

MINUTES OF MEETING  
BOARD OF COMMISSIONERS  
SPRINGFIELD TOWNSHIP

The Board of Commissioners of Springfield Township met in regular monthly meeting on Wednesday evening, January 10, 2024 at 7:30 PM at the Springfield Township Building for the purpose of transacting the general business of the Township. The meeting was also offered in a live streaming feature. All members of the Board were present. Commissioner Lee presided.

Mr. Lee asked Mr. Taylor if any remote public comments were received prior to the meeting. Mr. Taylor reported that no remote comments were received.

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

Mr. Lee led the Pledge of Allegiance.

Motion (Wilson-May) carried unanimously 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. Lee acknowledged the presence of State Rep. Nelson and former Commissioner Baird Standish in the audience.

Mr. Lee announced that the Board of Commissioners conducted an executive session as part of their January 8, 2024 workshop meeting to discuss two personnel matters and two litigation matters.

Mr. Lee invited past Commissioner Baird M. Standish, to the front of the room to be joined by Commissioners Cobb and Wilson. Commissioner Wilson read into the record Resolution No. 1625, a resolution honoring Baird M. Standish for 20 years of service as a Springfield Township Commissioner.

Mr. Cobb commented that it has been a pleasure serving with Mr. Standish for the last 5 years. Mr. Cobb thanked Mr. Standish and said he will be missed.

Mr. Morris thanked Mr. Standish for his many years of service.

Ms. Ratsavong expressed her appreciation for Mr. Standish's leadership and mentorship.

Mr. Lee commented on Mr. Standish's level of dedication for such a long time and thanked him for his service.

Motion (Wilson-Cobb) carried unanimously to adopt Resolution No. 1625.

State Rep. Napoleon Nelson presented Mr. Standish with a Proclamation from the House of Representatives and thanked him for his service.

Messrs. Wilson and Cobb presented Mr. Standish with a Tree of Wisdom and noted that a tree will also be planted on township property later this year in Mr. Standish’s honor.

Mr. Standish thanked his fellow commissioners and said he will miss serving the Springfield community.

Mr. Lee announced the 2024 committee and liaison assignments of the Board of Commissioners as follows:

<b><u>Commissioner</u></b>	<b><u>Committee Assignment</u></b>	<b><u>Liaison Assignment</u></b>
James M. Lee, President	Public Safety	Emergency Services Board
Susanna O. Ratsavong, Vice President	Parks & Recreational Resources	Parks & Recreation and Recreation Center Advisory Committees, Walnut Avenue Steering Committee
Peter D. Wilson	Community Development	Planning and Historical Commissions
Jonathan C. Cobb	Administrative, Fiscal and Zoning Affairs	Zoning Hearing Board
Brendan May	Environmental Resources Committee	Environmental Advisory Commission
Elizabeth McNamara	Public Works and Facilities	Shade Tree Committee
Edward H. Morris	Cultural Resources	Library Advisory Committee

Mr. Lee opened the meeting to public comment. No comments were received.

Mr. Lee, Chairman of Public Safety Committee, had no report.

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

Motion (Wilson-McNamara) carried unanimously to adopt Resolution No. 1626, a resolution granting preliminary/final land development approval for the property located at 1301 Mermaid Lane, Wyndmoor. The subject of the land development is the

construction of a 2,600 square foot storage building and a 1,000 square foot addition to an existing single story warehouse building.

Motion (Wilson-Morris) carried unanimously to adopt Resolution No. 1627, a resolution granting preliminary/final subdivision/land development approval for the property located at 902 Pleasant Avenue, Wyndmoor. The plan calls for the subdivision of an existing 15,200 square foot property that is presently improved with a single family detached dwelling to create two new lots measuring 5,200 square feet each, upon which two new single family detached dwellings will be constructed. The plans also require the installation of below ground stormwater management facilities, landscaping and other improvements.

Mr. Cobb asked if filters discussed by the Township Engineer at the January 8 workshop meeting satisfied the concerns of neighbors. Messrs. Taylor and Garrity responded in the affirmative.

Ms. Ratsavong commented that the Board is always concerned about stormwater management improvements when a subdivision or land development is being considered. She opined that the facilities that will be installed as part of the land development at 902 Pleasant Avenue will improve existing conditions.

Motion (Wilson-May) carried unanimously to adopt Resolution No. 1628, a resolution granting a waiver to the land development review process in order to permit PECO Energy Company to create a new, non-permanent commercial driver license training facility at a property located at 310 Roesch Avenue, Oreland. The proposed improvements include the placement of a 60' X 40' classroom trailer, an 8' X 30' restroom trailer, new landscaping and fencing.

Motion (Wilson-Cobb) carried unanimously to accept a letter dated January 8, 2024 from Gerald Rath, Esq., on behalf of the owners of real property located at 40 and 42 Grove Avenue, Flourtown, extending the 90-day subdivision/land development plan review period through February 15, 2024. The subject of the application is a lot line adjustment to transfer 2,936 square feet of land from the property at 42 Grove Avenue to the property at 40 Grove Avenue. The extension of time will allow the applicant the opportunity to revise their plans in order to comply with the Springfield Township Code.

Motion (Wilson-Ratsavong) carried unanimously to accept a letter dated December 6, 2023 from Bernadette Kearney, Esq., on behalf of Mount Saint Joseph Academy, 120 West Wissahickon Avenue, Flourtown, extending the 90-day subdivision/land development plan review period through April 30, 2024. The subject of the application is the construction of a 32,000 square foot building addition, 40 new off-street parking spaces, a landscaped courtyard and four new tennis courts. The extension of time will allow the applicant the opportunity to revise their plans in order to comply with the Springfield Township Code.

Motion (Wilson-Cobb) carried unanimously to appoint Baird Standish to fill an unexpired term of service as an alternate member of the Springfield Township Historical Commission. Mr. Standish's term of service shall expire December 31, 2026.

Mr. Cobb, Chairman of Administrative, Fiscal Affairs and Zoning Committee, reported:

Motion (Cobb-Wilson) carried unanimously to approve the December check reconciliation in the amount of \$916,578.13, and the January bill listing in the amount of \$460,045.76.

Mr. Cobb announced that the Springfield Township Zoning Hearing Board will meet on Monday, January 22, 2024 at 7:00 PM at the Springfield Township Building. Mr. Cobb summarized the Zoning Hearing Board agenda and noted that the applications are on file in the Code Enforcement Office and may be viewed during normal business hours.

Motion (Cobb-McNamara) carried unanimously that, with respect to the application of Andre Stephano and Beth Lesko involving the property at 401 E. Mill Road, Flourtown, the Board of Commissioners appoint conflict counsel to represent the interests of the Board of Commissioners to oppose the variance request to reduce the required minimum lot width on a public street from 75 feet to 25 feet in order to subdivide the property and construct an additional single family detached dwelling.

Ms. Ratsavong, Chairwoman of Parks and Recreational Resources Committee, reported:

Motion (Ratsavong-Wilson) carried unanimously to authorize the advertisement of bids to secure competitive pricing to perform specified improvements at Cisco Park to prepare for the installation of new playground equipment and safety surfacing. The scope of work shall include bulk earth excavation, stone subbase, installation of concrete curb, perimeter fencing, construction of ADA accessible parking and a paved walking path. The total estimated cost of the advertised work is \$76,000.

Mr. May, Chairman of Environmental Resources Committee, reported:

Mr. May announced that during the month of December 2023, Springfield Township residents recycled 182.5 tons of material with a householder participation rate of 64.0%. The net cost for the month was \$23,942.30. For the year ending December 31, 2023, residents recycled a total of 2,007.2 tons of single stream recyclables, which was 92.4% of the projected tonnage. The weekly householder participation rate was 61.7%, and the average pounds per stop was 15.6.

Mr. May reminded residents that household refuse and recycling containers may not be larger than 32 gallons in size or 50 pounds in weight when full. Oversized and overweight containers present a hazard to employees and increase the risk of injury. Appropriately sized refuse and/or recycling containers can be purchased at any hardware or home improvement store, or online retailer. Recycling containers are also available for purchase at the Springfield Township Administration Building for a fee.

Ms. McNamara, Chairwoman of Public Works and Facilities Committee, reported:

Motion (McNamara-Cobb) carried unanimously to authorize the execution of a Settlement Agreement, Declaration and Reaffirmation of Covenants, Easements and Restrictions Concerning Stormwater Facilities between Hong Miao and Manyin Peng, 13 Shepherds Way, Glenside, PA, and Springfield Township. The Agreement sets forth the responsibilities of both parties regarding the maintenance and repair of an existing stormwater detention basin located at 13 Shepherds Way, along with the reimbursement of costs, expenses and attorney's fees that were incurred by the Township to perform repairs to the detention basin following Tropical Storm Ida. The reimbursement to be received by the Township is \$6,760.

Motion (McNamara-May) carried unanimously to authorize the advertisement of bids to construct a 6' wide asphalt trail along the west side of Walnut Avenue, from its intersection with Oreland Mill Road to Sandy Run Park. The scope of work shall include bulk excavation, vegetation removal, stone subbase, placement of asphalt paving, fencing and restoration. Ms. McNamara acknowledged the award of a grant in the amount of \$200,000 from Montgomery County that will be utilized to construct the trail.

Mr. Cobb thanked the Sandy Run Country Club for their cooperation with this project and the recent stormwater detention basin project.

Mr. Morris, Chairman of the Cultural Resources Committee, had no report.

Mr. Lee opened the meeting to public comment.

Linda Furlong, Oreland, remarked that the Tank Car property is an eye sore and asked when it would be demolished. Mr. Lee suggested that it wouldn't be wise to demolish the building without having a plan for development of the property and explained that there is a committee that was recently formed to develop a master plan for the property.

Motion (Wilson-Cobb) carried unanimously to adjourn the meeting at 8:12 PM.

Respectfully submitted,

Michael Taylor  
Secretary