

Springfield Township Planning Commission

Meeting Minutes September 6, 2017

Chairperson Bobb Carson called the meeting to order at 7:00 pm with Jay Fuggiti, Scott Douglas, Bruce Fritchman, Steve Smith, Dawn Nicholson and Karen Bedics present as was Scott MacNair, Esq.

Motion by Karen Bedics, seconded by Steve Smith, to approve the minutes of July 5, 2017. All in favor. Motion carries.

**Ranson Fuels land development application (TMP 42-4-54-4, 1536 Route 309)**—The applicant, Randy and Linda Sanchez, were present and represented by Scott Mill, PE and Nathan Fox, Esq. The applicant seeks to construct an office building from which to run his fuel oil delivery business. The office building will have an attached 3 bay garage and parking for 4 fuel delivery trucks and employees' cars. The applicant proposes a new access point onto Clay Avenue. There is no bulk fuel storage proposed on site. The applicant will reduce the total impervious coverage on the site by 824 square feet. The applicant previously applied for and received several variances for the proposal.

The applicant and Commission reviewed the Township Engineer's letter dated August 17, 2017:

- Applicant will comply with items 3.A, 3.B (for adjacent wells and septic systems only), 3.C (will propose new light fixtures) and 5 through 11.A-J.
- Planning Commission recommends full waivers as requested for items 3.G, 3.J, 3.K, 3.L and 3.M.
- Planning Commission recommends partial or modified waivers for items 3.E (under the condition the applicant's engineer meets with the Township Engineer to determine if some buffer plantings are possible and still maintain sight triangles), 3.D & 3.F (under the condition the applicant makes the Clay Avenue access a one-way exit from the property and the applicant erects a barrier to prevent cut through traffic), 3.H (under the condition the applicant installs a wheel stop at the ADA accessible space) and 3.I (under the condition the applicant makes a fee-in-lieu payment for sidewalk improvements).
- The Commission declared Item 4 (traffic study) and 3.M (pertaining to fire service input) unnecessary.

Motion by Scott Douglas, seconded by Karen Bedics, to recommend the Board of Supervisors grant waivers and partial waivers as outlined above. All in favor. Motion carries.

Motion by Bobb Carson, seconded by Karen Bedics, to recommend preliminary plan approval under the condition the applicant comply with the outstanding items in the Township Engineer's review letter dated August 17, 2017, with the exceptions of Item #3.M and 4 pertaining to fire service approval, and under the condition appropriate waivers are granted. All in favor. Motion carries.

**Brinley Court Planning Modules (TMP 42-4-17)**—The applicant is resubmitting previously approved modules to comply with changes in the Upper Saucon Township part of the proposal. There is still no development or facilities proposed in Springfield Township.

Motion by Bobb Carson, seconded by Steve Smith, to approve Component 4A of the Brinley Court planning module. All in favor. Motion carries.

**Zoning Ordinance revisions, Historic Resource regulations**—The Solicitor proposed revisions to version 7.1 dated February 17, 2017 to clarify the applicant must establish they meet criteria for a demo permit rather than allow complete zoning officer discretion. The Commission agreed with the changes.

**Carbonate geology lots**—The Commission endorsed version 6 dated 8/29/2017, but asked to have the regulations compared to the stormwater management ordinance for consistency by the Township Engineer.

**Residential accessory structures and uses**—Version 2, dated June 24, 2017 relaxed the rule against fences within the road right-of-way to allow lots with non-conforming structures (due to front yard encroachment) to have a fence within the right-of-way, provided the fence was no closer than 8' to the edge of the cartway.

The meeting adjourned at 8:55 pm.

Respectfully submitted,

Michael J. Brown  
Township Manager