric Johnson's Comments and Concerns:

- Stated that they have to review the plans that were submitted on August 16, 2018 to confirm the amount of open space is sufficient and will send their comments.

Bill Cervino's comments and concerns:

- The conservation easement dedication and Letter of Map Amendment for Alberts Run regarding the first two phases of Coventry Woods is to be supplemented with the conditional use.

Public Comment :

- Pamela Ficorella, 112 Broadview Road, concerns will there be one access road into the proposed development.

Motion: Mr. Gagliardi made a motion second by Mr. McGann to recommend approval of the Conditional Use application for the Estates at Coventry Woods subject to the following conditions:

- Resolution of comments provided by the Township Engineer's report dated July 12, 2018.
- The density of the residential units and nonresidential gross floor area may be subject to change upon submission of final plan for each phase; however, the density is not to exceed what is provided on the Conditional use/Sketch Plan.
- A Final Plan for each phase of the project is to be submitted to the Township Board of Commissioners for review and approval.
- Development is not to encroach into required riparian buffers with the exception of minor road/ pedestrian crossings and underground utilities unless given relief by the Zoning Hearing Board.
- Interconnected open space areas and required open space amenities are to be reserved in the amount necessary to support development not less than on the open space plan dated 8-16-2018.

- The developer is responsible for acquiring the necessary sanitary sewer capacity from the appropriate downstream collection, conveyance and treatment authorities for the overall development.
- The Transportation Impact Study is to be supplemented with field measured traffic counts during the normal school year. Traffic improvements are to be provided to the satisfaction of the Township Engineer along the State Road corridor p to and including the Meetinghouse Road to Rolling Road intersections, as required to support the overall development. All required traffic improvements are to be constructed and completed prior to issuance of the first certificate of occupancy for the site.
- A Floodplain Study for the Alberts Run tributary to Darby Creek is to be completed and submitted to the Federal Emergency Management Agency (FEMA) to acquire a Letter of Map Amendment (LOMA) for the stream corridor through the development property to the confluence with Darby Creek.
- The Conservation Easement identified on the Coventry Woods Subdivision and referenced in the related Land Development Agreement (December 30, 2004) is to be completed and recorded upon approval of the Conditional Use Plan.

Roll Call Vote on

Motion:	Mr. Gorgone	■ AYE	■ AYE
	Mr. Arrell	■ AYE	■ AYE
	Mr. McGann	■ AYE	■ AYE
	Mr. Gagliardi	■ AYE	■ AYE
	Mr. Cortese	■ AYE	■ AYE

THE MOTION WAS APPROVED.

Motion: Mr. McGann made a motion second by Mr. Gagliardi to recommend approval of the Preliminary/Final Plan for the Estates of Coventry Woods Phase 1A; waiver of §123.41.1, steep slopes; §123-10.A, preliminary plan; and §119-17.C riparian buffers, subject to the following conditions:

- Resolution of comments provided by the Township Engineer’s report dated July 16, 2018.
- Compliance with any of the Board of Commissioner’s conditions of Conditional Use approval for the property.
- The applicant acquiring approval of requested variances and Special Exception by the Zoning Hearing Board and compliance with any conditions imposed by the Board.
- The development is not to encroach the required riparian buffers with the exception necessary road/pedestrian crossings and underground utilities unless given relief by the Zoning Hearing Board.

- Compliance with the Delaware County Planning Commission comments dated July 19, 2018.
- Open space and required open space amenities are to be reserved to support Phase 1A.
- The developer is responsible for purchasing and/or reserving the necessary sanitary sewer capacity from the appropriate downstream collection, conveyance and treatment authorities; and, obtaining Sewage Facilities Planning Module approval from PA Department of Environmental Protection for Phase 1A.
- An easement is to be provided for the existing and proposed Township sanitary sewer main and the sanitary sewer facilities are to be constructed and protected from damage due to proposed structures within the easement.
- The developer is responsible for obtaining an NPDES Permit for construction activities and all other environmental permits from PA DEP necessary for Phase 1A construction.
- Providing a fee-in-lieu of recreational land and facilities or confirmation of the required land and facilities is provided.
- The applicant is responsible for obtaining a Highway Occupancy Permit and traffic signal permit from the Pennsylvania Department of Transportation for the proposed State Road intersection and any other required traffic improvement, subject to PennDOT approval.
- The approval is for Phase 1A only and all subsequent Phases of development are to be submitted to the Planning Commission and Board of Commissioners for Final Plan approval.

Roll Call Vote on

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

THE MOTION WAS APPROVED.

Meeting

Adjourned Meeting adjourned at 8:10p.m.