

AGENDA
WORKSHOP MEETING – BOARD OF COMMISSIONERS
MONDAY, OCTOBER 11, 2021, 7:00 PM

ZOOM MEETING ID: [824 0438 3454](https://us02web.zoom.us/j/82404383454)

LINK TO LIVE BROADCAST: <https://us02web.zoom.us/j/82404383454>

As of July 1, 2021, Springfield Township has resumed in-person meetings for all public meetings. Public comment is limited to in-person participants or comments submitted in advance of the meeting.

Effective Monday, August 9, 2021, face masks are REQUIRED to be worn at all times inside Township buildings and facilities.

1. **Correspondence** – e-mail from Linda Hoffman, Franklin Avenue, regarding Harston Hall
2. **Land Development – Flourtown Shopping Center** – consider accepting a letter of extension to the land development review process
3. **Resolution No. 1550 – Land Development – 1123 Ivy Hill Road** – demolition of an existing building and construction of a parking lot – decision
4. **Resolution No. 1551 – Wyndmoor Court Subdivision/Land Development – 7602 Pine Road** – two lot subdivision – decision
5. **Township Manager’s Report** – discuss operational issues as outlined in the monthly report
6. **October Bill Listing** – review and approve the monthly bill listing and check reconciliation of the previous month
7. **Resolution no. 1552** – a resolution distributing the annual state aid to the Township pension plans
8. **Recycling Report** – review the monthly recycling activities
9. **Wissahickon Clean Water Partnership** – consider designating Brandon J. Ford, Assistant Manager, as the Township’s designated alternate to the Partnership Management Committee
10. **Spartan Lacrosse Club** – consider a request to install an equipment shed and bounce back wall at Cisco Park
11. **Hillcrest Avenue** – review the results of a traffic study between Bethlehem Pike and Park Avenue
12. **Stenton Avenue/Gravers Lane** – review a request to improve the safety of the subject intersection
13. **Zoning Hearing Board Agenda** – announce the agenda of any special or regular meeting of the Zoning Hearing Board
14. **Stormwater Projects** – review a list of recommended stormwater projects in response to the weather events on August 18-19, and September 2, 2021
15. **Burton Road Stormwater Improvements** – authorize the execution of temporary construction and permanent drainage easement agreements

NEW BUSINESS

MICHAEL TAYLOR
MANAGER/SECRETARY

MT:cmt
10/4/2021

NOTE: AGENDA ITEMS ARE SUBJECT TO CHANGE WITHOUT FURTHER NOTICE!

ANY INDIVIDUAL WITH A DISABILITY WISHING TO ATTEND THE ABOVE SCHEDULED MEETING AND REQUIRING AN AUXILIARY AID, SERVICE OR OTHER ACCOMMODATION TO PARTICIPATE IN THE PROCEEDINGS, PLEASE CONTACT THE OFFICE OF THE TOWNSHIP MANAGER AT 215-836-7600, 72 HOURS PRIOR TO THE MEETING.

Craig R. Lewis
Direct Dial: (610) 941-2584
Direct Fax: (610) 684-2021
Email: rlewis@kaplaw.com
www.kaplaw.com

September 15, 2021

EMAIL

Mark Penecale, Zoning Officer
Springfield Township
1510 Paper Mill Road
Wyndmoor, PA 19038

**RE: 1890 Bethlehem Pike - Flourtown Shopping Center
Application for Land Development Approval
Our Reference No. 4569.075**

Dear Mark:

I represent Federal Realty Investment Trust (“**Federal**”), the owner of the Flourtown Shopping Center. On or about March 15, 2021, Federal submitted an application (“**Application**”) to Springfield Township (“**Township**”) seeking preliminary land development approval to expand the Shopping Center through construction of a proposed 4,500 s.f. pad-site (“**Project**”). As you know we have continued to work through zoning and site layout issues with both Springfield Township and Whitemarsh Township and recently obtained zoning relief from Whitemarsh Township. Federal intends to revise its plans supporting the Application to comply with the recently granted zoning relief and thereafter resubmit those plans for further review by Springfield Township. Therefore, consistent with our phone call earlier today, please remove the Application from the Township Planning Commission and Board of Commissioners’ respective agendas. Please also accept this letter as conformation of Federal’s grant of a further extension of the timeframes prescribed by the Municipalities Planning Code and Springfield Township Code within which the Board of Commissioners must act on the Application up to and including December 31, 2021.

Mark Penecale, Zoning Officer
September 15, 2021
Page 2

Thank you for your attention to this matter. If you require anything further, please contact me at your convenience.

Best Regards,



Craig R. Lewis

cc (via e-mail): James J. Garrity, Esquire
Michael Taylor, Township Manager
Andy Bottaro, Federal Realty

RESOLUTION NO. 1550

PRELIMINARY / FINAL LAND DEVELOPMENT APPROVAL

“1123 Ivy Hill Road Parking Redevelopment”

WHEREAS, EJ5 LLC (“Owner”) is the owner of a certain tract of land consisting of approximately 38,200± square feet of land located at 1123 Ivy Hill Road in Springfield Township, Montgomery County, Pennsylvania, and which tract is more particularly identified as Montgomery County Tax Parcel No. 52-00-09481-00-7 (the “Property”); and

WHEREAS, SEA VIC, LP (“Developer”), the Developer and Applicant, proposes to demolish the existing building and construct a new parking area with thirty (30) parking stalls, landscaping and lighting improvements on the Property (the “Development”); and

WHEREAS, the Development is more particularly shown on plans prepared by InLand Design, LLC, being plans consisting of six (6) sheets dated July 19, 2021, bearing a last revision date of September 13, 2021 (the “Plans”); and

WHEREAS, as a part of the Development, the Owner and Developer intend on entering into a shared parking and easement agreement with the Owner of the neighboring property located at 1101-1121 Ivy Hill Road, more particularly identified as Montgomery County Tax Parcel No. 52-00-14995-00-9 (the “Neighboring Property”); and

WHEREAS, Developer has previously obtained and supplied or will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development and any necessary offsite easements to legally discharge stormwater or connect to utilities; and

WHEREAS, the Developer desires to obtain preliminary/final subdivision and land development approval of the Plans from Springfield Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

NOW, THEREFORE, BE IT RESOLVED that Springfield Township hereby grants preliminary/final approval of the subdivision and land development shown on the Plans described herein, subject, however, to the following:

1. At this time, the Springfield Township Board of Commissioners waives strict compliance with the following provisions of the Springfield Township Subdivision and Land Development Ordinance:

a. Section 95-11.E.(2)(b), requiring the dedication of land for parks and recreation use. A waiver is granted to exempt the Development from the required dedication because the commercial use will remain and no increase in impervious area is proposed.

b. Section 95-11.E.(8), requiring the payment to the Township of a fee-in-lieu of the dedication of land for parks and recreation purposes. A waiver is granted to exempt the Development from the required fee-in-lieu of dedication because the commercial use will remain and no increase in impervious area is proposed.

c. Section 95-11.I.(1), requiring the installation of buffers along side and rear property boundaries. A waiver is granted to permit the existing nonconforming lack of buffer to remain along the Property's side and rear boundary abutting the PECO parcel (TMP No. 52-00-03115-00-1), side boundaries shared with the Neighboring Property, and side boundary abutting 1331 Ivy Hill Road's (TMP No. 52-00-09484-00-4) rear boundary, as shown on the Plans.

d. Section 95-11.I.(3), requiring parking areas to have front, side and rear buffers. A waiver is granted to permit the existing nonconforming lack of buffer along parking areas to remain along the Property's rear boundary abutting the PECO parcel (TMP No. 52-00-03115-00-1) and side boundaries shared with the Neighboring Property, as shown on the Plans.

e. Section 95-11.I.(3)(a)[3], requiring landscaped areas to be protected by improvement including, among other things, curbing. A partial waiver is granted to allow the Developer to protect landscaped area without the use of curbing.

2. Prior to the recording of the Plans, the Developer shall revise the Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Engineer's review letter dated September 30, 2021, the entire contents of which are incorporated herein by reference and a true and correct copy of which is attached hereto as Exhibit "A".

3. Prior to recording the Plans, Developer shall enter into a Land Development and Financial Security Agreement ("Agreement") with Springfield Township. The Agreement shall be satisfactory to the Township Solicitor and the Developer shall obligate itself to complete all of the public improvements shown on the Plans in accordance with Township criteria and specifications as well as to secure the completion of the said public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.

4. Prior to recording the Plans, Owner shall enter into a mutual shared parking agreement with the owner of the Neighboring Property, which shall be satisfactory to the Township Solicitor.

5. Prior to recording the Plans, Owner shall enter into a mutual cross-access easement agreement with the owner of the Neighboring Property, which shall be satisfactory to the Township Solicitor.

6. Prior to recording the Plans, Developer shall provide the Township with all required approvals from any outside agencies having jurisdiction over the Development, including, but not limited to: the Montgomery County Conservation District, the Pennsylvania Department of Environmental Protection, PennDOT, and the Bucks County Water and Sewer Authority (as necessary).

7. The Development shall be constructed in strict accordance with the content of the Plans, notes on the Plans and the terms and conditions of this Preliminary/Final Approval Resolution.

8. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans and this Preliminary/Final Approval Resolution shall be borne entirely by Developer and shall be at no cost to the Township.

9. Prior to the start of construction, Developer shall notify the Township Manager and the Township Engineer and schedule a preconstruction meeting with the Township. Developer shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hours notice prior to the initiation of any grading or ground clearing (regardless of whether such grading or ground clearing is for the construction of private or public improvements) so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.

10. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended), the payment of all applicable fees and the funding of all escrows under the Agreement must be accomplished within ninety (90) days of the date of this Resolution, unless a written extension is granted by Springfield Township. Until the applicable fees have been paid and the escrows fully funded, the final plat or record plan shall not be signed or recorded. In the event that the fees have not been paid and the escrow has not been funded within ninety (90) days of this Resolution (or any written extension thereof), this contingent preliminary/final approval shall expire and be deemed to have been revoked.

11. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Commissioners upon preliminary/final approval. In the absence of an appeal or a notice of rejection filed in writing within thirty (30) days from the date of this Resolution, the conditions set forth herein shall be deemed to have been accepted by Developer. If the Township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, this approval and the waivers granted in Paragraph[s] 1 [and 2] [and deferrals granted in Paragraph 3] (which waivers and deferrals are granted contingent upon the acceptance of the conditions set forth herein) shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the sections set forth in Paragraphs 1[, 2 and 3] and the conditions set forth above, all as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.

APPROVED at the public meeting of the Springfield Township Board of Commissioners held on October 13, 2021.

SPRINGFIELD TOWNSHIP

By: _____
Baird M. Standish, President,
Board of Commissioners

Attest: _____
A. Michael Taylor, Secretary

RESOLUTION NO. 1551

FINAL LAND DEVELOPMENT APPROVAL

“Wyndmoor Court”

WHEREAS, ROTELLE DEVELOPMENT CO. (“Developer”) is the developer of a certain tract of land consisting of approximately 2.05± acres located at 7602 Pine Road in Springfield Township, Montgomery County, Pennsylvania, and which tract is more particularly identified as Montgomery County Tax Parcel No. 52-00-14128-00-4 (the “Property”); and

WHEREAS, Developer proposes to subdivide the Property into two residential lots with related improvements (the “Development”); and

WHEREAS, the Development received preliminary subdivision and land development approval at the December 14, 2016 meeting of the Springfield Township Board of Commissioners, which preliminary approval is memorialized in the letter attached hereto as Exhibit “A” (the “Preliminary Approval”); and

WHEREAS, the Development is more particularly shown on plans prepared by Carta Engineering, being plans consisting of ten (10) sheets dated June 15, 2021, bearing a last revision date of August 16, 2021 (the “Plans”); and

WHEREAS, Developer has previously obtained and supplied or will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development and any necessary offsite easements to legally discharge stormwater or connect to utilities; and

WHEREAS, the Developer desires to obtain final subdivision and land development approval of the Plans from Springfield Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

NOW, THEREFORE, BE IT RESOLVED that Springfield Township hereby grants final approval of the subdivision and land development shown on the Plans described herein, subject, however, to the following:

1. Prior to the recording of the Plans, the Developer shall revise the Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Engineer's review letter dated September 2, 2021, the entire contents of which are incorporated herein by reference and a true and correct copy of which is attached hereto as Exhibit "B".

2. Prior to the recording of the Plans, the Developer shall revise the Plans to the satisfaction of the Township Engineer to show a mill and overlay paving of the full width of Pine Road from Jarden Road to the Property as well as a mill and overlay paving of any other roadway disturbed by the construction of utilities as part of the Development.

3. Prior to the recording of the Plans, the Developer shall submit a tree inventory plan satisfactory to the Township Engineer to determine the final tree replacement schedule as set forth in the Preliminary Approval.

4. Prior to the recording of the Plans, the Developer shall revise the Plans to depict additional plantings in locations along the Cresheim Creek riparian corridor at the rear of the Property to the satisfaction of the Township Engineer.

5. Prior to the recording of the Plans, the Developer shall provide a detail of the improvements proposed at the terminal end of Pine Road at the Property, which detail shall be satisfactory to the Township Engineer.

6. Prior to recording the Plans, Developer shall enter into a Land Development and Financial Security Agreement ("Agreement") with Springfield Township. The Agreement shall be satisfactory to the Township Solicitor and the Developer shall obligate itself to complete all of the public improvements shown on the Plans in accordance with Township criteria and specifications as well as to secure the completion of the said public

improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.

7. Although the maintenance of all stormwater collection, detention and conveyance facilities shall be the responsibility of owner(s) of the Property, their successors and assigns, Developer (or the owner of the Property, if different) shall, prior to the recording of the Plans, execute a declaration to reserve easements in favor of the Township so that the stormwater facilities may be maintained by the Township (with all expenses charged to the owner(s) of the Property) in the event that the maintenance responsibilities of the stormwater facilities are not fulfilled after reasonable notice to do so. The terms and conditions of the declaration shall be satisfactory to the Township Solicitor, and the declaration shall be recorded simultaneously with the Plans.

8. Prior to recording the Plans, Developer shall provide the Township with all required approvals from any outside agencies having jurisdiction over the Development, including, but not limited to: the Montgomery County Conservation District, the Pennsylvania Department of Environmental Protection, PennDOT, Aqua Pennsylvania and the Bucks County Water and Sewer Authority.

9. The Development shall be constructed in strict accordance with the content of the Plans, notes on the Plans and the terms and conditions of the Preliminary Approval and this Final Approval Resolution.

10. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, notes to the Plans, the Preliminary Approval and this Final Approval Resolution shall be borne entirely by Developer and shall be at no cost to the Township.

11. Prior to the start of construction, Developer shall notify the Township Manager and the Township Engineer and schedule a preconstruction meeting with the

Township. Developer shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hours notice prior to the initiation of any grading or ground clearing (regardless of whether such grading or ground clearing is for the construction of private or public improvements) so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.

12. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended), the payment of all applicable fees and the funding of all escrows under the Agreement must be accomplished within ninety (90) days of the date of this Resolution, unless a written extension is granted by Springfield Township. Until the applicable fees have been paid and the escrows fully funded, the final plat or record plan shall not be signed or recorded. In the event that the fees have not been paid and the escrow has not been funded within ninety (90) days of this Resolution (or any written extension thereof), this contingent preliminary/final approval shall expire and be deemed to have been revoked.

13. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Commissioners upon final approval. In the absence of an appeal or a notice of rejection filed in writing within thirty (30) days from the date of this Resolution, the conditions set forth herein shall be deemed to have been accepted by Developer. If the Township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, this approval (which approval is granted contingent upon the acceptance of the conditions set forth herein) shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply

with all of the conditions set forth above, all as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.

APPROVED at the public meeting of the Springfield Township Board of Commissioners held on October 13, 2021.

SPRINGFIELD TOWNSHIP

By: _____
Baird M. Standish, President,
Board of Commissioners

Attest: _____
A. Michael Taylor, Secretary

RESOLUTION NO. 1552

WHEREAS, under Act 205 of 1984, the Municipal Pension Funding Standard and Recovery Act, the municipalities have been given the responsibility to distribute the annual State allocation to municipal pension plans; and

WHEREAS, such distribution of State allocation must be authorized by Resolution of the governing body, and

WHEREAS, the sum of \$474,930.97 was received from the Office of the Pennsylvania Auditor General under date of September 28, 2021 and deposited in a timely manner to the credit of the Township of Springfield Pension Fund Concentration Account; and

WHEREAS, the 2021 minimum municipal pension obligations were established by Resolution No. 1501 dated September 9, 2020.

NOW, THEREFORE, BE IT RESOLVED: That the Board of Commissioners of Springfield Township has authorized and directed the distribution of State and Township pension fund allocations as follows:

<u>Pension Plan</u>	<u>State Allocation</u>	<u>Township Allocation</u>	<u>2021 Minimum Municipal Obligation</u>
Police DB Pension Plan	156,210.84	167,621.16	323,832
Hourly DB Pension Plan	144,451.80	155,003.20	299,455
Salary DB Pension Plan	162,019.68	173,854.32	335,874
Salary DC Pension Plan	<u>12,248.65</u>	<u>13,143.35</u>	<u>25,392</u>
TOTAL	474,930.97	509,622.03	984,553

AND BE IT FURTHER RESOLVED: That the Township Manager be directed to report to the Auditor General's Office the manner in which the State allocation has been distributed.

ADOPTED this 13th day of October, 2021.

BOARD OF COMMISSIONERS OF
SPRINGFIELD TOWNSHIP

By: _____
Baird M. Standish, President

ATTEST:

A. Michael Taylor, Secretary

**RECYCLING REPORT
STATISTICAL DATA
FOR THE MONTH OF SEPTEMBER 2021**

	<u>THIS MONTH</u>	<u>YEAR TO DATE</u>	<u>2021 BUDGET</u>
Materials Collected (tons)			
Single Stream Recyclables	204.93	1,673.46	2,277.4
Householder Participation			
No. of Curb Stops	22,073	210,957	296,539
Percent of Total (7,200)	61.3	75.1	79.0
Avg. Lbs. per Curb Stop	18.6	15.9	15.4
Sales Value of Recyclables (net)			
Single Stream Recyclables +\$17.28**	3,541.19	(57,898.50)	(230,085.72)
Disposal Savings/Cost Avoidance			
Covanta Tipping Fee @ \$60.81	12,461.79	101,763.10	138,488.69
State Performance Grant			
Prorated Annual Award	1,389.78	12,517.02	24,436.57
Grand Total Sales/Savings	17,392.76	59,381.62	67,160.46
Cost of Collection (prorated)			
Labor and Overhead	(24,355.83)	(219,202.47)	(295,627.00)
Equipment Cost	(3,892.08)	(35,028.72)	(46,705.00)
General Expense/Recycling Center	(83.33)	(749.97)	(1,000.00)
Total Cost	(28,331.24)	(254,981.16)	(343,332.00)
Net Income and Saving	(10,938.48)	(195,599.54)	(410,492.46)

** Disposal rate adjusts monthly based upon market conditions

About Spartan Lacrosse Club

- Serving Springfield youth since 2000, founded by Matt Higgins
- Boys Teams from grades 1-8
- Co-ed Kindergarten & Pre-K Program (learn to play program)
- Steady growth, averaging 5%YOY roster increases over the last 5 years
- Record number in 2021 with 173 players
- Community team with a vast majority of players living in the township. (not a travel team with kids from disparate communities)
- Primary Fields – Cisco upper and Cisco lower plus HS Turf
- Season – Mid February through early June

Proposal Purposes – Equipment Shed & Bounce Back Wall

Proposal #1 - Equipment Shed:

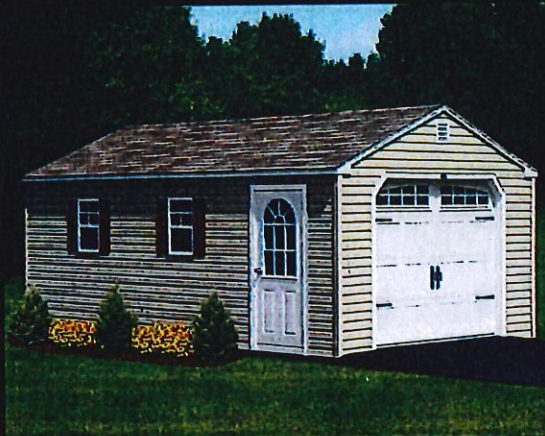
- The club is in high demand for an equipment shed at our primary field, Cisco Park.
 - The shed will house lacrosse nets, bounce backs, uniforms, goalie equipment, field lining equipment and game items (table, multiple buckets full of lacrosse balls, timers & score keeper).
 - Currently this equipment is having to be stored in multiple locations. Some is being stored in a communal garage at the township recreation center and the remainder at my house

Proposal #2 - Bounce Back Wall:

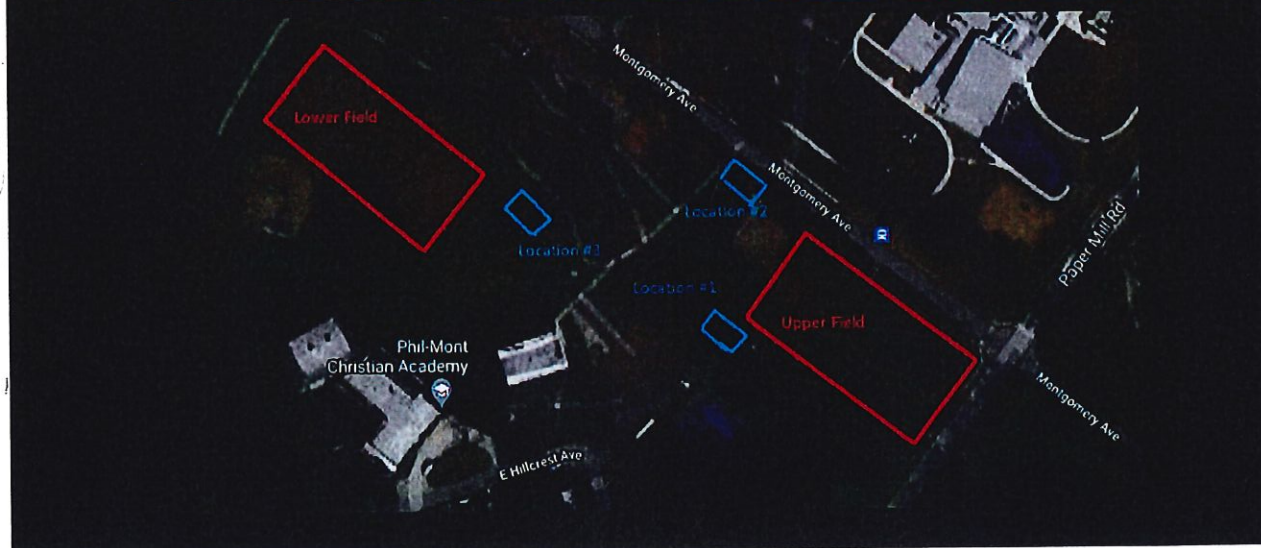
- The club is also in need of a bounce back wall to be used by the nearly 400 youth lacrosse players in our community. (Boys and girls grades K-12)
- The location of the concrete bounce back wall will also be located at Cisco park and free for any to use.
- Goal of this wall is to enhance players stick skills by using it for wall ball practice

Proposal #1 - Equipment Shed Specs

- 12 x 20 equipment shed
- Crushed stone foundation, not concrete
- Pressure treated 4x4 runners (skids) for support
- Professionally built, delivered and installed by Amish Backyard Structures
- Secure, key entry
- 20-30 weeks out for delivery & installation
- \$7,000

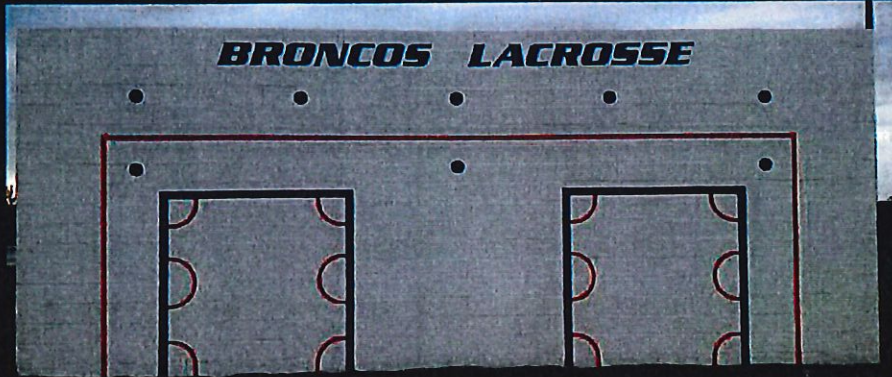


Equipment Shed Location Options

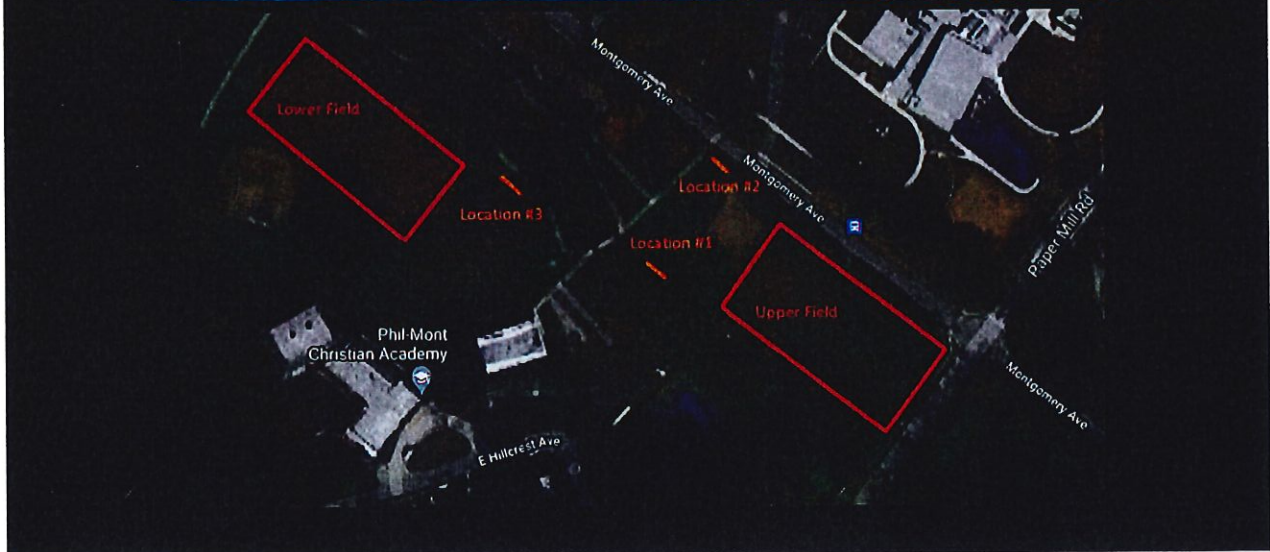


Proposal #2 - Bounce Back Wall Specs

- 15' H x 35' concrete block wall
- \$10,000



Bounce Back Wall Location Options



Speed Enforcement Evaluator

Location:
Hillcrest Ave

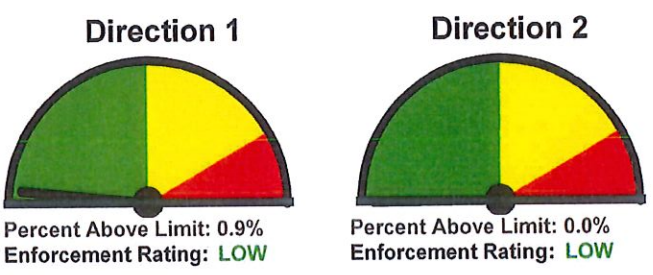
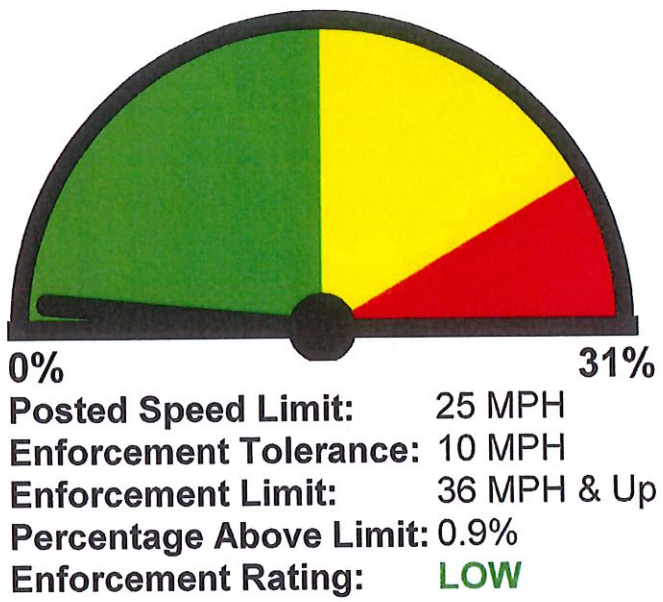
**Total Percentage of
 Enforceable Violations**

Closest Cross Street:
 Park Ave

Analysis Dates:
 Tuesday, September 14, 2021
 Saturday, September 18, 2021

Equipment Used:
 JAMAR Radar Recorder

Installed By:
 Sgt. Shawn Hart



Combined

1-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	>65
0	58	186	416	532	261	54	12	2	0	0	0	0	0

85 percentile = 26

Direction 1

1-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	>65
0	45	166	414	531	261	54	12	2	0	0	0	0	0

85 percentile = 26

Direction 2

1-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	>65
0	13	20	2	1	0	0	0	0	0	0	0	0	0

85 percentile = 12

Springfield Twp Police
 Traffic Safety Div
 1510 Paper Mill Road Wyndmoor, PA 19038
215-836-1605

Direction 1

Date\Speed (MPH)	1-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	>65	Total
9/14/2021	0	6	21	51	64	38	7	0	0	0	0	0	0	0	187
9/15/2021	0	7	29	116	181	85	16	4	1	0	0	0	0	0	439
9/16/2021	0	18	59	124	130	57	13	2	0	0	0	0	0	0	403
9/17/2021	0	13	51	117	147	69	17	5	1	0	0	0	0	0	420
9/18/2021	0	1	7	7	11	14	3	1	0	0	0	0	0	0	44
Direction 1 Total	0	45	167	415	533	263	56	12	2	0	0	0	0	0	1493

85 percentile = 26

Direction 2

Date\Speed (MPH)	1-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	>65	Total
9/14/2021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9/15/2021	0	13	16	1	0	0	0	0	0	0	0	0	0	0	30
9/16/2021	0	0	3	0	1	0	0	0	0	0	0	0	0	0	4
9/17/2021	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
9/18/2021	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Direction 2 Total	0	13	20	2	1	0	0	0	0	0	0	0	0	0	36

85 percentile = 12

Combined

Date\Speed (MPH)	1-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	>65	Total
9/14/2021	0	6	21	51	64	38	7	0	0	0	0	0	0	0	187
9/15/2021	0	20	45	117	181	85	16	4	1	0	0	0	0	0	469
9/16/2021	0	18	62	124	131	57	13	2	0	0	0	0	0	0	407
9/17/2021	0	13	52	117	147	69	17	5	1	0	0	0	0	0	421
9/18/2021	0	1	7	8	11	14	3	1	0	0	0	0	0	0	45
Combined Total	0	58	187	417	534	263	56	12	2	0	0	0	0	0	1529

85 percentile = 26

Springfield Twp Police
 Traffic Safety Div
 1510 Paper Mill Road Wyndmoor, PA 19038
215-836-1605

Direction 1

1-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	>65
0	45	166	414	531	262	54	12	2	0	0	0	0	0

85 percentile = 26

Direction 2

1-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	>65
0	13	20	2	1	0	0	0	0	0	0	0	0	0

85 percentile = 12

Combined

1-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	>65
0	58	186	416	532	262	54	12	2	0	0	0	0	0

85 percentile = 26

Springfield Township Zoning Hearing Board Notice

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Zoning Ordinance of Springfield Township. This meeting will be held in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Monday, October 25, 2021 at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #21-16: This is the application of **Ms. Valentina Shavaiko**, owner of the property located at 9201 Ridge Pike, Lafayette Hill, PA 19444, also known as Parcel #5200-1565-2001. The applicant has requested a dimensional variance from Section 114-131.B and a use variance from Section 114-121 of the Springfield Township Zoning Ordinance. The applicant seeks approval to construct a two story accessory building with a kitchen facility for use as an art studio. The variance is required for the two story structure in excess of 12 feet in height and the proposed second kitchen on the site. The property is zoned within the A Residential District of Ward #1 of Springfield Township.

Case #21-22: This is the application of **Forman Sign Company**, applicant for the property located at 1331 Ivy Hill Road, Philadelphia, PA 19150, also known as Parcel #5200-0948-4004. The applicant has requested a special exception from Section 114-144.C.2 and Section 114-145 of the Springfield Township Zoning Ordinance. The applicant seeks approval to install two wall signs on the building. Although both signs are permitted, the proposed signs exceed the size limitations imposed by the Zoning Ordinance. The wall signs are proposed to be 81.25 square feet and 64.80 square feet in size. The wall signs are limited to 40 square feet and 20 square feet in size. The property is zoned within the Industrial District of Ward #5 of Springfield Township.

Case #21-23: This is the application of **Krechmann Contracting, LLC**, applicant for the property located at 7 Erdenheim Road, Erdenheim, PA 19038, also known as Parcel #5200-0575-8004. The applicant has requested a special exception from Section 114-64.B.1 of the Springfield Township Zoning Ordinance. The applicant seeks approval to construct a single story addition to the rear of the existing home that is proposed to be five (5) feet from the side property line. The existing house is a twin dwelling. The property is zoned within the B Residential District of Ward #4 of Springfield Township.

Copies of the application packets are available for review in the Community Development Office during normal business hours, located at 1510 Paper Mill Road, Wyndmoor, PA 19038 or on our website at springfieldmontco.org. Any question you may have can be addressed by contacting Mr. Penecale at 215-836-7600, ext. 1114.

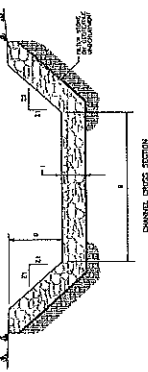
By Order of the Springfield Township
Zoning Hearing Board
Mark A. Penecale
Director of Planning & Zoning

NO.	DATE	REVISIONS
1	07/12/2022	ISSUED FOR PERMIT
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3	07/12/2022	REVISED PER COMMENTS
4	07/12/2022	REVISED PER COMMENTS
5	07/12/2022	REVISED PER COMMENTS



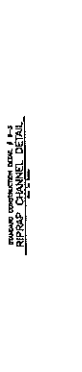
PROJECT: SANDY RUN COUNTRY CLUB
 DATE: 07/12/2022
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN
 SHEET NO. 5 OF 5

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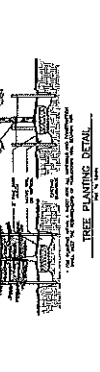


CHANNEL	WIDTH	DEPTH	VELOCITY	DISCHARGE
1	10.0	1.5	1.5	10.0
2	15.0	2.0	2.0	22.5
3	20.0	2.5	2.5	40.0

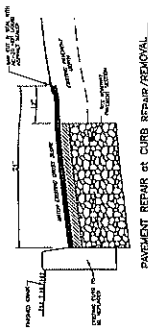
NOTE: ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE IN FEET AND INCHES. CHANNEL LINING SHALL BE CONCRETE. BED SHALL BE RIPPAP. CHANNEL SHALL BE 1:1 SLOPES. CHANNEL SHALL BE 1:1 SLOPES. CHANNEL SHALL BE 1:1 SLOPES.



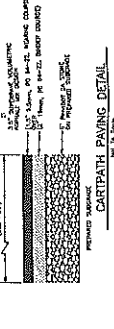
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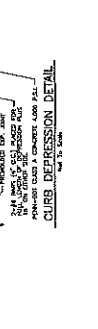
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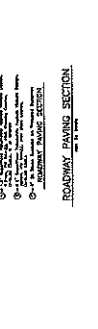
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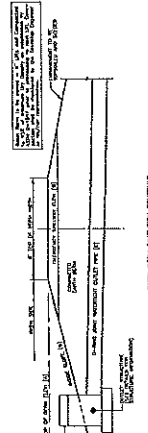
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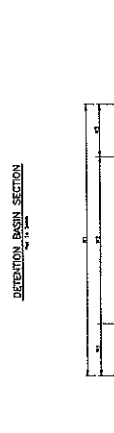
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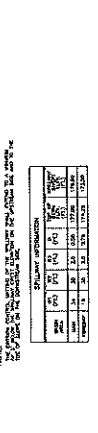
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