**MINUTES OF MEETING**

**BOARD OF COMMISSIONERS**

**SPRINGFIELD TOWNSHIP**

The Board of Commissioners of Springfield Township met in regular monthly meeting on Wednesday evening, February 12, 2020, at 7:30 PM in the Springfield Township Building for the purpose of transacting the general business of the Township. All members of the Board were present, with the exception of Commissioner Maxwell. Mr. Standish presided.

Mr. Standish asked everyone to join the Board of Commissioners in a moment of silent reflection honoring the service men and women who place themselves in harm’s way in order to help preserve our safety at home and overseas.

Mr. Standish led the Pledge of Allegiance.

Motion (Wilson/Graham), vote 6-0, dispensing with the reading of the minutes of the previous meeting and approving same as written and recorded in the official minute book of the Township.

Mr. Standish noted the absence of Mr. Maxwell due to a sudden emergency.

Mr. Standish announced that the Board of Commissioners conducted an executive session meeting on February 10, 2020 as part of the regularly scheduled workshop meeting on that date to discuss one personnel matter.

Mr. Standish announced that the Board was now open to receiving public comment, and that the Board drew particular attention to those items listed on the agenda.

Mike Varzally, 120 Haws Lane, addressed the Board of Commissioners regarding the request of the Traditions of Springfield development to grant an extension to the permit and approval expiration period for the subject development. Mr. Standish explained the context of the request and that it was the intention of the Board of Commissioners to deny same later this evening based upon the lack of information submitted by the developer for the Board’s consideration. Mr. Varzally referred to a neighborhood petition suggesting the possible joint purchase of the Traditions property by the local school district and township, and asked if such a partnership was a possibility. Mr. Wilson summarized the results of a recent meeting held between the school district and township, and opined that such a partnership was unlikely due to constraints placed upon the school district by the Commonwealth of Pennsylvania as it pertains to the purchase of real property. Mr. Graham noted that the meeting with the school district was exploratory in nature and that no specifics were discussed.

Mr. Standish, Chairman of the Community Development Committee, reported:

Mr. Standish announced that on December 11, 2019, the Board of Commissioners of Springfield Township adopted the Springfield Township Historic Resources Ordinance. In addition to enacting zoning legislation for the preservation of historic resources, the ordinance creates the Springfield Township Historical Commission. Mr. Standish summarized the responsibilities of the Historical Commission and its composition.

Motion (Standish/Lee) vote 6-0, to appoint Albert Comly, Jr., of Ambler, T. Scott Kreilick, of Oreland, Joseph Devine, of Wyndmoor, and David Sands, or Oreland, as members of the Springfield Township Historical Commission. The terms of service for Messrs. Comly and Kreilick shall expire on December 31, 2022, while the terms of service for Messrs. Devine and Sands shall expire on December 31, 2021.

Mr. Standish announced that the Board will conduct interviews for the two remaining vacancies on the Historical Commission as part of their March 9, 2020 workshop meeting.

Motion (Standish/Graham) vote 6-0, to reappoint Stacey Blankin, of Wyndmoor, Michael Bruce, of Oreland, and Robert Gutowski, of Erdenheim, to new, four-year terms of service as members of the Springfield Township Planning Commission. The new terms of service shall expire on February 16, 2024

Mr. Standish announced that on January 14, 2020, the Board of Commissioners received a letter from Robert Gundlach, counsel for Traditions of Springfield, LLC, requesting a two-year extension to the permit and approval period for the Traditions of Springfield development located at 380-402 Haws Lane, Erdenheim. The subject development previously received zoning and land development approvals in 2009 and 2013, respectively, in order to construct a 107-unit retirement home, and is already subject to the tolling provisions of the Permit Extension Act. As such, the current approvals will not expire until July 2, 2021. Mr. Standish indicated that no additional details were provided by Mr. Gundlach to support the request.

Motion (Standish/Graham) vote 6-0, to deny the request of Traditions, LLC to extend the permit and approval expiration period through July 2, 2023.

Mr. Standish announced that the Laverock Springfield Development is a 32-lot, single-family subdivision and land development project located at 1725-1799 Willow Grove Avenue, Wyndmoor. The project received conditional preliminary/final land development approval on August 8, 2018. The equitable owner of the project has requested permission to commence with vegetation removal and other site preparation activities while minor plan adjustments are made to address conditions set forth by the Board of Commissioners in the preliminary/final plan approval. The Board of Commissioners finds it in the best interest of the adjacent neighbors to commence with such activities during the winter months rather than during the spring and summer when they may create greater impacts in the form of noise and dust.

Motion (Standish/Graham) vote 6-0, to authorize the execution of a Pre-Security Construction Agreement with Foxlane Homes at Laverock, LLC, in order to permit the developer to commence with tree clearing and tree removal activities, the installation of erosion and sedimentation controls, and the demolition of certain existing structures, in accordance with the approved land development plans. The work will occur prior to the processing of the required Land Development and Financial Security Agreement, and posting of the security and recording of the Record Plan. Prior to execution of the agreement, however, it shall be in a form satisfactory to the Office of the Township Solicitor.

Mr. Harbison, Chairman of Internal Affairs and Library Committees, reported:

Motion (Harbison/Lee) vote 6-0, to approve the January check reconciliation in the amount $408,289.88 and the February bill listing in the amount of $573,400.54.

Mr. Wilson questioned the monthly fee for janitorial services at the municipal campus and recreation center buildings and suggested that the Township may benefit from soliciting additional quotes for this work. Mr. Taylor indicated that staff would follow up as suggested.

Mr. Harbison announced that the by-laws of the Library Advisory Committee of the Free Library of Springfield Township state that the Library Advisory Committee will be comprised of seven members, one of whom shall be a representative of the School District of Springfield Township. The School Board of Directors recently designated Neil DiFranco as their recommended representative from the School District.

Motion (Harbison/Cobb) vote 6-0 to appoint Neil DiFranco, of Flourtown, as a member of the Library Advisory Committee of the Free Library of Springfield Township, to fill an unexpired term of service that will expire December 31, 2020.

Motion (Harbison/Graham) vote 6-0, to appoint Renee Brooks, of Wyndmoor, to fill an unexpired term of service as a member of the Library Advisory Committee of the Free Library of Springfield Township. The unexpired term of service shall expire on December 31, 2023.

Mr. Wilson, Chairman of Cultural and Environmental Resources Committee, reported:

Mr. Wilson announced that during the month of January 2020, Springfield Township residents recycled 229.31 tons of materials with a householder participation rate of 76.9%. The net cost for the month was $31,775.85.

Mr. Wilson announced that the Board of Commissioners of Springfield Township previously engaged Practical Energy Solutions, of West Chester, PA to perform energy benchmarking and auditing services at the Police/Administration and Library buildings in an effort to achieve energy savings at both facilities. Earlier this month the Township performed many of the recommended adjustments to the heating and building controls systems at the police/administration building, but the Township will benefit from additional energy consulting services to make similar adjustments this winter at the library building, as well as air conditioning adjustments at both buildings this summer.

Motion (Wilson/Graham) vote 6-0, to authorize Practical Energy Solutions, of West Chester, PA, to perform additional energy reduction services at a cost of $125 per hour, and to perform an air conditioning controls system re-evaluation at the police/administration and library buildings later this summer, at a fixed cost of $3,200. The additional energy reduction services to be billed at the hourly rate shall be pre-authorized by Township staff before any work is performed or services are invoiced

Mike Varzally, 120 Haws Lane, questioned the need to complete the additional services given the age of the township’s buildings. Mr. Wilson suggested that the work involved minor controls adjustments to increase efficiencies, and compared the work to a tune up of an automobile to increase fuel mileage.

Mr. Graham, Chairman of the Parks and Recreational Resources Committee, reported:

Mr. Graham announced that the by-laws of the Springfield Township Parks & Recreation Advisory Committee state that the Committee will be comprised of seven members, two of whom shall be appointed by the School Board of Directors, and one of whom shall be a School Board Member. The School District recently appointed Mr. Michael Needleman, School Board Member, and Ms. Jeanine DePaul-Nelson, as their recommended representatives from the School District.

Motion (Graham/Lee) vote 6-0, to appoint Michael Needleman, of Erdenheim, and Jeanine DePaul-Nelson, of Fort Washington, as members of the Springfield Township Parks and Recreation Advisory Committee, to fill unexpired terms of service that will expire on May 12, 2022, and May 12, 2020, respectively.

Mr. Graham announced that the Multicultural Parents Association of the School District of Springfield Township will be hosting its annual Black History Month celebration on February 27, 2020 at the Free Library of Springfield Township at 6 PM. Mr. Graham encouraged all community members to come out to support the students as they celebrate Black History Month.

Mr. Standish, reporting for Mr. Maxwell, Chairman of the Public Safety Committee, had no report.

Mr. Cobb, Chairman of the Zoning Committee, reported:

Mr. Cobb announced that the Springfield Township Zoning Hearing Board will next meet on February 24, 2020 at 7:00 PM at the Springfield Township Building. Mr. Cobb summarized the Zoning Hearing Board Agenda.

Mr. Cobb announced that at the January 8, 2020 meeting of the Board of Commissioners, the Board authorized the office of the Township solicitor to oppose the zoning petition submitted by Laboratory Corporation of America “LabCorp” requesting multiple variances in order to place additional signage at the existing Walgreens Pharmacy, 1456 Bethlehem Pike, or to otherwise negotiate a sign package that is acceptable to the Board of Commissioners. Since then, the solicitor’s office conveyed the Board’s position to counsel for LabCorp and in response, LabCorp submitted a revised sign package that is acceptable to the Board. Mr. Cobb summarized the changes to the variance request to include a reduction in the number of proposed facial signs and door signs by approximately one-half, and that LabCorp has agreed to apply an opaque vinyl covering to the existing ground sign so that only the letters “Walgreens” and “LabCorp” will illuminate in the evening. In addition, Walgreens has agreed to limit the changeover rate for the existing electronic message board so that it will be approximately 1 to 2 times per hour, or approximately 12 – 24 times per day.

Motion (Cobb/Graham) vote 6-0, to rescind the Board’s opposition to the zoning petition of Laboratory Corporation of America based upon revisions made by the applicant and reflected in their revised sign package submitted by Dean Donatelli, counsel for LabCorp, under cover letter of January 30, 2020.

Mr. Lee, Chairman of the Public Works and Facilities Committee, had no report.

Mr. Standish announced that the Board was once again open to receiving public comment. No public comment was received.

Mr. Cobb noted the efforts of Springfield Township to become certified through the Sustainable Pennsylvania Community Certification program. Mr. Cobb noted that Springfield Township earned a gold level certification for meeting specified performance criteria, and is one of only three townships in Montgomery County to obtain a gold certification. Mr. Cobb noted the efforts of Mr. Ford, the Assistant to the Manager, to complete the lengthy application process.

Motion (Graham/Wilson) vote 6-0, to adjourn the meeting at 8:20 PM.

Respectfully submitted,

1. Michael Taylor,

Secretary