

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: Thursday April 7, 2008

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

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

Members

Present: Mr. Gorgone, Mr. Gosselin, Ms. Sage, Mr. Merkins, Ms. Burkhart and Mr. Base.

Also Present: Joseph Mastronardo, P.E., William J. Cervino, Zoning Officer, James Byrne, Township Solicitor

Motion: Ms. Sage made a motion, seconded by Mr. Gosselin, to approve the April 3, 2008 minutes as presented.

Roll Call Vote on

Motion: Mr. Gorgone	■ AYE	□ NAY
Mr. Gosselin	■ AYE	□ NAY
Ms. Sage	■ AYE	□ NAY
Mr. Merkins	■ AYE	□ NAY
Ms. Burkhart	■ AYE	□ NAY
Mr. Base	■ AYE	□ NAY

THE MOTION WAS UNANIMOUSLY APPROVED.

- The first order of business was the Zoning Ordinance Amendments and Zoning Map Amendment for Springfield Mall, PREIT Services, LLC-Springfield Mall, 1250 Baltimore Pike, Springfield, PA 19064. Mr. Damico gave a brief overview of the plans to date and indicated the following:
 - Land Development application consists of a new a two story Target store, which will replace the old Strawbridge's building;
 - Add a lifestyle retail and restaurant space along the front of the present Mall;
 - Relocation of the existing bank to a new 3,000 square foot out parcel along Sproul Road.
 - Reverse subdivision application to add the 5.3 acre parcel on the North West corner and to rezone it from its' present classification to Shopping Center.
 - Reverse subdivide the 1.3 acre parcel on the North East side into the Shopping Center property, which is already zoned shopping center.
 - Movie Co. and the parking garage will be in the phase II plan.
 - The new plans were submitted on March 13, 2008 omitting the parking garage and movie theatre.
 - On April 2, there was a meeting with PENNDOT. A designated right

turn in is now to be put in place.

- The Delaware County Planning Commission issued a review letter on the zoning map and zoning text amendments and issued a recommendation in favor of amendments and Land Development.

Adam Benosky, R.L.A., Bohler Engineering, Inc., gave a brief overview of the plans to date and indicated the following:

1. Reduced the building layout by 5,000 square feet.
2. Re-align the driveways.
3. Added a stop sign at the Target entrance.
4. Sight modifications were made to the Bank pad site; it was rotated for better circulation.
5. Removed the parking structure from the plan showing it as a phase two plan for land development.
6. Parking has remained the same on the plan since the removal of the parking garage.
7. Added landscaping all along Baltimore Pike, added shrub underscoring in front of Macy's and Target to enhance the existing landscaping. Also, added shrub underscoring at the entrance on Sproul Road at the vicinity of the right turn in and out. Added some landscaping to the existing islands out front which is a PENNDOT right of way.
8. Light Shielding is being worked on as part of the resubmission.

Planning Commission Comments and Concerns:

- Glare from lighting.

Christopher Mrozinski, Development Director, PREIT, reviewed the report from the Environmental Advisory Committee and indicated the items they will comply with:

- Utilization of more landscaped areas around the Mall property as opposed to grass surfaces.
- Installation of a retention devise (e.g. a bladder) under the open parking deck area to reduce peak flows.
- Installation or expansion of permeable dividers between rows of parking spaces to reduce sheet-flow runoff and promote infiltration.
- Investigating the use of Best Management Practice (BMP) structures that favor infiltration rather than detention.

Motion: Mr. Merkins made a motion second by Ms. Burkhart to recommend to the Board of Commissioners to approve the Zoning Text and Zoning Map Amendments for the Springfield Mall, PREIT Services, LLC-Springfield Mall, 1250 Baltimore Pike, Springfield, PA 19064

Roll Call Vote on

Motion:	Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Gosselin	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Ms. Sage	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Merkins	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Ms. Burkhart	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Base	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS UNANIMOUSLY APPROVED.

- Mr. Gorgone entertained a motion to adjourn.

Motion: Mr. Gosselin made a motion, second by Mr. Base, to adjourn the meeting.

Roll Call Vote on

Motion:	Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Ms. Sage	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Merkins	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Ms. Sage	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Ms. Burkhart	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Base	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS UNANIMOUSLY APPROVED.

Meeting

Adjourned: The meeting adjourned at 8:15P.M. (E.S.T.)