

# SPRINGFIELD TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

**Meeting Date:** October 7, 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. Dion, Ms. Schramm, Mr. Mingey, Mr. Kutufaris and Mr. Diblasi

**Absent:** Mr. Anthony Gagliardi

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

**Approval of Minutes:** A motion was made by Ms. Schramm second by Mr. Dion to approve the September 2, 2021, minutes.

### Roll Call Vote on

<b>Motion:</b>	Mr. Gorgone	<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
	Mr. Mingey	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Kutufaris	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Diblasi	<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 John J. Wechsler, 31 & 33 Shelburne Road. David Damon, PC was present to represent the applicant John J. Wechsler. Mr. Damon gave an overview of the plan as submitted and indicated the following:
  - They are in receipt of the Engineer's report dated October 5, 2021, and will comply with all items noted in the report.
  - All abutting property owners have been notified.
  - The applicant proposes to reverse subdivide two properties into a 13,000 square foot lot and construct a 620 square foot addition to the west side of the existing dwelling.
  - Combining the two lots gives the applicant the proper aggregate side yards.
  - Presently the 25ft lot is nonconforming.
  - Simplified Stormwater Management. Plan has been submitted for approval, there will be no increase in run off.
  - Asking for a waiver from the Ultimate Right of Way requirement.

Eric Johnson's comments and concerns:

- The ultimate Right of Way requirement is a standard section of SALDO, and the project does not warrant this. The Township is in support of the waiver request.

**Motion:** Mr. Kutufaris made a motion second by Mr. Dion to approve the Preliminary/Final Subdivision Plan subject to the comments noted in the Township Engineers report dated October 5, 2021.

<b>Roll Call Vote on</b>	Mr. Gorgone	■ AYE	□ NAY
<b>Motion:</b>	Mr. Dion	■ AYE	□ NAY
	Ms. Schramm	■ AYE	□ NAY
	Mr. Mingey	■ AYE	□ NAY
	Mr. Kutufaris	■ AYE	□ NAY
	Mr. Diblasi	■ AYE	□ NAY

THE MOTION WAS APPROVED

- The second order of business was the Preliminary/Final Subdivision Plan for Hyundai, 754 Baltimore Pike. Present to represent the applicant was Robert H. Linn, Linn Architects, Adam Powell, P.E., Mario Rosetti, Jeff Johnson, Mike Ebersol and Chris Bernicker, Hyundai General Manager. Mr. Linn gave an overview of the plans submitted and indicated the following:
  - They are in receipt of the Engineer's report dated October 5, 2021, and will comply.
  - The existing building was built back in 2010. Prior to TND adoption.
  - The building is set back 75 feet from the roadway.
  - Working on the front of the building. Building an addition up to the Build to Line.
  - 199 ft. frontage, by the time you get to the back it tapers down to 160 ft, 575 ft in depth the whole way down, very narrow piece of property.
  - 2.38 acres of land total.
  - Eliminating parking in the front of the building where the addition is proposed.
  - Presently there is a significant slope, in front of the building that will be leveled off.
  - The proposed building addition is 4,460 square feet.
  - The addition will eliminate the sea of asphalt and parking on the grass in the front of the building.
  - Working within TND requirements, makes the project more on an urban

scale.

- 65 ft. frontage, nice smaller scale.
- Glazing will be 58% of the façade.
- Thermo plastic applique at the driveway, crosswalks, are proposed.
- Willing to work with replacing the sidewalk. There is a concern with PADOT and the timeline for a permit. If considered to be maintenance, it should not take as long for a permit to be issued.
- Would like to be under construction starting in December, the project should take a year.

Adam Powell gave an overview of the plans as submitted and indicated the following:

- Will comply with all items noted in the Township Engineers report, dated October 5, 2021.
- Existing Sidewalk is 4ft and 4.5ft is required. As per code will work with PADOT to get the extra 6 inches.
- Crosswalks at the driveways. Submitted a permit application to PADOT for the thermo plastic applique for the crosswalks at driveway access. PADOT uses this product.
- A 24-inch grassed Street edge is proposed.
- All utility lines are underground presently. The service that is there now is large enough to handle what the applicant is proposing.
- Replacing a 6ft chain-link fence with a 6ft. opaque vinyl fence in a tan or almond color since white will get dirty quicker.
- Existing vegetation will stay, will replace bushes were necessary.
- All residents who abut the property, will get a view of the fence.
- The dumpster location will remain as is with adequate screening.
- A 50 x 12 ft. loading zone is proposed in the rear of the building.
- No tractor trailers/car carriers will deliver to this site.
- All services run through the building.
- Proposing 4 parking spots along the front.
- There will be 2 fast charging stations and 2 regular charging.
- Handicap parking is proposed.
- In 2010 Stan Tech did the original Stormwater Management design; installed m inlets and a stone perforated trench that ran down the length of the building that ties into a storm across the back of the property.
- Proposing 2 inlets on the east side of the building to capture run off in 50-inch pipes, and direct it to another stormwater vent.
- Meeting all stormwater requirements by adding improvements to existing stormwater management.
- The existing stormwater management is not holding water and is doing what it was designed to do. The applicant will provide a stormwater management

agreement with the Township.

- Reduction in impervious surface is proposed.
- Infiltration testing will be performed when the bed is built.
- Phase 1 will be the interior of the building; should start in the next 45 days. phase 2 will be in the front of the building.
- Vehicles will be able to circulate the site without re-entering onto Baltimore Pike. Propose a good T turn.
- The design is and inbound and outbound driveway and we want to keep it that way.
- We are not proposing to have car carriers on the site; However, 50 ft tractor trailers can maneuver around the building as well as firetrucks and emergency vehicles, etc.
- Valet service will be provided on the site.
- Would like to start the addition project in December and it should take 1 year to complete.
- Hyundai has corporate branding with regards to materials for the building addition.
- All inlets will have pre-treatment filter inserts for cleaning purposes.
- A stormwater operations and maintenance agreement with the Township will be recorded.
- Can install a sidewalk adjacent to the Eastern side drive access to connect the public sidewalk to the building entrance.

Mario Rosetti's comments and concerns:

- The existing Impervious surface coverage of the lot is 85.3% and after the project is complete it will reduce to 84.9%.
- All inlets pre-treatments will get on a maintenance program i.e., large storm events.
- A fence was proposed to block the view.

Eric Johnson's comments and concerns:

- Vehicle circulation on the site, adequately demonstrate on the plans.
- Provide signage to better define the traffic flow.
- Provide sidewalk adjacent to eastern side drive access.
- A solid opaque fence to separate Commercial from Residential.
- Request waivers from filing a Preliminary Plan and concrete drive apron and sidewalk provisions as per our Ordinance.

Bill Cervino's comments and concerns:

- Intent of an opaque fence is to create a visual barrier.
- Currently there is an Electrical box that protrudes into the public sidewalk – eliminate the tripping hazard.

Planning Commission comments and concerns:

- Impervious Surface
- Stormwater Management – and maintenance.
- Materials being used for this project – no plastic.
- Sidewalk from the Public Sidewalk to the front door.
- Deliveries and unloading areas.
- Front elevation – Provide 4 trees vs 2 trees
- Consider an Aluminum fence in lieu of a vinyl fence.
- Timeline for the project.

**Motion:** Ms. Schramm made a motion second by Mr. Kutufaris to recommend approval of the Preliminary/Final Land Development Plan for Hyundai, contingent upon compliance of the Township Engineer's report dated October 5, 2021, and all waivers requested.

**Roll Call Vote on**

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

**THE MOTION WAS APPROVED**

- The third order of business was DELCORA ESA Act 537 Plan Update. Mr. Eric Johnson explained that DELCORA ESA has submitted an Act 537 Plan Update for comments by the Springfield Township Planning Commission. DELCORA is trying to remedy the condition of sending sewer flow to the City of Philadelphia. The plan outlines four alternatives, one being construction of pipelines to the existing treatment plant. The second being to construct a large tunnel to provide additional storage for future treatment of the sewage. The third being to build a sewage treatment plant. The fourth being to take no action and continue to send flow to the City of Philadelphia. DELCORA has elected to build an 8.5-mile tunnel as the most cost-effective option. This is the Townships opportunity to provide comments to DELCORA, which includes a letter indicating no comments.

DELCORA is to receive Planning Commission comments by November 1, 2021, or the other option is to issue a letter stating no comments. The timeframe approved by the PUC is by the Summer of 2022 and begin construction in 2023.

- Mr. Gorgone entertained a motion to adjourn.

**Motion:** Mr. Dion made a motion second by Mr. Kutufaris to adjourn the meeting.

**Roll Call Vote on**

<b>Motion:</b> Mr. Gorgone	<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
Mr. Mingey	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Kutufaris	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Diblasi	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED

**Meeting**

**Adjourned:** Meeting adjourned at 8:50pm.