

MINUTES OF MEETING
BOARD OF COMMISSIONERS
SPRINGFIELD TOWNSHIP

The Board of Commissioners of Springfield Township met in regular monthly meeting on Wednesday, June 14, 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 acknowledged the presence of past Commissioner Robert McGrory in the audience.

Mr. Standish announced that the Board of Commissioners held two executive sessions since the last meeting. One was held just prior to the workshop meeting on June 12, 2006, and the other was held just prior to the beginning of this business meeting. Both executive sessions were related to personnel issues.

Motion (Schaum-Lunn) carried unanimously dispensing with the reading of the minutes of the previous meeting and approving the minutes with an amendment on page 252, by removing the last sentence in the first paragraph.

Roddy Davis, Malinda Road, addressed the Board of Commissioners and provided the Board with photographs of an unspecified Home Depot. Mr. Davis suggested his interest in indicating how Home Depot tends to encroach their retail use into the parking areas.

Maureen Brickley, 7806 Beech Lane, stated she was speaking on behalf of herself and several neighbors who were in attendance with regard to the proposal to construct a pavilion at the Laurel Beech Park. Ms. Brickley expressed her interest in continued enjoyment of their neighborhood and spoke of vandalism by young individuals in this neighborhood. Mr. Standish accepted Ms. Brickley's comments and suggested that the Township would be interested in receiving more information from the neighbors, and suggested that the residents should consider attending a future Park and Recreation Advisory Committee meeting or a Wyndmoor Civic Association meeting.

Rob Ryan, 6 Franklin Avenue, stated his opposition to the reduction in the setback requirements for the Boorse subdivision. Mr. Ryan noted the importance of Best Management Practices and riparian corridors. He suggested that one cannot be substituted for the other, and each has their specific importance to the environment.

Michael W. Cassidy, Esq., counsel for the Danny Jake Corporation, owners of the Boorse tract, clarified for all that his client was not asking for a waiver to the various setbacks, but is asking that the Board of Commissioners exercise discretion as set forth within the ordinance to consider setback reductions.

Mike Altrogge, P.E., also representing the Danny Jake Corporation, stated that the Township Zoning Ordinance speaks to the locations of buildings in relation to floodplains and wetlands, but not what occurs within the setbacks. Mr. Altrogge put forth means by which the developer could improve stormwater quality and protect against flooding.

Joseph Ruggieri, 201 Spruce Road, inquired who was sponsoring the June 19 meeting involving the Cresheim Trail. Mr. Berger indicated that the Chestnut Hill Rotary Club was the main organizer, however, there were other organizations participating. The Township was not sponsoring the meeting. Mr. Ruggieri expressed his concern with crime in the community. Mr. Dailey expressed his willingness to meet with Mr. Ruggieri to discuss his concerns in greater length.

Roger Spalding, 7711 Beech Lane, stated his opposition to the construction of a pavilion at the Laurel Beech Park. Mr. Spalding outlined concerns for activities of teenagers after hours.

William Morano, 7815 Beech Lane, asked for a general schedule of decisions related to the construction of the proposed pavilion at the Laurel Beech Park.

Mary Roman, 7800 Beech Lane, asked that the Township increase the parameters of notices provided to the neighborhood with regard to the Laurel Beech Park pavilion.

Karen Riveros, 7807 Beech Lane, noted her concern for general maintenance of the Laurel Beech Park, and indicated that a homeless person occasionally lives in the existing playground. Ms. Riveros suggested that when the police are called to the playground, they do not respond.

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

Motion (Standish-Schaum) carried unanimously to approve the May check reconciliation in the amount of \$1,006,904.02 and the June bill listing in the amount of \$784,306.55.

Mr. Standish announced that the Board of Commissioners will conduct a public hearing on July 12, 2006 at 8:30 PM to receive public comment on the transfer of a PA Liquor Control Board license to Oreland Pizza Inc. Mr. Kilkenny indicated that the Board may call for an earlier public hearing if one legal issue cannot be resolved.

Motion (Standish-Peirce) carried unanimously to approve the request of McCarthy and Company to set their hourly auditing fee at \$75 per hour. McCarthy and Company is the CPA firm that audits the Township business privilege and mercantile tax returns. Their previous rate of \$65 per hour was in place for the past five years.

Mr. Gillies commented that the Township did a comparison of the rates charged and found the request to be significantly below other communities.

Mr. Schaum, Chairman of Public Safety Committee, reported:

Motion (Schaum-Gillies) carried unanimously to waive Section 3301 of the Springfield Township Fire Prevention Code in order to permit North Hills Country Club the opportunity to conduct a fireworks display at the Club on Sunday, September 3, 2006. As in the past, the Township waived the provisions of the Code conditioned upon the fact that the Country Club will add Springfield Township as an additional insured on their insurance coverage, and work with the Springfield Township Fire Marshal and the Oreland Fire Company.

Motion (Schaum-Dailey) carried unanimously to amend the Springfield Township Code Section 107-28, Schedule V, Stop Intersections, by authorizing the installation of a stop sign on Sycamore Lane at Hemlock Road traveling in a southeasterly direction.

Motion (Schaum-Lunn) carried unanimously that the Board of Commissioners endorse an application for the Township to participate in the Tree City USA program. The Tree City USA program is designed to recognize those communities that effectively manage their public tree resources and encourage the implementation of community tree management.

Mr. Gillies, Chairman of Library Committee, had no report.

Ms. Lunn, Chairwoman of Community Development and Environmental Resources Committee, reported:

Ms. Lunn announced that Springfield Township residents recycled 260 tons of recyclable materials with a householder participation rate of 79.5%. The net cost for the month was \$2,797.58.

Motion (Lunn-Harbison) carried unanimously that the Board of Commissioners make the following appointments to the Environmental Advisory Commission:

1 year terms: Robert Ryan, of Flourtown; and Lloyd Sturgeon, of Oreland,
2 year terms: Ron Attarian, of Erdenheim; and Katherine Wilde, of Lafayette Hill,
3 year terms: Dan Moscovici, of Oreland; Paul Schmidt, of Erdenheim; and
James Quigley, of Erdenheim.

Ms. Lunn announced that the Pennsylvania Environmental Council held a seminar related to stormwater management at the Springfield Township Building on June 8. Commissioner Peirce summarized the seminar and copies of the summary are available.

Motion (Lunn-Gillies) carried unanimously to accept a letter dated June 14, 2006 from Michael W. Cassidy, Esq., counsel for the Danny Jake Corporation,

extending the 90 day subdivision review period until July 13, 2006. The Danny Jake Corporation subdivision is also known as the Boorse Tract, 10 Camp Hill Road, Oreland.

Motion (Gillies-Schaum) to provide guidance for the planning process only, with no binding authority on any potential future final plan approval, the Board of Commissioners may permit a 50% reduction in the zoning setback requirements related to: (1) external road rights of way, (2) tract boundaries, (3) wetlands, and (4) floodplains. The applicant must still demonstrate that a reduction in the setbacks improves compliance with the intent and stated goals of the applicable section of the Zoning Code, but for planning purposes only, the Board of Commissioners is suggesting their willingness to consider the zoning setback reductions.

Ms. Lunn noted that the Township is considering a riparian corridor ordinance and, once in place, the Township may have a better understanding of the environmental impact of the building setback reductions.

Mr. Harbison wished to clarify what occurred for the audience in that the guidance was for the planning process only, that he personally would not approve a plan until it was good for the Township, and that the vote about to take place would not obligate the Township in the future.

Mr. Standish acknowledged past work done on the riparian corridor and noted it is a very difficult subject.

Mr. Gillies noted that there are many existing homes within 75 feet of a riparian corridor and there is not an ordinance in place now, and the Board needs to balance the interest of the riparian corridor with other property rights.

Ms. Peirce inquired what the benefit was to the Board or the community by providing the guidance now, if ultimately there is a contradiction between the guidance and the final decision.

Mr. Dailey clarified the fact that the Board of Commissioners received a letter extending the review period and therefore the plans are still a work in progress.

A vote on the motion was 5 affirmed, 2 opposed, Ms. Lunn and Ms. Peirce opposed.

Motion (Lunn-Peirce) carried unanimously to accept a letter dated June 13, 2006 from Ross Weiss, Esq., counsel for the Tecce family, extending the 90 day subdivision plan review period for the Squire's Ridge Subdivision until August 31, 2006. The Squire's Ridge subdivision is also known as the Tecce Tract, and is located at 9303 Ridge Pike.

The Board of Commissioners received a letter from Mark J. Vasoli, Esq., counsel for the Watsons, 6190 West Mill Road. The Watsons are interested in securing approximately 55 feet of property from the High family, 68 Grove Avenue, and asked if the subdivision review process might be waived.

Motion (Lunn-Peirce) carried unanimously to deny the request of Mr. Vasoli, and directed the Watsons and the Highs to file formal subdivision plans in order that Springfield Township is assured that the land is properly subdivided.

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

Motion (Peirce-Schaum) carried unanimously to award a contract to Russell Roofing, of Oreland, to supply and install roof materials on both the south and east roofs as set forth in their proposal dated May 18, 2006. The award is for the base bid and alternate #2. Alternate #2 is a deduction of \$24,000 from the base bid, therefore, the net contract award is for \$45,975.

The Township received a lower bid from L. Clark Roofing Co., who was deemed not a responsible bidder, as they failed to complete a project, also at the Black Horse Inn. L. Clark Roofing was placed on notice in correspondence dated May 12, 2006 that they would not be considered for future contracts until the current contract was completed.

Mr. Dailey, Chairman of Zoning Committee, reported:

Mr. Dailey announced that the Zoning Hearing Board would next meet on Monday evening, June 19, 2006, at 7:00 PM, in the Springfield Township Building. Mr. Dailey summarized the Zoning Hearing Board agenda.

Motion (Dailey-Lunn) to set the hourly fee for services rendered by the Zoning Hearing Board Solicitor at \$125. per hour. Mr. Harbison remarked that the past solicitor to the Zoning Hearing Board only charged \$75 per hour, but was a Township resident. Fifteen area communities were surveyed and the Township found that the average rate was \$127 per hour and the mode salary was \$125 per hour. Mr. Schaum suggested the change in the solicitor was not necessary and an increase of 60% was too much. Mr. Dailey inquired why the debate or discussion did not take place at the time of appointment of the solicitor. The vote on the motion was 4-3, Messrs. Dailey, Gillies, Schaum opposed.

Mr. Dailey noted that on June 19, 2006 the organizers of the Cresheim Trail are presenting their plans to date in an open house format at the Springfield Township High School.

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

Motion (Harbison-Peirce) carried unanimously to adopt Resolution No. 1135, a resolution opposing pending State and Federal legislation related to amending the cable franchising regulations. The Commissioners are concerned that the draft legislation will adversely affect the Township's franchise fee revenue for use of public right of way; customer service standards; requirements that cable operators serve the entire community; public, educational, and government access channels; complimentary cable and internet services to community facilities; and municipal management of the public rights of way. Township staff was asked to forward copies of the resolution to the Township's elected State and US Representatives and Senators.

Roddy Davis, Malinda Road, readdressed the Board of Commissioners. Mr. Davis asked if the Township receives revenues from cell towers. Mr. Davis was informed that generally the Township does not receive revenue from cell towers, but the Township does secure revenue from the cell tower on Township property. Mr. Davis also remarked on the various levels of restoration of historic structures. Mr. Davis was directed to attend the Black Horse Inn Advisory Committee meeting for more information on the restoration project at the Black Horse Inn.

Howard Supplee, Orlemann Avenue, asked that the Board of Commissioners review the poor property condition of a property in the 100 block of Orlemann Avenue, the site of a recently demolished residence.

Robert McGrory, 501 East Mill Road, asked if the Township Solicitor's resume or background could be made available on the Township's web page. He also asked the Township Solicitor to explain the one outstanding issue he referred to earlier regarding the PA LCB license for the Orelan Pizza. Mr. Killenny indicated that there was a 45 day window during which the Board of Commissioners must render a decision. The Board is attempting to schedule the public hearing as a part of their regular business meeting in July, in order to avoid scheduling a special meeting.

There being no further business, the meeting was adjourned at 9:30 PM.

Respectfully submitted,

Donald E. Berger, Jr.
Secretary

