

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

The Board of Commissioners of Springfield Township met in regular monthly meeting on Wednesday, July 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 acknowledged the presence of past Commissioners Cassidy, McGrory and Roberts.

Special Report

Mr. Standish noted that several families were represented at the June business meeting to discuss their concern for construction of a picnic pavilion at Laurel Beech Park, but also discussed other issues at the park. The Board agreed to meet with representatives of the neighborhood, and have since set a date of July 26, 2006 for that meeting. Mr. Standish also reviewed other activities that were a concern of the neighbors.

Special Announcement

Mr. Standish announced that the Board of Commissioners would hold a public hearing at the conclusion of the regular business meeting. The purpose of the public hearing was to receive public comment on the intra-county transfer of a Pennsylvania Liquor Control Board license to the Oreland Pizza Inc., located at the intersection of Bruce and Allison Roads, Oreland.

An announcement was made that while the Flourtown Shopping Center land development was listed on the agenda, no official action would be taken by the Board.

Rob Lewis, Esq., representing Federal Realty Investment Trust (Flourtown Shopping Center), stated that his client has been negotiating with several parties over the past two years, and as recent as July 10, 2006, counsel for the opponents asked for the opportunity to meet and discuss issues of concern. Mr. Lewis believes his client maintains a non-conforming use and the Board has received advice from the Township Solicitor in that regard. Mr. Kilkenny indicated the Township has concerns for the redevelopment of the Flourtown Shopping Center, and will provide a list of these concerns prior to a future meeting. Mr. Lewis was thanked for the interest of the developer to meet and discuss the issues.

Janice McGreevy, 110 Wissahickon Avenue, thanked the Board of Commissioners for extending the review time with regard to the Flourtown Shopping

Center redevelopment. Ms. McGreevy believes the extra time will provide an opportunity to consider the interest of the community.

Ed Uthe, Greenhill Road, was pleased to know that the Flourtown Shopping Center is planning improvements to the site. Mr. Uthe expressed concern for the vacant K-Mart building as well as several other vacant stores in the shopping center. While he appreciates the ability of persons to challenge standing laws, he does not appreciate the persons challenging the laws for personal preference.

Jane Roberts, 1106 Churchill Road, indicated her understanding that the letter of recommendation from the Planning Commission was conditional. Mr. Standish indicated that indeed the Township received a conditional letter of recommendation from the Planning Commission.

Roddy Davis, 1211 Malinda Road, indicated that in many locations the Home Depots tend to encroach their retail uses into the parking lot. He also expressed his concern for control over future expansion of the proposed Home Depot. Mr. Standish provided an explanation with regard to the current situation related to non-conforming uses and how that might restrict future expansion.

Robert McGrory, 501 Mill Road, reminded the Board of Commissioners that previous positions taken by the Board of Commissioners on the Cresheim Trail were related to the concept and not specific improvements of the trail. He also noted that the Flourtown trail, which has been planned over the Black Horse Inn, Flourtown Erdenheim Little League, and the Flourtown Country Club, properties all owned by the Township, and the Township has not taken a formal position on that trail either. Mr. McGrory recommended that the Board taken an official position on the trails being proposed.

Mr. McGrory stated that in March of this year, the Springfield Township Planning Commission recommended that the Board of Commissioners adopt the Flourtown Erdenheim Enhancement Association Vision Plan as a part of the Township's Comprehensive Plan. The Board was unable to address the issue at their April meeting, and Mr. McGrory expressed concern why the proposal was not being reviewed until September. Mr. Dailey indicated that at the workshop meeting after two discussions, the Board came to a consensus to hold the public hearing with regard to the FEEA Vision Plan in September.

Gail Zimmerman, Grove Avenue, introduced herself as an avid biker. Ms. Zimmerman spoke of enjoying the trails in Whitemarsh Township, the Schuylkill Valley trail and the Perkiomen Trail. She indicated that some of the trails get close to homes and they do not appear to disrupt the residents' enjoyment of their homes.

Jared Hey, 309 Lorraine Avenue, expressed his concern for the construction of a large, above-ground basin in the rear yards of some of the properties in the 300 block of Lorraine Avenue. Mr. Hey is concerned with addressing the stormwater management problems to the detriment of nearby properties. He believes an above-ground basin

would be an eyesore that would present safety issues and be an area for mosquitoes to breed. Mr. Hey also believes there would be adverse economic effects on the nearby properties. Mr. Hey stated he looks forward to alternative proposals to the large above-ground basin.

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

Motion (Standish-Schaum) carried unanimously to approve the June check reconciliation in the amount of \$803,538.64 and the July bill listing in the amount of \$630,086.11.

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

Motion (Schaum-Harbison) carried unanimously to award a contract to Traffic Planning and Design Inc., of Pottstown, PA, for their bid price of \$4,840. The award was subject to TPD Inc. completing the traffic studies based upon their proposal of June 29, 2006 and the following amendments to their proposal: (1) that the study times include Saturdays, (2) that they include school traffic related to the Hillcrest Avenue/Bells Mill Road study, and (3) that the existing condition traffic volumes also include a ten year traffic volume projection. The areas in question are Bethlehem Pike at: (1) Bysher/College Avenues, and (2) Hillcrest Avenue, as well as an analysis of the neighborhood circulation patterns in the Bells Mill Road/Hillcrest Avenue neighborhood.

Motion (Schaum-Peirce) carried unanimously to reappoint Lee Kowalski to a new three year term of service as a member of the Springfield Township Shade Tree Commission. Mr. Kowalski's new term of service shall expire July 13, 2009.

Related, Mr. Schaum announced that there is currently a vacancy on the Shade Tree Commission. Any resident interested in serving as a member of the Shade Tree Commission should send a letter of interest or resume to the Board of Commissioners at the Springfield Township Building.

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

Mr. Gillies asked if the Board of Commissioners might wish to reconsider scheduling a public hearing to vote on the Flourtown Erdenheim Enhancement Association vision Plan in August. Motion (Dailey-Gillies) to schedule the hearing in August. Ms. Peirce suggested that FEEA is a small segment of the community, and waiting until September will provide an opportunity for others in the community to be considered. She did note her support of the FEEA concept. Mr. Dailey indicated his interest in adopting the FEEA Vision Plan as soon as possible. He noted that the Township Planning Commission endorsed the Plan and believes FEEA would like to utilize the adoption as a means to encourage volunteers to participate in the September community day. Ms. Lunn stated that she participates in FEEA and stated that they are currently considering a Main Street Manager Program, which requires hundreds of

volunteers, more than anticipated for the Community Day. She believes that voting on the FEEA Vision Plan in September would be appropriate as August is a traditional vacation month. Ms. Peirce expressed her thought that any future Main Street Manager would report to the Township as opposed to the Flourtown Erdenheim Enhancement Association. Mr. Gillies asked that the Board consider voting on the FEEA Vision Plan to help with the Community Day activities. Vote on the motion: 3 in favor - Dailey, Gillies, Schaum. The motion did not pass. Motion (Gillies-Peirce) carried unanimously to hold a public hearing in September 2006 on the FEEA Vision Plan and consider a decision at that public hearing.

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

Ms. Lunn announced that Springfield Township residents recycled 227.8 tons of materials with a householder participation rate of 83.2%. The net cost for the month was \$4,596.08.

Motion (Lunn-Dailey) carried unanimously to accept a letter dated July 12, 2006 from Michael W. Cassidy, Esq., counsel for the Danny Jake Corporation, extending the 90 day subdivision plan review period until August 9, 2006. The Danny Jake Corporation subdivision is also known as the Boorse tract, 10 Camp Hill Road, Oreland.

Motion (Lunn-Schaum) carried unanimously to accept a letter from Anthony Hibbeln, P.E. on behalf of Genesis Eldercare to install 14 off street parking spaces without the formal land development review process. Genesis Eldercare is located at 850 Paper Mill Road, Wyndmoor. The approval was subject to Genesis Eldercare securing the requisite stormwater management permit.

Motion (Lunn-Peirce) carried unanimously to approve the LaPenta Subdivision dated June 5, 2006. The LaPenta subdivision is located at 741 Thomas Road, Philadelphia, and is actually a reverse subdivision or lot consolidation plan. The approval included waivers to the Springfield Township Code Section 95-10.A, related to the widening of Thomas Road and construction of concrete curbs, Section 95-10.I, which requires the installation of sidewalks, and Section C of the Springfield Township Subdivision and Land Development Plan Checklist requiring that existing features within 200 feet of the subdivision be shown on the plan. The approval was also subject to the applicant resolving all issues found in the June 13, 2006 letter from the Office of the Township Engineer, and securing the requisite building and stormwater management permits.

Motion (Lunn-Peirce) carried unanimously to approve the request of John and Miriam Bolger, dated June 16, 2006, for a waiver to the formal land development review process for the installation of additional off street parking in the front of their offices. Their offices are located at 1110 Bethlehem Pike, Flourtown. The waiver approval was subject to the Bolgers securing the requisite stormwater management permit.

Ms. Peirce, Chairwoman of Communications and Cultural Resources Committee, had no report.

Mr. Dailey, Chairman of Zoning Committee, reported:

Mr. Dailey announced that the Zoning Hearing Board will next meet on Monday, July 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-Peirce) carried unanimously to award a contract to Asphalt Paving Systems Inc., of Hammonton, NJ, for the following low bid prices: (1) \$1.595 per sq. yd. for single application Ralumac and crack sealer preparation, and (2) \$2.04 per sq. yd. for double application Ralumac with crack sealer preparation. Mr. Harbison noted that Whippain Township solicited bids on behalf of the Montgomery County Consortium of Communities. Mr. Harbison described the Ralumac process and the streets to receive the application.

Motion (Harbison-Schaum) carried unanimously to purchase a 2000 Ford F-350 with Telsta aerial bucket for the low bid price of \$22,500.

Ed Uthe, Greenhill Road, readdressed the Board and suggested the possible need to change the procedure at the Monday workshop meetings to make the meetings more efficient. He suggested that, at the discretion of the Chair, the Chair may wish to limit the public's conversation and debates on issues before the Board.

Roddy Davis, 1210 Malinda Road, questioned the use of porous paving for off street parking and noted the need for continued maintenance for porous paving to work properly.

There being no further business, the meeting was adjourned at 9:00 PM.

Respectfully submitted

Donald E. Berger, Jr.
Secretary