

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: January 5, 2023

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 and Mr. Markunas

Absent: Mr. DiBlasi and Mr. Kutufaris

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

Approval of Minutes: A motion was made by Mrs. Schramm, second by Mr. Markunas to approve the December 1, 2022, minutes as submitted.

Roll Call Vote on

Motion:	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. Markunas	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED.

- The first order of business was the Final Subdivision Plan for the Mary E. Waltz Subdivision at 363 S. Swarthmore Ave. Present to represent the applicant was Matt Houtman, P. E. gave a brief overview of the plan as submitted and indicated the following:
 - The property is located at 363 S. Swarthmore Avenue, the Northwest corner of S. Swarthmore Avenue and University Avenue. The tract of land is a little over an acre of land.
 - Met before the Planning Commission three months ago and Preliminary Plan Approval was given.
 - Since that time the plan was resubmitted to address the outstanding issues.
 - We are in receipt of the Township Engineers review letter dated January 5, 2023.
 - Will comply with all items the Township Engineers review letter dated January 5, 2023.
 - In terms of the subdivision, lot 1 is the lot with the existing home and is located at the intersection of University and S. Swarthmore Avenue.
 - Lot #2 is to the west and fronts on Swarthmore Avenue.

- Lot #3 is to the east and fronts on University Avenue.
- The property is zoned B Residential, the minimum lot area is 7,200 square feet.
- Public water, public sewer and stormwater management will be provided.
- Will submit a stormwater management plan for review by the Township Engineer at the time the builder applies for the building permits with the exact footprint of the building.
- All concerns from the neighbors will be addressed.

Eric Johnson’s Comments and Concerns:

- Aside from my comments in my review letter, it is a cut and dry three lot subdivision. They are in compliance with all township ordinances.
- There is an agreement with Stormwater Management that will be addressed.
- Stormwater infiltration will be implemented and will take care of the water run-off.

Bill Cervino’s Comments and concerns:

- The builder is not required to put up a private stockade fence. There is no ordinance requirement to have a fence installed.

Public Comment:

- John Borna, 612 Farmhouse Circle, is not opposed to the subdivision but has concerns about when the building/construction will begin. Is it possible for the builder to put up a privacy fence? Expressed concerns about stormwater run-off.
- Mr. Mcintosh, 1211 University Avenue, expressed concerns with stormwater run-off.

Motion: Mr. McManamy made a motion second by Mr. Markunas to recommend approval of the Preliminary/Final Subdivision Plan for Mary E. Waltz, 363 S. Swarthmore Avenue, contingent upon compliance with the Township Engineers letter dated January 5, 2023.

Roll Call Vote on

Motion:	Mr. Gorgone	■ AYE	□ NAY
	Ms. Schramm	■ AYE	□ NAY
	Mr. McManamy	■ AYE	□ NAY
	Mr. Markunas	■ AYE	□ NAY

THE MOTION WAS APPROVED.

- The second order of business was the Preliminary/Final Land Development Plan of the Estates of Coventry Woods, LP, 2A.1. Mr. Mark Damico, Esq., Mr. Paul Debotton, Mr. Thomas Committa, and Mr. Matt Houtman, P.E., Houtman and Sons, Inc., were all present.

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

- Met before the Planning Commission on December 1, 2022.
- In receipt of the Township Engineer's Review letter dated December 23, 2022.
- We have met with the Township Engineers Joe Mastronardo and Eric Johnson to review the letter in detail.
- Mr. Thomas Committa is present to go over the Public Realm Plan with regards to TND amendments.
- Notification has been sent to the nearby neighbors in accordance with the Springfield Township Subdivision Ordinance.
- The loop road is part of the PADOT plan process. Right in right out intersection is included.
- The road at the ingress and egress will be green and fixed up nicely.
- Need the Board of Commissioners to grant a waiver regarding the cul-de-sac.
- Will have a plan of action before we approach the Board of Commissioners.

Mr. Committa, Town Planner, Landscape Architect, West Chester, PA, gave an overview of the Public Realm Plan submitted and indicated the following:

- More features were added to the existing plan.
- Added walkways up towards the first phase.
- Added sidewalk north side of Golf Haven Drive.
- The goal is to provide a graceful outdoor public experience for people walking.

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

- In receipt of the Township Engineer's review letter dated December 23, 2022, and addressed the comments in a letter.
- Most comments are will comply and some will complies require some interface with the applicants team and the Township professionals to make sure the Township professionals are satisfied.
- We feel there are no comments in this report that are problematic.

- There is no impact on the flood zone. There is no impact on the riparian buffer with the exception of the sanitary sewer tie ins. There is no impact on the wetlands.
- Eliminating pedestrian gathering near units 16 & 17 and adding a community plaza in that section.
- Will be asking for a partial waiver for some encroachment into the outer edges of the riparian buffer as located 50 feet from the wetlands.
- No disturbance to the flood zone or the riparian buffer: Provide a 50 feet setback from streambank and no disturbance of the wetlands.
- Interconnected open areas; will install sidewalk opposite side of road to improve connectivity.
- Amenities added on the inside of the loop as Mr. Committa noted.
- Completed the Flood Plain study. Mr. Johnson seems satisfied with study and will submit to FEMA for approval.
- Highway Occupancy Permits and traffic signal improvement plans for the development have all been applied for and approved by PENNDOT. Construction can start when the job begins.
- Golf Haven Drive, grade out rest of the road from cul-de-sac to State Road. All done in phase 2A. Inside of loop will be graded. More fine details to be done.
- A lot of improvement has taken place along State Road.
- Tree density surveys were performed at different locations. 500 trees will be removed. Understory plantings, flowering trees and evergreen shrubs will be planted to fill in the void.
- Will comply with all comments and requests noted in Stormwater Management Review.
- Will address/comply with all the comments noted in item number 33 of the Engineers report.
- With regards to the installation of sanitary sewer lateral for phase 2 A-B, rather make the connections during phase 2A-B construction. Don't want to have to do it twice. Building locations may shift. Will comply/defer to the Township, if they want the connections done now we will certainly do so.
- Yes, the loop road. is part of the PADOT plan process.
- It is anticipated that the 28 townhomes will be done within two years.
- The distance between 204 Overhill Road and the building site will be 250 feet of woodlands.

Planning Commission Comments and Concerns:

- Weymouth Road intersection.
- Ingress and egress into the property at the signalized intersection with regards to a traffic accident and emergency vehicles.

- Consideration of a temporary macadam access road for emergency vehicle use only for the remainder of the Loop Road.
- Location of only ingress and egress access with regards to possible safety issues.
- Maintenance of the temporary road for Emergency Vehicles.

Eric Johnsons comments and concerns:

- Public Realm plan modifications.
- Expand features in the inner loop of the Public Realm Plan, which fits in with the future phases also.
- Continue discussions on Golf Haven Drive
- Modification of the area regarding #17.
- Eliminate some of the conflicts that are near the environmentally sensitive areas.
- Will have to work with township staff/officials before approval is granted.

Bill Cervino's comments and concerns:

- Sanitary Sewer laterals being brought into the 2 B portion.
- By not extending Golf Haven Drive all the way through, will this have any impact on the previous Highway Occupancy Permit.
- Is the loop road part of the PADOT Highway Occupancy Permit?

Paul De Botton :

- Already have a temporary egress now so we can tie in and extend as a back up Road.
- Will maintain the Emergency Services road. Between the Fire Marshall, Township Engineer and Bill Cervino, we will do what the Township wants.
- Will comply and yes will take care of Emergency Services regarding ingress and egress.
- Possibly install a gate. At the Entrance of the Emergency Service Road.
- We are here for the long run. This is the first of many phases.

Public Comment:

- Joe Hopkins, 204 Overhill Road, expressed concerns regarding the following:
- Stormwater run-off and stormwater management.

- The existing Sanitary sewer near his property that has broken three times and access to it.
- Buffering the new residential homes.
- Grading and tree removal.

Motion: Mrs. Schramm made a motion to recommend approval to the Board of Commissioners subject to the comments in the Township Engineer’s review letter dated December 23, 2022, and the recommendation of continued discussions about Golf Haven Drive. Second by Mr. Markunas

Roll Call Vote on

Motion: 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. Markunas	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED

- Mr. Gorgone entertained a motion to adjourn.

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

Roll Call Vote on

Motion: 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. Markunas	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED MEETING ADJOURNED AT 8:50PM