

Springfield Township Planning Commission

Meeting Minutes April 4, 2018

Chairperson Bobb Carson called the meeting to order at 7:00 pm with Jay Fuggiti, Dawn Nicholson, Angela Kelly, Brian Hague and Karen Bedics present.

Traditions of America (TMP 42-4-4; Old Bethlehem Pike)—The applicant was represented by Greg Adelman, Esq, Linda Eberly, PE and Eric Nagle, Traditions of America. The applicant expressed willingness to comply with all outstanding items in the Township Engineer's review letter dated March 27, 2018, with the exception of Item #5.I, where the applicant proposed a capital contribution of \$19,800 for replacement trees. The applicant intends to make the Springfield Township portion of the development age restricted to match the Upper Saucon development. The applicant has agreed to make the entire road a private road, with no Township maintenance responsibility.

Motion by Bobb Carson, seconded by Karen Bedics, to recommend granting the waivers requested in the applicant's letter dated May 10, 2017, last revised February 14, 2018, with the exception of Item #9 (Replacement trees and/or fee-in-lieu), in which case the Commission recommends retaining the number of trees required at 868, but at a cost of \$50 each. All in favor. Motion carries.

Motion by Dawn Nicholson , seconded by Jay Fuggiti, to recommend the Board of Supervisors approve the preliminary plan dated December 8, 2017, last revised March 14, 2018, under the condition the applicant shall resolve all outstanding items in the Township Engineer's review letter dated March 27, 2018, with the following additions:

- The applicant shall fence that portion of the Valor Drive sidewalk adjacent to steep dropoffs.
- The applicant shall revise the plan to show only one sign on Old Bethlehem Pike.
- The applicant shall show plan notes dealing with 2:1 slopes by appropriate lifts and ground cover.

All in favor. Motion carries.

Lee Antenna Line Service LD Waiver, TMP 42-12-129)—Motion by Karen Bedics, seconded by Jay Fuggiti, to recommend the Township grant a land development waiver to the applicant to install a training tower attached to the building per the applicant's March 13, 2018 request, under the condition the tower shall have a physical anti-climbing barrier to prevent unauthorized access. All in favor. Motion carries.

Ord 191 draft; various repairs to Township Code—The Commission opted to standardize parking space size at 10' x 20' in both zoning and SALDO. The Commission would also like to entertain the idea of allowing some required parking not to be built initially, but put in a reserve area until demand justifies its use. This is to cut down on impervious surfaces, particularly in large retail settings that typically build too much parking for actual demand.

Mike Brown will provide parcel maps for the 309 corridor with lot dimensions for the next meeting.

Continuing Care Retirement Community regulations; version 5)—The Commission continued this discussion with the Carson memo dated March 16, 2018.

- Open Space need not have recreational amenities for anything other than independent living units
- Type I buffer between CCRC and existing residential uses
- Independent living units shall be no more than 50% of total housing
- 50% impervious surface ratio
- 50% Open Space ratio
- Need to amend minimum lot requirements for B-11a, B-11b and B16 dwelling types
- B-6 Apartments should be allowed to have up to 24 units in a single building instead of the current 16.

The meeting adjourned at 10:05 pm.

Respectfully submitted,

Michael J. Brown
Township Manager