

**MINUTES OF MEETING
BOARD OF COMMISSIONERS
SPRINGFIELD TOWNSHIP**

The Board of Commissioners of Springfield Township met in regular monthly meeting on Wednesday evening, April 12, 2006, at 8:00 PM in the Springfield Township Building for the purpose of transacting the general business of the Township. All members of the Board were present. Mr. Standish presided. Mr. Standish opened the meeting with the Pledge of Allegiance.

Mr. Standish entertained a motion 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. Dailey asked that his comments related to a future trail in Flourtown be corrected. He asked that the minutes reflect that he indeed has a concern with a local trail separate and apart of the trail becoming a part of a larger network.

Motion (Gillies-Lunn) carried unanimously accepting the change to the minutes as outlined by Mr. Dailey.

Motion (Schaum-Gillies) carried unanimously to approve the underlying minutes from the March 8, 2006 meeting of the Board of Commissioners as written and recorded in the official minute book of the Township.

Mr. Dailey also inquired about invitations having been sent from the Township for a meeting he was organizing on April 19 to discuss trails in Flourtown. Mr. Berger outlined the scope of the invitation.

Mr. Standish recognized former Commissioners Jane Roberts and Robert McGrory in the audience.

Mr. Standish reminded all of the importance to be civil with one another even when we might differ with each other's opinions. By doing so, we might all benefit from permitting everyone the opportunity to express their opinions.

Mr. Standish announced that the Board of Commissioners had come to an agreement on the general concept of a lease with Mr. Joseph Halligan for the operation of the Flourtown Country Club. He noted that as in any agreement, the devil is in the details and those details are yet to be mutually agreed upon. He does, however, anticipate that the final terms of the lease might be agreed upon before the end of April 2006. He assured those in attendance that prior to a future meeting to vote on the terms of the lease, the lease would be made available via the Township website five days prior to the meeting. In addition, there would be time allotted for public comment before any vote on the lease. Mr. Standish reviewed a half-dozen key facets of the lease in summary form.

Ms. Peirce opined that the lease agreement is complex and not the typical agreement for the Township, and therefore, the process contained a learning curve. She believes the current lease is friendly to the operator, and she expressed concerns that no comparables were provided while working on the lease to gauge proper revenue values.

With 50% of the Club's members being Township residents, this equates to only approximately 10% of Township residents utilizing the facility.

Mr. Standish encouraged comment on the Bells Mill Road and Hillcrest Avenue traffic condition during the public comment period. He apologized if a message was sent that the neighbors needed to come to a consensus agreement by the meeting with regard to a solution to the situation. Mr. Standish stated he looks forward to working with the residents in creating a solution to the traffic problems.

Mr. Standish announced that the Board of Commissioners would hold a special meeting with regard to the Flourtown Country Club lease on Wednesday, April 26, 2006 at 6:45 PM. Ms. Lunn noted that the Township is working to maintain the operations at the Club including the hours of operations and the like.

Mr. Standish noted that near the conclusion of the business meeting, the Board would receive a presentation from the Piszek family on a concept to develop the Piszek property located in both Springfield and Upper Dublin Townships along Pennsylvania Avenue. The Board is merely receiving the information and will not be making any decisions regarding the proposal.

Peter Amuso, 1507 Willow Grove Avenue, made the following points: (1) he is concerned with the pending charges against Halligans related to the Flourtown Country Club lease and suggested delaying action on the lease until the charges are resolved, (2) suggested a 20 yr. lease was lengthy, and (3) suggested adding a probationary period in the lease for either party to be released without penalty.

Hank Resch, 14 Hillcrest Avenue, stated his understanding of the reason to change the traffic movements on Bells Mill Road, however, he was concerned that Hillcrest Avenue residents were being inconvenienced. Mr. Resch suggested other means by which the traffic could be managed and suggested future discussions on the topic should also include Philmont Christian Academy.

Sue Feidler, Hillcrest Avenue, made comments extremely similar to Mr. Resch's comments.

Kevin Matice, 6 Hillcrest Avenue, also agreed with Mr. Resch's comments and noted that he is both a resident and a business owner, and is inconvenienced as both.

Kathy Wilde, 308 Manor Rd., expressed her interest in the Township securing the most value for the Flourtown Country Club. She suggested the Township conduct a "highest and best value study". Mr. Standish indicated that the Township hired a consultant two years previous and identified means by which the Township could increase the return from the Flourtown Country Club. He also asked an open question as to what is actually the highest and best use for the property.

Ms. Lunn suggested that the premise of the previous study was to preserve the open space and provide inexpensive recreation opportunities, and perhaps the study should have been expanded. Mr. Gillies suggested that the highest and best value for the Township would be to sell the asset and provide for development, however, it appeared

the goal of the Board is to preserve the open space and provide recreation activities with a modest return to the Township.

Jim Reilly, 215 Preston Road, suggested the Flourtown Country Club is an asset and remarked on the notoriety of the architect and past operators. He opined that the Halligan Partnership is the right choice to operate the facility and believes the charges levied against their restaurant would be resolved.

Ms. Peirce noted her concern that the future operator should operate the Country Club in accordance with all laws.

Ms. Lunn opined that the charges are more than operating a football pool, but included charges of bookmaking. Ms. Lunn is also interested that deferred maintenance issues at the Club be addressed and that the Township receive that information.

Mr. Standish noted that the Township was moving forward with securing bids to conduct a building condition audit. Ms. Peirce believes it best to secure the information on the maintenance before moving forward with a lease at the Country Club.

Ms. Peirce and Mr. Gillies debated the potential use of the capital reserve fund to cover unexpected costs of the Township, and how the 2005 surplus is being utilized to offset a pension fund liability.

Mr. Harbison indicated his belief that the lease is very close to completion and spoke of the future process for the Board to review and approve modifications to the lease with the anticipation of voting on a lease in approximately 2 weeks.

Joseph Razzano, 400 Poplar Road, indicated that the Flourtown Country Club is a wonderful asset and his family gets a great deal of enjoyment from the property. Mr. Razzano asked that the Board maintain it as such.

Dorothy Hatt, 32 Hillcrest Avenue, alerted the Board to speeding on Hillcrest Avenue from traffic crossing Bethlehem Pike from one portion of Hillcrest Avenue to the other.

Thomas Hughes, 26 Bells Mill Road, thanked the Board of Commissioners for changing the traffic conditions on Bells Mill Road. Mr. Hughes does not view the change as a terrible inconvenience for the residents.

Toby Giovinazzo, 17 Bells Mill Road, thanked the Board of Commissioners for modifying the traffic on Bells Mill Road. Mr. Giovinazzo spoke of damages to his personal cars and pets killed in the past. He also asked that the Board not close off the end of Paper Mill Road in any future considerations.

Kathy Giovinazzo, 17 Bells Mill Road, also thanked the Board for the traffic changes to Bells Mill Road. She expressed her understanding of the inconvenience of the Hillcrest Avenue neighbors, but did not believe the traffic conditions are the same as on Bells Mill Road. She said she would be open to suggestions to modify the traffic in some other manner.

Rick McCreavy, 319 Preston Rd., asked if the Township had considered a plan B for operating the Country Club through the Summer if the lease arrangement with Halligan does not occur. Mr. Berger indicated that the Township has considered a plan B.

Bob Gutowski, 305 Northwestern Avenue, suggested it may not be necessary to require the additional five feet of right of way previously requested for the Hankin/Feldman subdivision on Andorra Rd. Additionally, Mr. Gutowski spent considerable time outlining his thoughts why the Board of Commissioners should require the setbacks on the Boorse tract subdivision as set forth in the Zoning Code.

Mr. Gillies asked that Mr. Gutowski clarify the fact that the Planning Commission voted in favor of reducing the setbacks even though he has presented the dissenting point of view. Mr. Gutowski agreed.

Graham Gill, 23 Bells Mill Rd., thanked the Board for their actions taken to benefit Bells Mill Road. The actions clearly addressed a safety issue. Mr. Gill hopes the actions do not polarize the neighborhood. As the Board moves forward to considering alternatives, Mr. Gill asked that the Township consider safety first, cost to the Township next, and then convenience.

Joseph Eisele, 12 Hillcrest Avenue, suggested that both Bells Mill Road and Hillcrest Avenue residents appear to be willing to compromise in order to help find a solution to the traffic concerns in the area.

Paxton Wray, 5 Bells Mill Road, thanked the Board of Commissioners for their actions related to Bells Mill Road traffic, and indicated that the quality of life on Bells Mill Road had improved considerably. He suggested the Board still needs to consider speed enforcement and school bus traffic on Bells Mill Road.

Joel Klock, 19 Jones Avenue, indicated that he has known Joseph Halligan for approximately 20 years and has no difficulty with Mr. Halligan's character. Mr. Klock remarked on Mr. Halligan's participation as a coach of the Springfield High School basketball team.

Kevin Keating, 10 Bells Mill Rd., noted a remarkable decrease in the volume of traffic on Bells Mill Road since the change was made by the Board. Mr. Keating asked that the Board choose safety over convenience when considering alternative plans. Other issues to consider are traffic volume and speed, school bus traffic, and the narrowness of the roadways.

Joseph Eisele, 12 Hillcrest Avenue, readdressed the Board and indicated that there are many alternatives to address the issue of safety and inconvenience and again he believes everyone needs to be willing to compromise.

Susan Gill, 23 Bells Mill Road, noted that many options for addressing the issues on Bells Mill Road were previously discussed, and everyone needs to consider them and reconsider any other options previously discounted. She remarked that she was not

necessarily in favor of one way traffic, but was willing to accept it as a means of compromise.

Beth Resch, 14 Hillcrest Avenue, suggested that Hillcrest Avenue has safety issues as well as Bells Mill Road. Ms. Resch stated that she would have liked to be included in past discussions, and looks forward to working with the Township and Bells Mill Road residents to address the issues in the future.

Kate Dennin, 1618 Dogwood Rd., expressed her enjoyment of utilizing the Flourtown Country Club. Mrs. Dennis asked that the Township not delay in considering the Halligan lease. She inquired why Mr. Dailey could not vote on many of the activities associated with the Country Club. Mr. Dailey indicated he felt it appropriate to recuse himself from issues related to the Flourtown Country Club because of his employer's involvement in the liquor license investigation. Mr. Dailey stated that he must avoid a conflict, or even an appearance of a conflict, related to the Township, his employer, and as an attorney with the Pennsylvania Bar Association.

Jim Quigley, 401 Longfield Road, wishes to identify two acts of good will he recently observed. The first involved Mr. Schaum taking the opportunity to explain his position on an issue, and as a result Mr. Quigley felt that Mr. Schaum would at least entertain other points of view even if he did not agree with same. Mr. Quigley also wished to thank Ms. Lunn for her work in creating the ad hoc environmental committee to work towards the creation of environmental advisory commission.

Jason Britton, 22 Bells Mill Road, noted the combination of needed on-street parking on Bells Mill Road and traffic congestion associated with two way traffic creates a difficult situation. Therefore, he enjoys the benefits of one way traffic on Bells Mill Road. He also asked if the Board of Commissioners might consider placing a traffic light on Bethlehem Pike at Hillcrest Avenue.

Nicole Shafir, 22 Bells Mill Road, asked that the Board of Commissioners provide a list of the various alternatives of managing the traffic in the Bells Mill Road/Hillcrest Avenue neighborhood prior to any meeting with the neighbors.

Mr. Standish, Chairman of Internal Affairs Committee, reported:

Motion (Standish-Schaum) carried unanimously to approve the March check reconciliation in the amount of \$858,069.79, and the April bill listing in the amount of \$1,242,785.39.

Motion (Standish-Schaum) carried unanimously that the Board of Commissioners affirm the assessment of business taxes, penalty and interest against Alan A. Meyers, LP, and deny their petition for reassessment of business taxes.

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

Mr. Gillies, Chairman of Library Committee, had not report.

Ms. Chairwoman of Community Development and Environmental

Resources Committee, reported:

Motion (Lunn-Harbison) carried unanimously to retract a condition that the owner of 851 Andorra Road dedicate an additional five feet of right of way on the entire frontage of their property at a future date. This retraction relates to the Feldman subdivision, 841 Andorra Rd.

Motion (Lunn-Gillies) carried unanimously to accept a letter dated April 10, 2006 from Michael W. Cassidy, Esq., counsel for the Danny Jake Corporation, extending the 90 day subdivision plan review period until May 11, 2006. The Danny Jake Corporation subdivision is also known as the Boorse Tract, 10 Camp Hill Rd.

Motion (Lunn-Peirce) carried unanimously to enact Ordinance No. 878, an ordinance creating the Springfield Township Environmental Advisory Commission. The Commission will advise the Board of Commissioners and other Township boards, commissions and committees on, and promote education about, issues related to environmental management, use, protection and conservation of Springfield Township's natural resources.

An announcement was made that the Board of Commissioners is accepting letters of interest or resumes from residents interested in serving as a member of the Environmental Advisory Commission.

Mr. Gillies asked if the primary goal of the Commission was environmental education. Ms. Lunn answered in the affirmative.

Motion (Lunn- Schaum) carried unanimously to adopt Resolution No. 1132, a resolution endorsing an application to the Montgomery County Community Development Block Grant Program for a project known as the Oreland Pedestrian and Streetscape Improvement Project Phase II. A brief description of the project was presented.

Ms. Lunn announced that Springfield Township residents recycled 266 tons of recyclable materials, with a householder participation rate of 82.4%. The net cost for the month was \$2,495.08.

Ms. Peirce, Chairwoman of Communications and Cultural Resources Committee, reported:

Ms. Peirce announced that the Board of Commissioners is in the process of forming an ad hoc communications committee to provide for more timely and interactive communications between the Township and the community. Ms. Peirce spoke of the Bells Mill Road/Hillcrest Avenue traffic issue as an example of the need to secure additional input from the public. Ms. Peirce spoke of the varying talents desired for the committee.

Mr. Standish clarified that the committee was ad hoc, therefore with the hope that it could be created without the normal formalities.

Mr. Gillies added it was his impression that the committee might be temporary in nature and Ms. Peirce confirmed that.

Mr. Daily, Chairman of Zoning Committee, reported:

Mr. Dailey announced that the Zoning Hearing Board would next meet on Monday, April 17, 2006 at 7:00 PM in the Springfield Township Building. Mr. Dailey summarized the Zoning Hearing Board agenda.

Mr. Harbison, Chairman of Public Works and Facilities Committee, reported:

Motion (Harbison-Schaum) carried unanimously to authorize the sale of a used police vehicle at a public auction on April 22, 2006 at the Danella service yard in Norristown. The 1995 Chevrolet Caprice has approximately 83,000 miles on the odometer, and a great deal more engine hours due to police usage.

Motion (Harbison-Lunn) carried unanimously to adopt Resolution No. 1133, a resolution authorizing application for the Redevelopment Assistance Capital Program Funding for the rehabilitation of the Black Horse Inn. The application is to secure a \$500,000 appropriation through the program. The application states that the rehabilitation of the Black Horse Inn will serve as a keystone to the redevelopment and enhancement of Bethlehem Pike.

Mr. Standish called on Kristen Pionzio, Esq., representing the Piszek family, to make a presentation on the potential development of the Piszek property. Ms. Pionzio thanked the Board of Commissioners for the opportunity to make the presentation, and prefaced her comments that this was not a development proposal. Ms. Pionzio indicated that the tract located in both Springfield and Upper Dublin Townships contains approximately 95 acres. The Springfield Township Open Space Plan identified this property as a high priority to acquire and maintain open space. The current development proposal will be marketed under Homsher Hill LLC, and the development hopes to maintain approximately 80% open space. The family and development organization have been working with the Montgomery County Lands Trust and the Wissahickon Valley Watershed Association.

Jake Lee, of the Montgomery County Lands Trust, was introduced. Mr. Lee indicated he has been working with the Piszek family for some time and while the Lands Trust was interested in purchasing the entire property, there were not enough public funds available to purchase it in its entirety. Mr. Lee provided the parameters of the property and development via the use of aerial and sketch plans.

Jim Faber, land planner, discussed how the property was viewed in its entirety regardless of Township boundaries. The entire development is planned as residential, with townhomes located off Oreland Mill Road in Springfield Township, and single family detached dwellings and carriage homes in Upper Dublin Township. Again, 80% of

the property might be set aside in open space. Mr. Faber believes that 47 residences could be built in Springfield Township under current zoning regulations. This considers three units per acre density with the A and AAA Residential zoning districts, and the proposal presented would include one and one-half units per acre.

Mr. Harbison asked who might own the conservation easements indicated on the plans. Mr. Faber stated that the Montgomery County Lands Trust would hold the conservation easements, but that the Wissahickon Valley Watershed Association would manage same. Public access would be made available through the conservation easements.

Ms. Pionzio suggested that her office and the professionals in attendance were willing to work with the Township staff to draft an ordinance to modify the existing zoning to accomplish the presented objectives. Mr. Kilkenny suggested that either he or Mr. Berger would get back to help convey the Board's general impression of the proposal.

Ms. Lunn inquired of the size of the townhomes. It was estimated that the size would be 2500 sq. ft., two stories in height, with a size of approximately 25' x 55'.

Mr. Gillies and Ms. Peirce both indicated that they thought the proposal was a good start for future consideration.

There being no further business, the meeting was adjourned at 10:40 PM.

Respectfully submitted,

Donald E. Berger, Jr.
Secretary