

# SPRINGFIELD TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

**Meeting Date:** July 14, 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. McManamy.

**Absent:** Mr. Kutufaris, Mr. DiBlasi & Mr. Markunas

**Also Present:** Eric Johnson, PE, Pennoni Associates, William J. Cervino, Zoning Officer  
James J. Byrne, Jr., Esq., Solicitor

**Approval of Minutes:** A motion was made by Mr. Gagliardi second Ms. Schramm to approve the February 3, 2022, minutes as submitted.

### 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. McManamy	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED.

- The first order of business was the Proposed Zoning Ordinance Amendment to permit the School District Use in the “B” Residence District. Solicitor James J. Byrne, Jr., Esq. was present to represent Springfield Township. Mr. Byrne gave an overview of the proposed zoning ordinance amendment and indicated the following:
  - The property location is 84 Saxer Avenue, previously used by the Springfield Township Parks Department.
  - Amend the Zoning Ordinance.
  - To add a new subsection to the Permitted Principal Uses: §143-19. A (4) Public School maintenance building and public-school maintenance use on a property formerly used for a municipal maintenance building or municipal maintenance use.
  - The Board of Commissioners introduced the Proposed amendment at their June 14, 2022, regularly scheduled public meeting.
  - A Public Hearing was advertised and was held regarding the ordinance amendment on July 12, 2022.
  - The hearing record has been kept open pending the review and

recommendation of this board.

- The Delaware County Planning Commission will provide review comments at their July 21, 2022, meeting.
- The Board of Commissioners will make a final determination on the proposed amendment at their regularly scheduled August 9, 2022, public meeting.
- There were negotiations with the School District that there will not be any salt sheds or similar structures permitted on the property.
- The proposed ordinance has been revised to prohibit such structures.

**Motion:** Mrs. Schramm made a motion to approve the proposed zoning ordinance with the amended language second by Mr. Gagliardi.

**Roll Call Vote on**

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

THE MOTION WAS APPROVED.

- The second order of business was the Preliminary Land Development Plan for the Estates of Coventry Woods Phase 2A.1, State Road. Mr. Joseph Damico, Mr. Matt Houtman, P.E, Mr. Joseph Platt, P.E. and Mr. Thomas Barlow were all present to represent the applicant Mr. Paul Debotton-Partner. Mr. Damico gave an overview of the plans submitted and indicated the following:
  - Estates of Coventry Woods is 44.8 acres along N. State Road.
  - Property is zoned TND-5 Overlay District which permits many uses.
  - A Conditional Use Application was granted in 2018 for an active adult village.
  - Submitted a Preliminary Land Development Plan for Townhouses in January 2022 for Phase 2A. That plan was withdrawn.
  - In June 2022 a revised Preliminary Land Development Plan for Townhouses was submitted for phase 2A-1 consisting of 28 Townhouses,
  - Plan shows 24.32 acres of open space which is 54% which exceeds the minimum requirement of 50% that is required the open space will be dedicated to the Township.
  - Plans were submitted to Delaware County Planning Commission on July 21, 2022.
  - Plan was reviewed by Eric Johnson, P.E., on July 13, 2022.
  - Notification was sent certified mail to all adjoining properties.
  - In receipt of the Township Engineer’s review letter dated July 13, 2022

- Will comply with most items in the review letter with the exception of two zoning issues that Mr. Houtman will address.

Mr. James J. Byrne, Jr., Esq., Solicitor for Springfield Township stated this property has been around a long time. This property and litigation goes back to 1972. The township understands that the property is going to be developed and that he is present to give feedback to the Board of Commissioners as to the proposal.

Mr. Matt Houtman gave an overview of the plans submitted and indicated the following:

- The overall tract is approximately 44.8 acres.
- Phase 2A.1 consists of 8.78 acres which is before you tonight.
- Phase 1-A approved in 2018 consists of a medical office bldg. Construction is initiated and most of the infrastructure has been completed.
- The applicant lost the tenant for the medical office bldg. Construction is on hold temporarily.
- A proposed road, Golf Haven drive, from State Rd. opposite Weymouth Rd. to an internal roundabout area was part of the approval of Phase 1A.
- Phase 1B is consists of a road starting from the internal roundabout in a southwesterly direction to provide access to a townhome phase consisting of 36 townhouses. This phase is not being proposed to be developed at this time.
- Golf Haven drive will be extended past the internal roundabout in a counterclockwise direction and will loop to State Road for a secondary right in and right-out access.
- Phase 2 consists of 78 Townhouses on either side of Golf Haven Drive. Phase 2 is broken down into subphases Phase 2A.1 with townhouses located on the outside of the loop rd. and Phase 2B with townhouses located on the inside of the loop rd.
- Phase 3, is an age restricted assisted living building, centrally located on the site, fronting on State Road.
- Open space is provided throughout the site. A lot of open space is provided along Alberts Run which runs in a west to east direction through the site.
- Phase 2A.1 consists of 28 townhouse units, seven buildings each containing 4 townhouse units.
- Proposed townhouses of Phase 2A.1 would front on the extension of Golf Haven Drive from the roundabout to a point approximately 800 feet east of the roundabout.
- A traffic signal will be installed at the proposed intersection opposite Weymouth Rd., on State Rd., as part of the Phase 1A Approval.

- The topography works out well for walk out basements which will be at existing grade.
- There will be minimal disturbance to the riparian buffer behind the units. A retaining wall is being installed to protect the riparian buffer near the roundabout.
- Most units will have a garage, parking space and one space in the driveway. Some select units will not have a garage but will have two spaces in the driveway side by side parking.
- Fourteen guest parking spaces are also intermittently spaced along Golf Haven Drive in between the units.
- A sanitary sewer will be provided for the proposed development.
- A stormwater management basin will be located to the northeast of where the temporary cul-de-sac is going to be constructed.
- The basin will be sized for Phases 2A.1, 2A.2, 2B and 3.
- Additional stormwater BMPs are proposed as well.
- Waivers will be sought for disturbance in Steep slopes and very steep slopes.
- A special exception approval is required to permit the sanitary sewer extension in a Flood Zone “A” district and to permit grading for the storm basin in a flood prone area.
- A walking trail and pedestrian gathering area is proposed between units 16 & 17.
- A Landscaping plan, and a lighting plan will be provided.
- The BMP’s provided are only for this phase 2A.1. BMP’s will be provided for each proposed phase.
- The Township is looking for a third-party verification of what FEMA is showing.
- The only change in the plans is the sequencing starting with phase 2A.1 versus 1B.

Mr. Houtman reviewed the township Engineer's report dated July 13, 2022, and indicated the following:

#### CONDITIONAL USE CONDITIONS

- Comment #1., Will meet with the Township professionals and come to an agreement about items noted i.e., open space, landscaping, parking, streetscapes, parking, etc.
- Comment #2a., Encroachments in riparian buffer, moved Golf Haven Drive away from the riparian buffer.
- At the Northeast corner of the site, riparian buffer plantings will be planted.
- Error in the plan with regards to tree line.
- Comment #2c have 28 edu's and can use some of the 36 edu's.
- Comment #3. a Steep slope is minimal, will not adversely affect the development and will be well contained.
- Comment # 3b Mr. Committa will update the specific manual of written and graphic design guidelines for the present proposal.
- Comment #3c, the applicant is committed to building the traffic signal at Weymouth and State Road.
- Will comply with all other comments.

#### ZONING

- Comment #4. Alternatively, a street wall could be provided at the build to line in accordance with §143-90.6 or ask for Ordinance amendment for 20 to 24 ft Right of Way.
- Comment #5&6. Mr. Committa will provide an update to the Township.
- Comment#10 Requesting not to plant street trees o the inside street frontage until phase 2b is complete.
- Will comply with all other comments.

#### SUBDIVISION AND LAND DEVELOPMENT

- Comment#12., The cul-de-sac is only temporary. It will be the loop road.
- Comment #13 Will perform studies on the sanitary sewer and will comply.
- Comment #14. Asking for a waiver to install granite curbs.
- Comment #15. Will provide additional information on trees.
- Comment #17. Rethinking this area. As phases progress Phase 2C.

will be addressed.

## STORMWATER MANAGEMENT

- Will comply with all comments.

## GENERAL

- Comment #22. Mr. Damico will work with Jim Byrne regarding management of the overflow and guest parking.
- Will comply with all other comments.

Mr. Thomas Balow, Architect gave a brief overview and indicated the following:

- There are seven four-unit buildings.
- Two types of units are proposed.
- 3 bedrooms 2.5 baths are proposed for all units.
- Walk out finished basements with back patio
- Some units have a garage, and some do not.
- Units without a garage offer a first-floor master bedroom.
- Some units are 26 feet wide and are 2,882 SF.
- Some units are 24 feet wide (end units) and are 2,620 SF.
- Units without a garage will have some grassy areas. The trade off is someone can have a bedroom on the first floor.
- Tom Committa is doing a landscape plan which will be outstanding.

Mr. Joseph Platt gave an overview and indicated the following:

- The permitting process for the Traffic Lights-Signaling system will span from Township Line & State Rd. in Upper Darby Township to Collins Drive in Springfield Township and will include the traffic signals at Rolling Rd., State Rd., Weymouth Rd., Meetinghouse and Springfield Rd.
- Left turn lanes will be provided on State Road at the intersection of State Road and Weymouth.
- All permits have been issued by, PADOT, Springfield Township, Upper Darby Township, Stormwater permits.
- Waiting on the actual driveway permit, easement from the property owner and letter of credit worked out.

- Traffic studies performed in 2018 were performed at Rolling Rd., Weymouth Rd., Springfield Rd. and Meetinghouse Rd.
- The Traffic study performed in 2018 and has been updated multiple times.
- The Proposed adaptive signaling system adjusts to traffic volumes.
- Left turn phasing will be provided at Rolling Rd., and Springfield Rd.

As per PENNDOT.

#### Planning Commission Comments and Concerns:

- Stormwater Management concerns throughout the development.
- Findings of the traffic studies and did studies include side streets.
- Has Broadview Rd. been monitored by the Police?
- Is Coventry Woods contributing to the speeding?
- Coventry Woods is coming back with a final plan.
- Findings of the Flood Plan Study
  - . The revised phasing is not what the Board of Commissioners saw and approved.

#### Jim Byrne, Esq., comments and concerns:

- Township will have to look into the possibility of the 15MPH flashing sign. It is very generous of the Applicant to donate the flashing sign.
- This plan has gone through several changes and the Board of Commissioners have been involved and will continue to be involved as plans are submitted.

#### Eric Johnsons comments and concerns:

- Regarding the Active recreational areas, we want to make sure we have the appropriate facilities to accommodate the residents who will be living there while waiting for the rest of the development to occur.
- The original plan was submitted in 2018. We want to make sure the process will be phase by phase. We don't want any issues regarding encroachment in sensitive areas and because of that we want to make sure we are not setting ourselves up for that again in the future.
- Regarding sensitive areas, minimize encroachment and provide proper documentation to support your case upon submission for approval.
- Pennoni Engineers are evaluating the possibility of a 15 MPH flashing sign on Broadview Road concurrent with the development that is occurring next store.
- Ultimately looking to get confirmation from FEMA regarding flood elevation pursuant to the Flood Plain study.

#### Bill Cervino's comments and concerns:

- Depth of building setbacks and off-street parking.
- Aesthetics of proposed driveway widths being 18 feet and building frontages of 24 and 26 feet.
- Add greenspace to the front of the property.
- Provide alley ways or other means of parking in the rear of the properties.
- Realign the proposed road and move the buildings towards phase 2B to allow for alley ways in the rear.
- Move the buildings forward in phase 2b to allow for alley ways in the rear.
- As the project moves on to the final phase, we will send notices to the abutting neighbors.

Paul deBotton comments and concerns:

- If the township approves with all governmental analysis needs, the 15MPH speed limit, he will donate the flashing radar sign.

Public Comments and concerns:

Mark Rohner, 154 Broadview Road, was present to represent the residents on Broadview Road and indicated the following:

- He is in support of the project but cannot say how his neighbors feel.
- Would like to see the steep slope that was talked about.
- Traffic concerns on Broadview Road
- 25-mile speed limit with a blind curve.
- Has been monitored by the Police,
- Township has authorized a review by Pennoni.
- Lower speed limit to 15 MPH and provide flashing sign.
- Coventry Woods will add to the traffic on Broadview Rd.
- Trolley stop at Scenic is causing traffic to back up on Rolling Rd.
- The reason for the 15MPH limit is it becomes an enforceable speed at 26 MPH.
- Coventry Woods is not causing the speeding and cut through problem but will add to the problem.
- Might need state approval.

**Motion:** Mr. Gagliardi made a motion to approve the Preliminary Land Development plan contingent upon compliance with the engineer's report dated July 13, 2022, incorporate the open space as advised, the flood plain study is performed as well as all other modifications discussed this evening seconded by Mrs. Schramm.

**Roll Call Vote on**

**Motion:** Mr. Gorgone  AYE  NAY



Mr. Gagliardi	■ AYE	□ NAY
Ms. Schramm	■ AYE	□ NAY
Mr. McManamy	■ AYE	□ NAY

THE MOTION WAS APPROVED.

- The third order of business was the Preliminary Land Development Plan for Mary E. Waltz, 363 S. Swarthmore Avenue. Mrs. Phyllis Anderson, Executor of the Estate retained Mr. Houtman to represent her. Mr. Houtman gave a brief overview of the plans as submitted and indicated the following:
  - One acre tract of land located at the Northwest corner of Swarthmore Avenue and University Avenue.
  - Located in the B Residence District.
  - The existing house and garage which favor the intersection of Swarthmore and University Ave.
  - There are no steep slopes, streams or wetlands on the property.
  - A three-lot subdivision is proposed on this property.
  - Lot 1 consists of existing house, driveway and garage and it is 0.46 acres.
  - Lot 2 will front Swarthmore Avenue and it is 0.286 acres.
  - Lot 3 will front University Avenue and it is 0.3 acres.
  - Although no development is proposed by the applicant at this time, a potential land development plan is included. For the purpose of grading and stormwater management
  - The subdivided site can handle the necessary issues related to grading and stormwater management.
  - Subsurface beds are proposed.
  - Proposed driveway turnarounds require Zoning approval. The applicant was not aware.
  - They are in receipt of the Engineer's review letter and will comply.
  - Will comply with Item #6, However can the sidewalk and curb work be performed when the first building permit is applied for?
  - We are mandated by the Stormwater Ordinance to make sure the site does not increase water run off at all.
  - The existing house is proposed to remain.

Eric Johnsons comments and concerns:

- It's ok to do the concrete work (Item #6) when the first building permit is applied for.
- Agrees with Mr. Houtman that this plan will not further impact the area.
- The Applicant will have to go through a Grading and Stormwater permit review process.

Bill Cervino's comments and concerns:

- 

Planning Commission Comments and Concerns:

- Addressing Stormwater Management concerns resulting from the proposed development.

Public comments and concerns:

Anthony DiNapoli, 354 S. Swarthmore Avenue:

- Stormwater run off concerns & flooding.
- Director of Condo Association and is present representing the residents residing in the condos.

Joe Peltracko, 704 Avondale, Lane:

- Flooding concerns during heavy rain.
- Farmhouse Circle basin overflows.

Bill McIntosh, 1211 University Avenue

- Run off onto his property from the proposed development.
- Flooding concerns.
- Sewer system capacity.
- Will the estate house remain?

**Motion:** Mr. McManamy made a motion to approve the Preliminary Land Development Plan for 363 S. Swarthmore Avenue contingent upon compliance with the Township Engineers report dated July 13, 2022, and any items discussed regarding flooding and stormwater run-off. Second by Mr. Gagliardi.

**Roll Call Vote on**

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

THE MOTION WAS APPROVED.

- The fourth order of business was the Sketch Plan for Commonwealth Real Estate Investment, 1260 E. Woodland Avenue. Present to represent the applicant was Mr. Timothy Sullivan, Esq., and Mr. Adam Powell, P.C, gave an overview of the Sketch plan and indicated the following:
  - 6.7 acre parcel sits North of the B. J's Wholesale Club site.
  - Proposing a 15-lot subdivision.
  - Will be serviced by a driveway at the intersection on Woodland Avenue through the BJ's Parking Lot.
  - A sudo 55 ft right of way which shows direct access to Woodland Avenue. Will require DEP approval.
  - Site is zoned A Residential and TND 5 Overlay.
  - The site does not meet the requirement of TND 5 Overlay.
  - Provide a green boulevard through the BJ's site, creating an entrance point.
  - Providing greenspace and a buffer.
  - 15-25 % is considered steep slope. Anything above is very steep slopes.
  - Feels the steep slope is manageable.
  - Can remove some of the lots that are next to the stream.
  - The site abuts Church Road
  - Create an Easement for access through the B.J.'s property or in the alternative provide a private road back towards Church Road.
  - We believe we have an answer for the flood plain issue.
  - We can follow the process for the waiver for grading in steep slopes.
  - Will work with the Township to get the plan right.
  - Two lots that are located at the end of the cul-de-sac are oversized lots and can be reduced in size and will allow two acres.

Planning Commission comments and concerns:

- Access concerns.
- Traffic concerns
- Flood Hazard and Steep Slope Concerns.

Bill Cervino comments and concerns:

- Plan is too generic. We do not know the extent of the flood hazard and steep slope conditions affecting the property.
- Ordinance requires road access from public streets not through parking lots.
- Further study is necessary.
- If applying TND regulations, then the overall site must be evaluated as a TND project.

Eric Johnson comments and concerns:

- Flipping the Cul-De-Sac will have an impact on the developable space.
- Evaluate the impact of the elimination of parking for the B.J.'s site.
- By ordinance, it would not be a permitted access, The proposed development via the B.J.'s site.

Public Comment and concerns:

Joe Peltracko, 704 Avondale Lane

- Stoney creek that runs through the area.
- At Church Road and Railroad crossing there is a concrete culvert. The culvert may need to be redesigned to be a larger capacity to handle this proposed development.
- Mr. Gorgone entertained a motion to adjourn.

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

**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. McManamy	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED MEETING ADJOURNED AT 10:00PM