

# SPRINGFIELD TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

**Meeting Date:** February 3, 2022

**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. Schramm, Mr. Mingey, Mr. Diblasi & Mr. McManamy

**Absent:** Mr. Kutufaris

**Also Present:** Eric Johnson, PE, Pennoni Associates, William J. Cervino, Zoning Officer

**Approval of Minutes:** A motion was made by Mr. Gagliardi second by Ms. Schramm to approve the November 4, 2021, minutes.

### Roll Call Vote on

|                |               |                                         |                              |
|----------------|---------------|-----------------------------------------|------------------------------|
| <b>Motion:</b> | Mr. Gorgone   | <input checked="" type="checkbox"/> AYE | <input type="checkbox"/> NAY |
|                | Mr. Gagliardi | <input checked="" type="checkbox"/> AYE | <input type="checkbox"/> NAY |
|                | Ms. Schramm   | <input checked="" type="checkbox"/> AYE | <input type="checkbox"/> NAY |
|                | Mr. Mingey    | <input checked="" type="checkbox"/> AYE | <input type="checkbox"/> NAY |
|                | Mr. Diblasi   | <input checked="" type="checkbox"/> AYE | <input type="checkbox"/> NAY |
|                | Mr. McManamy  | <input checked="" type="checkbox"/> AYE | <input type="checkbox"/> NAY |

THE MOTION WAS APPROVED.

- The first order of business was Dunkin Donuts, 100 Baltimore Pike, Land Development Waiver Request. Present to represent the applicant was David J. Keefrider, from Albert Taus & Associates and Darin Buono. Mr. Keefrider gave a brief overview of the plans as submitted and indicated the following:
  - Renovating the Building due to limited space in the interior.
  - Push the customer service area back and reconfigure the interior.
  - Move the cold storage outside to the rear of building.
  - In compliance with most items.
  - Walk in box will be on an asphalt location.
  - Will relocate the parking spots per the engineer's recommendation.
  - Seeking a waiver from the Land Development process. Due minimal scope of the project.
  - Feels Dunkin Donuts is not a restaurant but more of a grab and go retail establishment.
  - There is room for 16 seats

- There is ample parking for their needs.

Eric Johnson’s comments and concerns:

- Document existing parking on the plan.
- The number of parking spaces we can work through.
- Re-establish planting strip at the rear of the property.

Bill Cervino’s comments and concerns:

- Gave a definition/overview of TND-3. Boulevard style improvements.
- Provide better circulation at the front of the building
- Provide green space between the properties.

Planning Commission comments and concerns:

- Relocate the parking spaces per engineer’s recommendation.

**Motion:** Mr. DiBlasi made a motion second by Mr. Mingey to approve the Land Development Waiver Request contingent upon the Township Engineers report dated February 1, 2022.

**Roll Call Vote on**

|                            |       |       |
|----------------------------|-------|-------|
| <b>Motion:</b> Mr. Gorgone | ■ AYE | □ NAY |
| Mr. Gagliardi              | ■ AYE | □ NAY |
| Ms. Schramm                | ■ AYE | □ NAY |
| Mr. Mingey                 | ■ AYE | □ NAY |
| Mr. Diblasi                | ■ AYE | □ NAY |
| Mr. McManamy               | ■ AYE | □ NAY |

THE MOTION WAS APPROVED.

- The second order of business was the Preliminary/Final Subdivision Plan for Wagner Wayside Park, 84 Saxer Avenue. Solicitor James J. Byrne, Esq., and Dave Damon, P.E., was present to represent Springfield Township.

Mr. Byrne spoke about the plans submitted and indicated the following:

- The purpose of the subdivision is to separate the existing maintenance building and site improvements from the park.
- There is a possibility that Springfield Township will trade the maintenance building property with the school district for another park.

- Presently not sure what the use of the maintenance building will be. It will be similar to the Township Park Department Maintenance Building use.

Mr. David Damon gave a brief overview of the plans as submitted and indicated the following:

- The property is 2.79 acres.
- Maintenance facility is currently fenced in.
- The subdivision line will be parallel to the fence line.
- Requesting a waiver from requiring a minimum right-of-way of 60 feet to allow the existing 50.5-foot Saxer Avenue right -of-way.
- Requesting a waiver from requiring the submission of a Preliminary Subdivision Plan.
- Will comply with the Township Engineer’s Report dated January 31, 2022.

Eric Johnsons comments and concerns:

- The scope of the comments are straight forward, some minor detailed information on the plan and paperwork completed for DEP.

**Motion:** Mrs. Kate Schramm made a motion seconded by Mr. Gagliardi to approve the Preliminary/Final Subdivision Plan for Wagner Wayside Park – 84 Saxer Avenue, contingent upon the Engineers report dated January 31, 2022.

**Roll Call Vote on**

|                |               |       |       |
|----------------|---------------|-------|-------|
| <b>Motion:</b> | Mr. Gorgone   | ■ AYE | □ NAY |
|                | Mr. Gagliardi | ■ AYE | □ NAY |
|                | Ms. Schramm   | ■ AYE | □ NAY |
|                | Mr. Mingey    | ■ AYE | □ NAY |
|                | Mr. Diblasi   | ■ AYE | □ NAY |
|                | Mr. McManamy  | ■ AYE | □ NAY |

THE MOTION WAS APPROVED.

- Mr. Gorgone entertained a motion to adjourn.

**Motion:** Mr. DiBlasi made a motion second by Mr. Gagliardi to adjourn the meeting.

**Roll Call Vote on**

|                |               |       |       |
|----------------|---------------|-------|-------|
| <b>Motion:</b> | Mr. Gorgone   | ■ AYE | □ NAY |
|                | Mr. Gagliardi | ■ AYE | □ NAY |
|                | Ms. Schramm   | ■ AYE | □ NAY |
|                | Mr. Mingey    | ■ AYE | □ NAY |
|                | Mr. Diblasi   | ■ AYE | □ NAY |
|                | Mr. McManamy  | ■ AYE | □ NAY |

THE MOTION WAS APPROVED

