

# SPRINGFIELD TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

**Meeting Date:** September 2, 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, and Ms. Schramm

**Absent:** Mr. Mingey, Mr. Kutufaris and Mr. Dibiasi

**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 June 3, 2021, minutes.

### 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. Dion	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Ms. Schramm	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED.

- The first order of business was a Preliminary Final Subdivision Plan for Anthony's Take Out, 5 E. Springfield Road., Mr. Adam B. Powell, P.E. and Michael J. Kinsley, AIA, LEED AP was present to represent the applicant Mr. Anthony Foster. Mr. Powell gave a brief overview of the plan as submitted and indicated the following:
  - They are in receipt of the Engineer's report dated August 27, 2021 and will comply with all items noted in the report.
  - All abutting property owners have been notified.
  - The proposed use is Take out/Catering business (Retail).
  - No dine in eating
  - A 370 Square Foot addition is proposed in the side yard.
  - Deliveries and trash pick-up will be in accordance with Township Codes.
  - A fenced in trash enclosure is proposed in the rear of the property having access from Brookside Road.
  - The applicant will ask the delivery/trash drivers to proceed to the loading zone.
  - Box trucks will make deliveries, no large trucks.
  - A 9 ft. x 30 ft. shield for mechanical equipment is proposed.

- Proposing to install vertical slots on existing fence so building won't be seen.
- Hours of operation will be Monday to Saturday from 10:00am to 8:00pm., Sunday hours are undetermined.
- Stormwater Management is not required. Code allows up to 500 square feet of Impervious surface and the proposed addition is 369 square feet.
- Erosion control will be exhibited on the Grading Permit plan. An erosion control plan is not required on the recorded plan.
- The applicant gave a timeline of three months starting in January or February, so hopefully will open in March or April 2022.
- 9 parking spaces, are proposed, including one stall for handicap parking.
- Will increase landscaping,
- Will comply with signage. Reface existing signs.
- Land Development agreement, construction permits, DEP approval, deed documentation, will be provided. Easements are not a consideration at this time.

Mr. Kinsley, AIA, LEED AP, gave a brief overview of the plan as submitted and indicated the following:

- Will comply with screening for mechanical equipment.
- Will comply with requirements for cooking exhaust.
- Will keep existing building intact.
- Strictly take out, grab and go food and catering only.
- Adding an ADA accessible restroom.
- Catering operation.
- Will have a full line, grill, sinks, etc.
- Proposing a copper patina roof, stucco addition that will be aesthetically pleasing.
- The existing night drop off box will be removed.
- Will keep the roof line lower for curb appeal.

Planning Commission Comments and Concerns:

- Fencing to match existing white opaque of abutting property.
- Hours of operation
- No Dine in
- Contact SEPTA regarding fencing and replacement location.
- Utilize solid opaque fence in lieu of slats in cyclone fence.
- Landscaping
- Signage

**Motion:** Mr. Dion made a motion second by Mr. Gagliardi to approve the Preliminary/Final

Subdivision Plan subject to the comments noted in the Township Engineers report dated August 27, 2021, and best efforts regarding the fence comments.

<b>Roll Call Vote on</b>	Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
<b>Motion:</b>	Mr. Gagliardi	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Dion	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Ms. Schramm	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED

- The second order of business was the Preliminary/Final Subdivision Plan for Lisa Nicholson, 115 Overhill Rd. Mr. Dave Damon, H. Gilroy & Damon Associates was present to represent the applicant, Elizabeth Holt was present representing the Nicholson family. Mr. Damon indicated the following:
  - Mr. Damon is in receipt of the Township Engineer's report dated August 27, 2021 and will comply.
  - The applicant wants to exchange a 413 square foot parcel of property and add it to Lot 2.
  - The easement for the driveway belongs to a sibling so that is not an issue.
  - The applicant is looking to selling the lot.
  - There is a very rigid review process that the Township requires when building on a lot.
  - Presently there is not a buyer for the lot.

Eric Johnson's comments and concerns:

- The three comments noted on the plan have been addressed.
- It is almost an identical plan from what you saw in the sketch plan.
- Building, Grading and stormwater management permits have to be obtained if someone would like to build on a lot.
- A plan to develop the property will not have to come before public comment.
- All residents have the right to develop their property.

Bill Cervino's comments and concerns:

- The lot currently exists, and the proposed lot line change will make the lot width at the street line more compliant with the zoning ordinance.
- The lot exists with a non-conforming street frontage.
- The lot can be developed as it exists, but nothing is proposed at this time.

Planning Commission Comments and Concerns:

- Easement for the common driveway.

Public Comment:

Mr. David Mackus, 204 N. Rolling Road

- Lives adjacent to the applicant's property.
- Has stormwater concerns.
- Concerns of someone building a house on the lot and run off onto his property.

**Motion:** Mr. Gagliardi made a motion second by Ms. Schramm to approve the Preliminary/ Final Subdivision plan for the lot line change at 115 Overhill Road, contingent upon compliance with the Township Engineers Report dated August 27, 2021.

**Roll Call Vote on**

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

THE MOTION WAS APPROVED

**Meeting**

**Adjourned:** Meeting adjourned at 8:30pm.

October 8, 2021

Commissioner Suzanne Hoffman  
Springfield Township  
50 Powell Road  
Springfield, PA 19064

Dear Ms. Hoffman:

On September 2, 2021 the Planning Commission made a motion to recommend to the Board of Commissioners approval of the Preliminary/Final Subdivision Plan for Anthony's Take Out, 5 E. Springfield Road contingent upon compliance with all comments noted in the Township Engineers report dated August 27, 2021 and best efforts regarding the fence comments.

Thank you for your consideration of our recommendation.

Sincerely,

Frank Gorgone,  
Chairman, Planning Commission

October 8, 2021

Commissioner Suzanne Hoffman  
Springfield Township  
50 Powell Road  
Springfield, PA 19064

Dear Ms. Hoffman:

On September 2, 2021 the Planning Commission made a motion to recommend to the Board of Commissioners approval of the Preliminary/Final Subdivision Plan for Lisa Nicholson, 115 Overhill Road, contingent upon compliance with all comments noted in the Township Engineers report dated August 27, 2021,

Thank you for your consideration of our recommendation.

Sincerely,

Frank Gorgone,  
Chairman, Planning Commission