

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: May 6, 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, and Mr. Kutufaris.

Absent: Mr. Mingey and Mr. Diblasi

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

Approval of A motion was made by Mr. Dion second by Mr. Gagliardi to approve the

Minutes: March 4, 2021 minutes.

Roll Call Vote on

Motion:	Mr. Gorgone	■ AYE	□ NAY
	Mr. Gagliardi	■ AYE	□ NAY
	Mr. Dion	■ AYE	□ NAY
	Ms. Schramm	■ AYE	□ NAY
	Mr. Kutufaris	■ AYE	□ NAY

THE MOTION WAS APPROVED.

- The first order of business was the Preliminary/Final Subdivision Plan for 461 & 465 Lynbrook Rd., Phillip Neill, PLS, from Catania Engineering was present to represent the applicants Mr. & Mrs. Stan Johnson who were also present. Mr. Neill gave a brief overview of the plan as submitted and indicated the following:
 - In receipt of the Township Engineer's report dated May 3, 2021, and will comply.
 - Waiver from Item #1 Preliminary/Final Subdivision Plan.
 - Waiver from Item #6 Minimum required right-of-way.
 - Regarding Item #3, there has never been a deeded easement for the private stormsewer and the applicant is not proposing any development.
 - Yard drains do not convey infiltration only.
 - Waiver from #96 Exhibiting tree masses, hedgerows and freestanding trees.
 - The applicant presently has no interest in selling the property.
 - The applicant would like to preserve it as one lot.

Eric Johnson's comments and concerns:

- Regarding number 3, would like the applicant to document on the plan with

regards to the easement.

- Regarding the new deed, the original meets and bounds leading to the beginning point of the property should be noted on the deed.
- The Township will not take dedication/ownership of a private storm sewer.

Planning Commission Comments and Concerns:

- Any future thoughts on selling your property?
- Purpose of the lot consolidation.

Motion: Mr. Gagliardi made a motion second by Mr. Kutufaris to recommend to the Board of Commissioners approval of the Preliminary/Final Subdivision Plan for Mr. & Mrs. Stan, Johnson, 461& 465 Lynbrooke Road contingent upon compliance with all comments noted in the Township Engineers report dated May 3, 2021, and the granting of waivers for the filing of a Preliminary Final plan, offering additional right of way width and exhibiting existing trees on the plan.

Roll Call Vote on

Motion: Mr. Gorgone	■ AYE	□ NAY
Mr. Gagliardi	■ AYE	□ NAY
Mr. Dion	■ AYE	□ NAY
Ms. Schramm	■ AYE	□ NAY
Mr. Kutufaris	■ AYE	□ NAY

THE MOTION WAS APPROVED.

- Mr. Gorgone entertained a motion to adjourn.

Motion: Mr. Dion made a motion second by Ms. Schram to adjourn the meeting.

Roll Call Vote on

Motion: Mr. Gorgone	■ AYE	□ NAY
Mr. Gagliardi	■ AYE	□ NAY
Mr. Dion	■ AYE	□ NAY
Ms. Schramm	■ AYE	□ NAY
Mr. Kutufaris	■ AYE	□ NAY

THE MOTION WAS APPROVED

Meeting

Adjourned: Meeting adjourned at 7:50pm.