

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: October 1, 2015

Meeting Time: 7:30 P.M. (E.D.T.)

Meeting Place: Township Municipal Building, 50 Powell Road, Springfield PA 19064

Members Present: Mr. Gorgone, Ms. Siletsky, Mr. Arrell, Mr. Kennedy and Mr. Gagliardi.

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

Approval of Minutes: Ms. Siletsky made a motion second by Mr. Arrell to approve the September 2, 2015 minutes.

Roll Call Vote on Motion:

Mr. Gorgone	<input checked="" type="checkbox"/>	AYE	<input type="checkbox"/>	NAY
Ms. Siletsky	<input checked="" type="checkbox"/>	AYE	<input type="checkbox"/>	NAY
Mr. Kennedy	<input checked="" type="checkbox"/>	AYE	<input type="checkbox"/>	NAY
Mr. Gagliardi	<input checked="" type="checkbox"/>	AYE	<input type="checkbox"/>	NAY
Mr. Arrell	<input checked="" type="checkbox"/>	AYE	<input type="checkbox"/>	NAY

THE MOTION WAS APPROVED.

- The first order of business was the Amended Preliminary/Final Plan, Application for conditional use and zoning text amendment for PREIT Services, LLC Springfield Mall. Mr. Joseph Damico was present and gave a brief overview of the plans as submitted and indicated the following:
 - In receipt of the Township Engineer's report dated October 1, 2015.
 - The revised plan shows the elimination of the 26,000 square feet of retail store, the 4,500 square feet of retail store but keeps the two restaurants and the proposed bank of 3,000 square.
 - The applicant proposes two larger restaurants of 7,500 and 7,548 square feet for each.
 - Since the plans submitted are revised plans, the applicant doesn't warrant the full land Development process.
 - On September 11, 2015 the applicant filed the revised plan, the Zoning text amendment to the S C-1 shopping center district, and a Conditional Use application.
 - The Proposed text amendment will define a Co-located building.
 - A Conditional Use application is required for outdoor seating and the applicant will comply with the requirements for conditional use approval.
 - All requirements are met on the revised plan regarding outside seating.
 - PADOT permits will be met.

- NPDES/Sediment erosion plan will be filed.
- No detrimental impact to Springfield Township.
- There will be no exterior music near public sidewalk.
- Outdoor service will stop by 11:00 pm.

Chris Mrozinski, from PREIT gave an overview of the plan and indicated the following:

- The building along Rt. 320 will come down and a bank will be erected.
- The proposal is to build out in front of the existing mall entrance two restaurants with a new plaza and patios for each restaurant.
- The parking lot is reconfigured slightly, however it is similar to the previous approved plans. The rest of the mall will remain the same.
- The applicant feels freestanding buildings are the best solution for this project to make it function properly for fire egress safety.
- At present we don't have a tenant identified for the second restaurant, but it will be comparable to the other.

Cornelius Brown, Bohler Engineering, P.E., gave a brief overview of the plan as submitted and indicated the following:

- The original old plan was 42,000 Square feet.
- Two buildings west (left) and two buildings east (right) of the mall entrance.
- Reconfigure the existing parking area ie. the ring road along the front face of the mall.
- The new plan is proposing 7,500 square feet for one restaurant and 7,546 for the other restaurant.
- Landscaping will be added along the perimeter of the proposed buildings and the interior of the new parking lot.
- Will work with the Township Engineer regarding traffic circulation.
- Restaurant outdoor seating area – West – Approximately 500 square feet and the East – 850 square feet.
- Providing access alongside of the building for trash and deliveries.
- Outdoor seating approximately West – 30, Seating East – 50
- Parking requirements are met.
- Overall reduction in impervious surfaces associated with this plan.
- Stormwater management were installed on the prior plans to accommodate future buildout.
- Will need NPDES Permit with this application Erosion and sediment control approval.
- There will be no detrimental impacts associated with this application.
- Location of the grease interceptor will be near the rear wall of the proposed buildings and the Mall. Final location is yet to be determined.

Robert Vranich, Architech-B.J.'s Brew House was present and gave an overview of the restaurant and indicated the following:

- The restaurant will be 7,500 square feet bldg. There will be 225 interior seats with 48 outside seats.

- The hours will be 11:00am to 12:00am Monday to Thursday, 11:00am to 1:00am Friday & Saturday, 11:00am to 12:00am Sunday.
- There will be outside liquor sales.
- Packaged goods will also be available for sale.
- The patio will be off of the third dining room .
- There will be fire pit dining tables, these tables can accommodate up to twelve people.
- The patio is located on the west side and will be 840 square feet.
- A trash enclosure is proposed near the main delivery door.
- Deliveries will be between 7:00am and 10:00am
- Large food truck deliveries will be twice a week occurring between 3:00am & 4:00am.
- There will be no exterior music near public sidewalk.
- Outdoor service will stop by 11:00 pm

Planning Commission's Comments and Concerns:

- Why freestanding buildings vs. incorporating the proposed buildings into the existing structure.
- Deliveries – Times and Location on the site.
- Trash Removal – Times and locations on the site.
- Location of grease interceptor
- Who will be the other tenant going in?

Bill Cervino's comments and concerns:

- Loading/Unloading - delivery times and access to locations.

Joe Mastronardo's comments and concerns:

- Traffic circulation - Prefers original plan
- Deliverie location on the east side between 6:00am and 9:00am.

Motion: Mr. Kennedy made a motion second by Ms. Siletsky to recommend approval of the following:

1. Preliminary Final Amended Land Development Plan Review for PREIT Services, LLC – Springfield Mall to the Board of Commissioners contingent upon the Engineer's report dated October 1, 2015, including traffic circulation and delivery times.
2. Recommend approval of the Conditional Use Application for outdoor dining for restaurants.
3. Recommend approval for the Zoning text, add a definition for co-located.

Roll Call Vote on	Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Motion:	Ms. Siletsky	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Kennedy	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Gagliardi	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Arrell	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED

- Mr. Gorgone entertained a motion to adjourn.

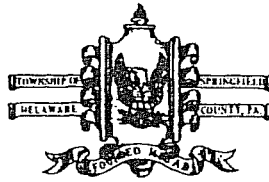
Motion: Mr. Arrell made a motion, second by Mr. Gagliardi to adjourn the meeting.

Roll Call Vote on	Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Motion:	Ms. Siletsky	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Kennedy	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Gagliardi	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Arrell	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED.

Meeting

Adjourned: The meeting adjourned at 9:00pm(E.D.T.)



J. LEE FULTON
Township Manager

MARGARET A. YOUNG
Treasurer

JAMES J. BRYNE, JR., Esq.
Solicitor

Township of Springfield DELAWARE COUNTY, PA

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GINA M. SAGE
PAUL J. WECHSLER

October 23, 2015

Commissioner Paul Wechsler
Springfield Township
50 Powell Road
Springfield, PA 19064

Dear Mr. Wechsler:

On October 1, 2015, The Planning Commission reviewed the following:

1. Preliminary Final Amended Land Development Plan Review for PREIT Services, LLC – Springfield Mall to the Board of Commissioners contingent upon the Engineer's report dated October 1, 2015, including traffic circulation and delivery times.
2. Recommend approval of the Conditional Use Application for outdoor dining for restaurants.
3. Recommend approval for the Zoning text, add a definition for co-located.

Thank you for your consideration of our recommendation.

Sincerely,

Frank Gorgone

Chairman, Planning Commission