

# SPRINGFIELD TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

**Meeting Date:** January 5, 2017

**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, Ms. Siletsky, Mr. Arrell, Mr. Kennedy, Mr. McGann and Mr. Cortese.

**Also Present:** Joseph Mastronardo, Township Engineer, William J. Cervino, Zoning Officer,

**Approval of Minutes:** Mr. McGann made a motion second by Mr. Kennedy to approve the November 10, 2016 minutes.

### Roll Call Vote on

#### Motion:

Mr. Gorgone	■ AYE	□ NAY
Mr. Gagliardi	■ AYE	□ NAY
Ms. Siletsky	■ AYE	□ NAY
Mr. Arrell	■ AYE	□ NAY
Mr. McGann	■ AYE	□ NAY
Mr. Kennedy	■ AYE	□ NAY
Mr. Cortese	■ AYE	□ NAY

THE MOTION WAS APPROVED.

- The first order of business was the Final Plan review for Mary & Pearl Jamgochian, 500 Saxer Avenue, Folio#42-00-05682-00. Mr. Dennis O'Neil, Herbert Macombie and Greg Jamgochian were present to represent the applicant. Mr. O'Neil gave a brief overview of the plans as submitted and indicated the following:
  - The plan is a seven lot subdivision located on the west side of Saxer Avenue and is approximately 2.288 acres net.
  - The square footage per lot will be between 12,560 to 15,051.
  - Will comply with Stormwater Management in accordance with Springfield Townships Ordinance.
  - A sanitary sewer main is proposed across the seven lots which will provide for a single crossing of state highway otherwise.
  - Seven street openings in the State Highway will be required.
  - Crossings will also depend on the location of existing utilities in the State Highway.
  - Will seek a waiver for granite curb and will comply with state requirements which is concrete.
  - Someone other than the Jamgochians will develop the site.
  - Will look into the sub agreement with the Township.
  - There is a lot of interest in the site.

Joe Mastronardo's comments and concerns:

- Is there a single developer?

- The single main as proposed means additional maintenance by the Township and replacement will require restoration of private driveways and the like.
- Have all PADOT & NPDES permits been applied for?
- Waiver for granite curb should not be an issue.
- Enlarge basins on Lots 1, 3 through 7. Each lot to handle stormwater management thereby reducing the size of the basin on lot 2 and more equally distribute the obligation of the property owner for stormwater management of the site.
- Will the applicant enter into a sub agreement with the Township?

Planning Commission comments and concerns

- Stormwater management
- Sanitary Sewer.
- Limit the number of lots to be disturbed at one time.

**Motion:** Mr. McGann made a motion second by Mr. Gagliardi to approve the Final Plan for Mary and Pear Jamgochian contingent upon the conditions as discussed tonight, Township Engineers report dated December 30, 2016 and the even distribution of stormwater management along all seven lots.

<b>Roll Call Vote on Motion:</b>	Mr. Gorgone	■ AYE	□ NAY
	Mr. Gagliardi	■ AYE	□ NAY
	Ms. Siletsky	■ AYE	□ NAY
	Mr. Arrell	■ AYE	□ NAY
	Mr. McGann	■ AYE	□ NAY
	Mr. Kennedy	■ AYE	□ NAY
	Mr. Cortese	■ AYE	□ NAY

- Mr. Gorgone entertained a motion to adjourn.

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

<b>Roll Call Vote on Motion:</b>	Mr. Gorgone	■ AYE	□ NAY
	Mr. Gagliardi	■ AYE	□ NAY
	Ms. Siletsky	■ AYE	□ NAY
	Mr. Arrell	■ AYE	□ NAY
	Mr. McGann	■ AYE	□ NAY
	Mr. Kennedy	■ AYE	□ NAY
	Mr. Cortese	■ AYE	□ NAY

THE MOTION WAS APPROVED.

**Meeting Adjourned** Meeting adjourned at 8:00p.m.

January 10, 2017

Commissioner Edward Kelly  
Springfield Township  
50 Powell Road  
Springfield, PA 19064

Dear Mr. Kelly:

On January 5, 2017, the Planning Commission made a motion to the Board of Commissioners to approve the Final Plan for Mary and Pearl Jamgochian, 500 Saxer Avenue, Folio#42-00-05682-00 contingent upon the Township Engineers report dated December 30, 2016 and the even distribution of stormwater management along all seven lots. Thank you for your consideration of our recommendation.

Sincerely,

Frank Gorgone  
Chairman, Planning Commission