

# SPRINGFIELD TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

**Meeting Date:** December 1, 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, Ms. Schramm, Mr. McManamy, Mr. Kutufaris

**Absent:** Mr. DiBlasi and Mr. Markunas

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

**Approval of Minutes:** A motion was made by Mr. McManamy, second by Mr. Kutufaris to approve the December 1, 2022, minutes as submitted.

### Roll Call Vote on

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

THE MOTION WAS APPROVED.

- The first order of business was the Smith Reverse Subdivision for 460 & 462 Prospect Road. Present to represent the applicant was Dave Damon, P. E., H. Gilroy Damon, and Associates. Mr. Damon gave a brief overview of the plan as submitted and indicated the following:
  - A simple combination of two lots.
  - The owner would like to combine the two properties, so she only receives one tax bill.
  - The 25ft. will be combined with the 50ft. lot creating one lot 75ft width.
  - In receipt of the Engineer's review letter dated November 29, 2022.
  - No improvements are proposed.
  - The applicant will comply with all the items noted in the Township Engineers Review letter.

Planning Commission Comments and Concerns:

Eric Johnson's Comments and Concerns:

- Revise the plan with minor text amendments.

Bill Cervino’s Comments and Concerns:

**Motion:** Mr. McManamy made a motion second by Ms. Schramm to recommend approval of the Smith Reverse Subdivision Plan for 460 & 462 Prospect Road, subject to compliance with the Township Engineers letter dated November 29, 2022.

**Roll Call Vote on**

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

THE MOTION WAS APPROVED.

- The second order of business was the introduction of the Estates of Coventry Woods – Phase 2A.1, Preliminary/Final Plan. Mr. Mark Damico, Mr. Paul Debotton, Mr. Christopher Ferraro and Mr. Matt Houtman, P.E., Houtman and Sons, Inc., were all present.

Mr. Damico gave a brief overview of the plan submitted and indicated the following:

- The Estates of Coventry Woods is 44.8 acres of land fronting N. State Road and is in the TND Overlay district.
- Conditional Use application for an Active Adult Village, was approved by the Board of Commissioners in September of 2018. A Preliminary/Final plan for a Medical Office Use Building, labeled Phase 1A was presented and approved by the Township in September of 2018.
- A preliminary application and plan was filed in January 2022, for 48-unit Townhouses and that plan was withdrawn. The applicant came back in June 2022, with a Preliminary Plan for a 28-unit Townhouse plan Phase 2A.1.
- A Preliminary Plan Phase 2A.1 for a 28-unit Townhouse development was before the Planning Commission on July 14, 2022, and approval was recommended.
- Phase 2A.1 needed some zoning relief. On September 22, 2022, the Zoning Board granted zoning relief.
- The applicant met before the Board of Commissioners on October 4th and 11<sup>th</sup>. Several recommendations were made by the Board and asked the applicant to incorporate those changes into a revised set of plans and refile with the Township.
- Changes were incorporated into the plan and that plan was filed with the Township on October 31, 2022.

- The plan presented this evening is the Preliminary/Final plan which we are seeking recommendation for approval and then we will present the plan to the Board of Commissioners for approval as a Preliminary/Final Plan.

Mr. Houtman gave an overview of the plan as submitted and indicated the following:

- The layout is the same as was previously before you.
- Addressed the Township Engineer's June review comments.
- Performed an apparatus study of Alberts Run with regards to the 100-year flood.
- Performed a flood analysis from the easterly tributary to Alberts Runs.
- Soil percolation tests were performed.
- Updated plans show no residential structures or lots graded in the riparian buffer; they have been moved out.
- Each phase will meet maximum density requirements.
- Tables were added to the plan to show the proper amount of open space has been met.
- Mr. Committa has updated the specific manual of graphic design guidelines.
- The public realm and open space have been updated in accordance with Mr. Committa's manual.
- Two community plaza areas have been added to the plan in addition to the strolling walkway.
- Streetlights are now shown on both sides of the street.
- Phase 2A.1 now shows Golf Haven Road graded all the way to State Rd: it is a U-shaped Road.
- Stockpiles will be smoothed out and stabilized during the construction process. With regards to phases, 1.A, and 3.
- Improved the site aesthetics view from State Road. Guest parking concerns have been addressed; 28 spaces are proposed.
- Moved the silt fence and fine graded the area.
- Moved vegetation and added shrubbery plants as required in phase 1.A.
- Highway Occupancy and Traffic Signal Permits have been issued by PADOT for the intersection of Golf Haven Drive and State Road opposite Weymouth Road.
- Proceeding with the Sewage facilities planning module approval. There are sufficient EDUS for Phase 2A.1.
- Finalizing the design of the NPDES permit.
- Proposed Golf Haven Road will be across from Weymouth Road, signalized intersection proceeds in a counterclockwise direction back out to a second access on to State Road which is a right in right out only access.
- As you come into the development, to the left of the site there will be the Medical Building.

- Most of the improvements in terms of grading and stormwater have been completed for that phase, but the applicant lost the tenant. He is hoping to find a new tenant.
- Phase 1B is proposed to be adjacent to the Rolling Green Apartments.
- Phase 2A.1 will be 7 sets of buildings along the South side of Golf Haven Rd.
- Phase 2A has been broken down in two phases.
- Grading for this site is like a knoll in the middle of the road.
- No heavy cuts or fills are proposed for the road.
- All units will have a first floor slightly above the road grade elevation out front.
- Stormwater basin will be at the southeast corner of the site which will handle run off from Phase 2A.1, 2A.2., is also designed to accommodate the future development of Phase 3, as well as 2B which is a smaller group of townhouses to be developed in the future.
- Water quality seepage beds will be located behind the units between the units and the stream.
- Sanitary sewer will be connected by extending off the existing sanitary sewer trunk line adjacent to Alberts Run. The site will have a collection system in the proposed roadway.
- A landscaping plan has been provided.
- Temporary cul-de-sac is proposed at the end of phase 2A.1. It will be removed when the road is extended back to State Road.
- Street trees are proposed.
- Each unit will have 2 parking spaces, either in the garage or in the driveway, based on the type of unit that is being proposed.
- Not in receipt of an updated review letter from the Township Engineer.
- Presented before you instructions for beautifying the site.
- The site visibility from state road will not be a construction site.

#### Planning Commission Comments and Concerns:

- Should abutting owners have been notified about this evening's meeting.
- Broadview Road Resident concerns.
- Engineer's review letter.
- Temp cul-de-sac will be removed at a later stage.
- Compliance with the Stormwater Management Ordinance
- Need more time to look at the plan. It was just presented this evening.

Eric Johnsons comments and concerns:

- The front of the site looks a lot like a construction site and as we start developing the frontage has to look more thought out.
- Stormwater on this plan for the most part has not changed.
- The applicant will have to comply with the Stormwater Management Ordinance under our review and the NPDES review by the County Conservation District.

Bill Cervino's comments and concerns:

- For this evening's meeting no abutting owners were notified.
- Mr. Damico noted the applicant is withdrawing the Preliminary Plan that was presented initially and the new Preliminary/Final Plan has to be evaluated.
- When the plan first came in, there were some additional discussions regarding the plan, and it was tabled.
- Now it is going to be a Preliminary/Final Plan with revisions pursuant to the prior discussions and previous Township Engineer's review.
- For this plan, the 90-day window would be February.

- Mr. Gorgone entertained a motion to adjourn.

**Motion:** Mr. McManamy 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 |
| Ms. Schramm                | <input checked="" type="checkbox"/> AYE | <input type="checkbox"/> NAY |
| Mr. McManamy               | <input checked="" type="checkbox"/> AYE | <input type="checkbox"/> NAY |
| Mr. Kutufaris              | <input checked="" type="checkbox"/> AYE | <input type="checkbox"/> NAY |

THE MOTION WAS APPROVED MEETING ADJOURNED AT 8:15PM