

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: February 4, 2016

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

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

Members Present: Mr. Base, Ms. Siletsky, Mr. Arrell, Mr. Gagliardi and Mr. McGann

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

Approval of Minutes: Mr. Gagliardi made a motion second by Mr. Arrell to approve the October 1, 2015 minutes.

Roll Call Vote on Motion:

Mr. Base	■ AYE	□ NAY
Ms. Siletsky	■ AYE	□ NAY
Mr. Arrell	■ AYE	□ NAY
Mr. Gagliardi	■ AYE	□ NAY
Mr. McGann	■ AYE	□ NAY

THE MOTION WAS APPROVED.

- The first order of business was the Preliminary/Final Plan Application for 1521 Wallingford Road, Mr. Robert Linn, Mr. Tim Sullivan, Esq. and representatives from Quinta Raddison were present and gave a brief overview of the plans as submitted and indicated the following:
 - In receipt of the Township Engineer's report dated February 2, 2016.
 - Property is zoned B-Residence.
 - The applicant was granted dimensional relief and use approval by the Zoning Hearing Board in November of 2015.
 - Quinta Raddison will move into property as owner.
 - Quinta Raddison supplies machine parts internationally i.e. all over the world.
 - The goal is to be an owner occupied building and add two small additions.
 - Proposes to modify the parking lot including striping.
 - Enclose the dumpster area.
 - Loading area will allow for deliveries of a 12 x 50 tractor trailer.
 - Item number six, the applicant would like a combined Preliminary/Final plan.
 - Item number seven, would like a waiver for widening the right of way.
 - Item number eight and nine, waiver and fee in lieu for the sidewalk and curb improvements.

- Item number two, follow conditions from the Zoning Hearing Board for safe access, provide a turning template, and contact PennDOT to memorialize the fact that a Highway Occupancy Permit is not required.
- The Business hours will be five days a week, no evenings or weekends.
- Two-three deliveries per day from UPS, Fed Ex, and one tractor trailer delivery per week.
- The applicant is proposing two building additions, cleaning up the property and parking lot improvements.
- The entire parking lot will permit twenty-two parking spaces.
- Item # 26 cleaning up edges on the west side.
- Item #28, there are no changes regarding Highway Occupancy Permit comments.
- Hazardous materials are not stored on site or are used in the packing/shipping of product.
- Product does not contain hazardous material
- The garage will be used for storage and packaging.
- The dwelling will be used as an office, both floors.
- There will be no vehicles parked in the garage except for maybe a forklift; the forklift makes minimal noise as per Mark the operations manager. Will also consider the use of an electric forklift.

Planning Commission's Comments and Concerns:

- Safety issues with regards to tractor trailers and deliveries.
- Stormwater Management
- The applicant/owner will not be renting any portions of the premises.
- PennDOT confirmation that the applicant does not need a Highway Occupancy Permit.
- Existing conditions in the rear of property.
- Storage/Processing of hazardous materials.
- Fee in Lieu regarding recreation, work with Mr. Byrne to come up with a fee.
- Fee in lieu regarding sidewalk and curb improvements, work with the Township Manager, Township Engineer and Township Solicitor.
- Applicant is submitting a letter from Mr. Barrow who is the neighbor and is in approval of the project.
- The applicant is proposing a farmhouse look that will fit in with the mill architecture.
- Proposing some additional landscaping at the base of the porch.
- Visibility of motorist on Wallingford – site access and tractor trailer entering and backing out onto Wallingford Road.

Bill Cervino's comments and concerns:

- Storage/processing of Hazardous Materials.
- Use of the garage as a warehouse?
- The business consists of receiving product, repackaging and shipping out.
- Noise generated by business.

Joe Mastronardo's comments and concerns:

- Tractor trailers ingress and egress from the site.
- Fee in lieu regarding recreation land.
- If there is no work within the Right.of.Way, there is no need for a Highway Occupancy Permit. However, Penndot is to be notified to memorialize the fact.
- Landscaping Item # three.
- Commercial use in a non-commercial district.
- Fee-in-lieu for sidewalk and curb improvements on the North side of Wallingford Road.

Motion: Mr. Gagliardi made a motion second by Mr. McGann to recommend approval of the following:

Preliminary Final Land Development Plan for 1521 Wallingford Rd. to the Board of Commissioners contingent upon the Township Engineer's report dated February 2, 2016, comments noted at the Planning Commission meeting on February 4, 2016, agreements between the Township Manager and Township Engineers, waivers and meeting with the Township Engineer.

Roll Call Vote on

Motion:	Mr. Base	■ AYE	□ NAY
	Ms. Siletsky	■ AYE	□ NAY
	Mr. Arrell	■ AYE	□ NAY
	Mr. Gagliardi	■ AYE	□ NAY
	Mr. McGann	■ AYE	□ NAY

THE MOTION WAS APPROVED

- The second order of business was the Thomson Avenue and Sproul Road Sewer Extension, Component 4-A. Mr. Mastronardo stated Springfield Township is making application to get approval from DEP and will be open for public comment until March 5, 2016. A questionnaire was signed by the Chairman of the Planning Commission.
- Mr. Base entertained a motion to adjourn.

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

Roll Call Vote on

Motion:	Mr. Base	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Ms. Siletsky	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Arrell	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Gagliardi	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. McGann	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED.

Meeting

Adjourned: The meeting adjourned at 8:20pm(E.D.T.)