

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: August 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. Gorgone, Mr. Gagliardi, Mr. Base, Mr. Arrell 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 June 2, 2016 minutes.

Roll Call Vote on Motion:

Mr. Gorgone	■ AYE	□ NAY
Mr. Gagliardi	■ AYE	□ NAY
Mr. Base	■ AYE	□ NAY
Mr. Arrell	■ AYE	□ NAY
Mr. McGann	■ AYE	□ NAY
Mr. Kennedy	■ AYE	□ NAY

THE MOTION WAS APPROVED.

- The first order of business was the Preliminary/Final Plan for Rolling Green Golf Club – 280 N. State Road, Folio#42-00-06711-00. Mr. Joseph Rodo, P. E., Catania Engineering, was present to represent the applicant. Mr. Mark Litrenta, General Manager of Rolling Green was also present. Mr. Rodo gave a brief overview of the application as submitted and indicated the following:
 - Notification was sent to all abutting residents.
 - The Applicant is in receipt of the Township Engineer’s Review letter dated July 29th, 2016 and will comply with everything in the letter.
 - There are 34 proposed parking spaces, 32 are required, and two are handicap accessible.
 - The Zoning Hearing Board granted relief.
 - Mr. Rodo and Mr. Litrenta met with Mr. Curley and addressed his concerns.
 - Mr. Litrenta will further review landscaping plantings discussed prior to Board of Commissioners meeting at June 2, 2016 meeting.
 - Mr. Litrenta stated the existing condition has a 6’ vinyl fence and there is no room for plantings.
 - Mr. Litrenta stated an evergreen buffer would negatively impact neighborhood. Residents want a vista view of the golf course.

Bill Cervino’s comments and concerns:

- Are there any Buffer Planting proposals for the existing parking area and

residential area? One row was discussed at last June 2, 2016 Planning Commission meeting.

- Engineer’s first review is to comply with Sec. 143-98 and second review is a specific compliance section.
- Were other abutting owners consulted? Maybe beneficial to consult with owners to confirm that they have a similar opinion as Mr. Curley.
- Evaluate and provide adequate screening along the privacy fence for the existing parking lot.

Mr. David Macelroy, President of Rolling Green Golf was present and indicated the following:

- Important that the project is started on time.
- Speaking with owners doesn’t fit in with project. The Township will decide if trees are required in existing areas.

Planning Commission’s Comments and Concerns:

- Will the proposed parking lot lighting standards match the existing light standards?
- Recreation lands/facilities or fee-in-lieu.
- Landscaping/Screening is required per the Engineer’s report, and was discussed at the June 2, 2016 Planning meeting. .

Motion: Mr. Base made a motion to the Board of Commissioners to approve the Preliminary/Final Land Development Plan for Rolling Green Golf Club, 280 N. State Road, contingent upon Zoning Approval, the Engineer’s review letter and continue to work on the buffer issues discussed at the August 4th meeting.

Roll Call Vote on

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

THE MOTION WAS APPROVED.

- The second order of business was the Preliminary/Final Plan for the Church Foundation – 19 N. Hillcrest Road, Folio#42-00-02633-00; 42-00-06368-00. Mr. Goustave Houtmann from Houtmann Associates and Jim Lambert from the Church Foundation was present to represent the applicant and indicated the following:
 - Item 9, Right of Way 5’ and 12’ waiver
 - No short or long term plans for Parcel A.
 - Will comply with the Engineer’s letter dated July 29, 2016.
 - Any future improvements will be before the Planning Commission and Board of Commissioners.

Mr. James Lambert was also present and indicated the following:

- Residential property to be sold.
- Any future improvement will be before the Planning Commission and Board of Commissioners.
- Possibly add parking are in the future.

Bill Cervino's comments and concerns:

- Show Right of Way; however measure setback and determine lot coverage based on existing right of way.
- Landscaping for East and North property lines of Parcel A perimeter.

Planning Commission comments and concerns:

- Landscaping screen proposal per Item #6.
- Provide curb sidewalk improvements for Lot 1 and Parcel A.
- Purpose of Subdivision.

Motion: Mr. Gagliardi made a motion to the Board of Commissioners second by Mr. McGann to approve the Preliminary/Final Plan for the Church Foundation contingent upon the Township Engineer's letter dated July 29th, 2016 and clarification of Item #6.

Roll Call Vote on

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

- Mr. Gorgone entertained a motion to adjourn.

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

Roll Call Vote on

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

THE MOTION WAS APPROVED.

**Meeting
Adjourned**

Meeting adjourned at 8:30pm