

**MINUTES OF MEETING**  
**SPRINGFIELD TOWNSHIP PLANNING COMMISSION**  
**July 16, 2013**

The Springfield Township Planning Commission (PC) held its semi-monthly meeting on the date noted above. Chairman Bob Gutowski called the meeting to order at 6:58 PM, with the following members present: Bob Gutowski, David Sands, Mary Holland, Angela Murray, Joe Devine, James Mascaro, Amanda Helwig, George Schaefer, Commissioner Tom Bell and Robert Dunlop represented the Township, and Jean Holland represented the MCPC.

Minutes: Minutes of the June, 18, 2013 meeting were read. Motion to approve the minutes with amendments made by A. Murray and seconded by J. Devine, minutes approved unanimously. Abstaining were A. Helwig, S. Schagrin, G. Schaefer, J. Mascaro, and B. Gutowski.

**Commissioner Report:** Commissioner T. Bell reported that he is leaning favorably on the proposed use at the Tank Car Corp site; the Applicant seems to be a good steward of the property with good intentions. He did note that a traffic study will be important. The BOC also heard from the Tecee Tract attorney Ross Weiss, they are proposing a separate building along Ridge Pike and want to keep their currently approved town houses.

**New Business**

**Tank Car Corp. Property**  
**1725 Walnut Avenue, Oreland**

**Eric Faust**  
**Philly Transport, LLC**

Applicant presented a sketch plan for review by the PC as well as the community of the property he is leasing commonly known as the Tank Car Corp property. Applicant was awarded a contract and the property is being leased to park his bus fleet which will service Cheltenham Township School District. The Applicant acknowledged there have been some community meetings and press in Springfield Sun. Thus far, 1800 feet of fence, no higher than 6ft per Township ordinance, has been installed around the capped containment area. Bus parking is denoted on the plan. The Applicant also provided an overlay of contours of the property. Applicant will be laying a top dusting of 2A Modified soil with no limestone dust. This will maintain the cap having been advised by the EPA not to grade but top dress the cap. The paint shed in the rear of the lot is to be demolished. Applicant is planning on demolishing two other buildings that are dangerous on the property and sit on the corner of Walnut and Oreland Mill Road. Currently, 95% of property drains to an existing sediment basin.

The traffic generated by the site will exit and enter as follows; Larger buses will exit onto Walnut and travel along Walnut past the quarry and Sandy Run Country Club. They will then turn right onto Camp Hill Road and then onto Pennsylvania Avenue. This applicant claims is a huge concession but willing to do to have less traffic through the residential neighborhoods. Mini buses and auto traffic will enter and exit the site from the side entrance on Oreland Mill Road. Buses will be exiting the facility between 5:15 am & 5:45am. 8:30 am-8:45am buses come back in. Many of their employee's carpool or will use the train station and walk. In the afternoon, buses will leave 1:15 pm-1:45 pm and between 4:15 pm -4:45 pm finish and are back into the lot. Normally there are about 67 runs, so roughly speaking 280 trips a day.

Applicant has two other facilities; Huntingdon Valley which services Abington School District and East Fall which services Philadelphia School District. Applicant contends his business will generate the same amount of traffic that was done at the previous facility, bordering Pennsylvania Ave and directly adjacent from the subject property but separated by Railroad tracks. They lost their contract.

The Applicants contract is for 10 years with an option to renew for 10 years. He intends to install eighteen 45ft poles which will be sunk 6 to 8 ft. Poles will be outside the fenced area and lighting focused in towards the

property to illuminate the lot for security. This is equivalent to 37 feet of exposed poles, and lights will be mounted 15-30ft up. Security will be on site from 6pm to 6am.

## **Public Comments**

Mary Berger of 202 Orlemann Road- What direction will buses travel if Walnut is flooded. Applicant responded buses will exit towards Lorraine Ave and go over to Bridge Street.

Nicole Grabus of 121 Orlemann Avenue- There is a 75foot buffer where they were told nothing was supposed to happen on that ground. There are Residential homes all around this Industrial site and expressed concerned if their lights will be outside of the fence and if they will take out trees. Stated that trees have already been taken down. Applicant responded that the recommendation for an enhanced buffer was already requested by the Township Engineer. He reiterated this is a preliminary sketch plan. PC responded that they will want a detailed Lighting and Landscape Plan during future reviews.

Alan Garry of 1600 Walnut Ave- Commented his concerns of traffic along Walnut Ave and that residents already cut through and up Lorraine to Bridge Street.

Bob Morrison of 100 Orlemann Avenue- Major concern about the amount of dirt and dust these buses will be moving because they are not sitting on a paved surface. Neighbors are concerned about idling buses. Ellen Friel of 119 Orlemann Avenue- Heard Miles Bartos (EPA contact) say to maintain the cap is the important thing, was concerned about the applicants usage disturbing the site. Applicant responded that he would not be able to use the site unless the EPA condoned it.

Commissioner Jim Dailey- Where will the 15,000 gallon above ground tank be located? Have any buses been brought on site over the weekend? Applicant pointed out on the sketch plan the location of the proposed tank and auxiliary trailers. The State has come in and the Applicant will have a permit by the beginning of August. PA Labor & Industry must approve the above ground tank. Two trailers, one for administrative and a 28x60 drivers lounge will be on site. They are mobile office trailers which require no foundation. The smaller one is already on site waiting to be renovated. 20 buses came in over the course of last week and this week.

Alan Garry of 1600 Walnut Ave -How often is the tank filled. Applicant responded that the tank is filled approximately once every three weeks.

Bob Morrison of 100 Orlemann Avenue- What are safety barriers that will be around the tank? The Applicant responded that barriers will be installed; the Tank is out of the EPA sand area so they will install concrete around it and barriers. Applicant pointed out there is already fuel tanks on neighboring industrial properties.

Zack Creger of 508 Oreland Mill Road- Say buses run up Oreland Mill Road already. What assurances do we have that drivers won't be taking trips during the day? Walnut is a minor collector street as it is. Applicant could only assure the public that he holds all his employees accountable and he is accountable for their actions.

George Mullin of 230 Orlemann Avenue- How are you going to control the dust at the main gate? Applicant replied that 1<sup>st</sup> 100 feet will be paved. Commented about neighbors parking on the property and that he is trying to be neighborly and has not asked them to move though it is a liability on him.

Gary Pogue of 1716 Walnut Avenue- Lives across the street and is concerned about the light poles or head lights of vehicles. Applicant responded that at the main gate, four buses will exit at a timed pattern to exit towards Walnut & Oreland Mill. They meter buses so they will not idle and get lined up.

Nick Malizia of 208 Preston Road- Appreciate how cleaned up the site is. Asked for the economics gains to the community. Will they hire employees from the community? Applicant affirmed they do plan to hire and employ local residents.

Dennis Jacoby of 139 Orlemann Avenue- Heads up when there is a backup with 309 & Turnpike the traffic affects Oreland.

Howard Supplee of 105 Orlemann Avenue –Wants assurance lights will not shine on his property. Bob Gustowski answered this will be addressed by a Lighting Plan.

George Mullin of 230 Orlemann Avenue- Asking what the Applicant is leasing. Applicant responded that he is leasing everything but the buildings and that he has permission from the owners to remove those buildings over a 2 year period.

John Haney of 202 Oreland Mill Road- What will happen if McNeil reopens, thousands of employees again. What traffic will be like?

Jim McDonnell of 1602 Walnut Avenue- There are people that drive most days on Walnut to Camp Hill Road and people with dogs or joggers. The road is dangerously narrow and large buses pose a considerable danger to the residents.

Margaret M. Burke of 127 Orlemann Avenue- Commented just asking Board to consider the applicants plans for expansion of vehicles in future.

Therese Pitcavage of 121 Integrity Avenue- Expressed concern about property values going down.

Chairman Gutowski reminded the public in attendance that this is a Sketch Plan presentation only and no action was going to be made by the Planning Commission at this time. The Applicant has to decide their next move. They can request waivers and go through land development or contest land development review. Should a plan come forward to the PC we would require a Traffic Impact Study, Lighting Study, Landscape Plan and Storm Water Management Plan. Also a Tree Plan to deal with any hazardous trees on the site. The PC looks favorably if the Applicant can address the neighbor's questions about the impact on Walnut Ave. Perhaps the Township needs to consider is improvements to Walnut Ave, including sidewalks to make it safe for the community. The question of expansion of use of the site was also discussed and the Applicant should be able to provide the PC with information on the capacity of the site and the business plan for the future of the site. M. Holland commented that the new park needs a means of safer access to get to it, and Walnut Ave needs substantial improvements. Note that there is a work stoppage in effect on the property.

**St. Joseph Villa  
110 W. Wissahickon Avenue, Flourtown**

**Charles Durkin, P.E.**

Applicant presented a sketch plan for the proposed installation of a 212 space parking lot with direct access to W. Wissahickon Avenue. Currently the location is overflow parking. There will be twelve feet wide landscaped islands between isles. They will light the lot so no light would go out to Wissahickon neighbors. They are planning for an underground water retention basin. Mike Rabinsky from the Villa and Sister Dorothy were also present. Sister Dorothy commented that she has been with the Villa for the last 12 years when she first started many employees came by bus to Villa. Now the majority drive and large numbers of volunteers came to give service at the 2nd & 3<sup>rd</sup> floors of the nursing facility. The Villa is seeing daily visits from family members. They are planning to have a terraced lot with extensive tree and bush plantings.

G. Schaefer inquires how they came up with the 212 figure for needed spaces. Sister Dorothy commented they think this will take them into the foreseeable future. It will accommodate them on a daily basis and over flow for special functions. Right now many people illegally park along the fire lane.

### **Public Comment**

Glenn Worgan Avenue 119 W. Wissahickon Avenue- Are there any expansion plans? Sister Dorothy commented there are only plans to expand the cemetery area. Currently no residents are driving, but in the future residents may drive and this would accommodate them.

The PC gave feedback to the Applicant. They would ask an informal count be taken of the number of volunteers, employees and visitors on the site to better understand their need of 212 spaces. The PC also suggested to the Applicant they consider putting spaces into reserve and better access from the parking lot to the pedestrian walk way. Finally they would like to see the future potential of a trail along Wissahickon Ave noted on any plans. The PC would expect with Land Development to see a Lighting Plan, Landscape Plan and Storm Water Management Plan. A Traffic Plan may not be needed since there is no increase in use expected.

Motion adjourn J. Mascaro and seconded by everyone. Meeting Adjourned at 9:36PM

Amanda Helwig, Secretary