

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

The Board of Commissioners of Springfield Township met in regular monthly meeting on Wednesday, August 9, 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 with the exception of Mrs. Lunn, Ms. Peirce and Mr. Schaum. Mr. Standish presided. Mr. Standish opened the meeting with the Pledge of Allegiance.

Motion (Gillies-Dailey) carried unanimously dispensing with the reading of the minutes of the previous meeting and approving same as written and recorded in the official minute.

Mr. Standish announced that Mrs. Lunn, Ms. Peirce and Mr. Schaum were out of town for personal or business reasons.

Mr. Standish noted that the Board previously anticipated a possible vote on a franchise agreement with Verizon of PA Inc. for Verizon to provide cable TV service in the Township. The Commissioners are concerned with the verbiage related to future technology, the transmission of TV signals over the transmission lines, and how those issues are viewed under current FCC regulations. Therefore, there would not be a vote at the meeting.

Roger Spalding, 7711 Beech lane, addressed the Board in regard to a proposed picnic pavilion at Laurel Beech Park. Mr. Spalding suggested that there was uniform opposition to the pavilion in the neighborhood, and he believes that the construction of the pavilion would add crime, litter and other unwanted activities of juveniles in the neighborhood.

Mr. Standish stated that the Board of Commissioners had discussed the issues raised by the neighbors related to the picnic pavilion. Mr. Standish also stated that the Township secured bid quotations to construct the building, and as a result of the costs of construction as well as issues of concern, the Board would take no action at the meeting to approve the construction. Mr. Harbison noted that all the issues raised by the neighbors are still on the table, and since a comprehensive study of the parks and recreation programs will be conducted, the pavilion issues can be incorporated into that study. Mr. Harbison was glad the Township and neighbors met previously as it provided a better understanding of their concerns.

Christine Hennessey, 7811 Beech Lane, inquired whether the comprehensive study process would be open to the public. Mrs. Hennessey was informed it would be and she was advised to remain in contact with the Park and Recreation Advisory Committee.

Mrs. McNulty, 7813 Beech Lane, suggested that construction vehicle access to the proposed pavilion at Laurel Beech Park may be an issue.

Mr. Harbison, on behalf of himself and Mr. Schaum, Chairmen of Public Safety Committee, reported:

Motion (Harbison-Dailey) carried unanimously to amend the Springfield Township Code Section 107-24, Schedule I, Speed Limits, by establishing a 25 MPH speed limit on Queen Street between Mermaid Lane and East Willow Grove Avenue.

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

Motion (Standish-Gillies) carried unanimously to approve the July check reconciliation in the amount of \$678,882.63, and the August bill listing in the amount of \$420,775.73.

Mr. Harbison announced that there was currently a vacancy on the Shade Tree Commission. Any resident interested in serving as a member of the Shade Tree Commission was directed to send a letter of interest or resume to the Board of Commissioners.

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

Mr. Gillies, reported for Mrs. Lunn, Chairwoman of Community Development and Environmental Resources Committee:

Mr. Gillies announced that Springfield Township residents recycled 204.9 tons of materials with a householder participation rate of 73.3%. The net cost for the month was \$5,855.58.

Motion (Gillies-Dailey) carried unanimously to accept a letter dated August 2, 2006 from Michael W. Cassidy, Esq., counsel for the Danny Jake Corporation, extending the 90 day subdivision plan review period until September 21, 2006 for the Danny Jake Corporation subdivision. The subject subdivision is also known as the Boorse Tract, 10 Camp Hill Road.

Motion (Gillies-Dailey) carried unanimously to approve the land development plan of Federal Realty for their property known as the Flourtown Shopping Center, Bethlehem Pike, Flourtown, plan set dated June 11, 2004, last revised May 31, 2006, with an accompanying site plan dated August 7, 2006, and an elevation plan dated August 4, 2006. The subject of the land development is the renovation of existing shopping center stores, the construction of a Home Depot Store and the construction of a bank and proposed retail stores, which are partially in Whitmarsh Township and partially in Springfield Township. The approval was subject to the applicant resolving any outstanding issue highlighted in the June 16, 2006 letter of review from the office of the Township Engineer, and representations made by Craig Robert Lewis, Esq., legal counsel for the applicant in a letter dated August 7, 2006.

Mr. Harbison noted that last month the Board of Commissioners delayed taking action on the land development plan. The delay provided an opportunity for the

neighbors to meet with the Township and developer. As a result, several improvements or conditions were placed on the plan approval. The Biddles, residents of Whitemarsh Township who were the informal leaders for the neighbors, officially withdrew their opposition to the land development proposal.

Mr. Dailey thanked the residents of both Whitemarsh and Springfield Townships for their hard work to bring about concessions or improvements to the land development plan. Some of the concessions included issues related to safety, traffic, noise and building facades. Mr. Dailey asked that both the Springfield and Whitemarsh Township police departments enforce the provision that no truck traffic be placed on Sunnybrook or Arlingham Roads. Mr. Dailey also commended Amy Montgomery, the Springfield Township Engineer, for her hard work through six revisions of the land development plan.

Motion (Gillies-Dailey) to approve the Squire's Ridge subdivision, a 53 lot subdivision containing both single family detached units and single family semi-detached units, which, with the exception of one single family dwelling, will be an age-qualified residential development. The plans are dated July 27, 2005, last revised June 29, 2006. The approval of the subdivision plan includes waivers to the following Code sections: (1) 95-10.A related to the minimum cartway width on both the internal roadway and the existing Northwestern Avenue, (2) 95-11.E, permitting the dedication of land suitable for park and recreation use to the future Homeowners Association, (3) 95-11.I (1), a partial waiver is granted to the requirement of the landscape buffering due to the existing significant natural buffers, (4) 95-11.I(11)(c) regarding tree replacements, (5) 95-10.I regarding sidewalks, no sidewalks will be installed along Northwestern Avenue, internal sidewalks will be provided on one side of Legacy Blvd., no sidewalks will be installed in the internal cul-de-sacs, and the developer will pay the Township the estimated cost of future sidewalks along Ridge Pike. The approval is conditioned that the applicant resolve any outstanding issues as set forth in a letter from the office of the Township Engineer dated July 28, 2006, and the resolution of widening and/or providing emergency access along Northwestern Avenue to the satisfaction of the Board of Commissioners. Vote on the motion 3 in favor, and 0 opposed. Mr. Standish abstained.

Mr. Harbison noted that the approved plans are consistent with the concessions desired by the area neighbors. Mr. Harbison also described the emergency access issues along Northwestern Avenue.

Motion (Gillies-Dailey) carried unanimously to accept a letter dated May 25, 2006 from Charles P. Durkin, P.E., on behalf of the Sisters of St. Joseph, requesting a waiver to the formal land development review process in order that the Sisters might construct twelve additional off street parking spaces at the St. Joseph's Villa, on West Wissahickon Avenue. The waiver is being granted subject to the applicant completing all the work as outlined in the plan dated April 28, 2006, entitled Parking Area Addition - St. Joseph's Villa, and the applicant securing the requisite stormwater management permit.

Mr. Gillies announced that on August 1, 2006, the Township was slated to open bid proposals to construct the pedestrian safety and streetscape improvements in the business district of Oreland. The Township did not receive any bids for this project. The Board has authorized Township staff to modify the bid proposal and rebid the project. Mr. Gillies described the project.

Mr. Dailey, on behalf of Ms. Peirce, Chairwoman of Communications and Cultural Resources Committee, reported:

Mr. Dailey announced that on July 20, 2006, the Township received four proposals to conduct a comprehensive review and prepare a plan of the Springfield Township Parks and Recreation Programs. Over the next month, the Park and Recreation Advisory Committee will be reviewing the proposals, and interviewing the candidates. The Board of Commissioners could take action on the proposals as a part of the September 2006 meetings.

Motion (Dailey-Gillies) carried unanimously to reject all bids received on July 20, 2006 to construct a picnic pavilion at Laurel Beech Park. All bids received were considerably in excess of the Township budget appropriation for the project. The Commissioners are going to permit the future consultant hired to review the park and recreation programs to consider the pavilion as a part of their overall study.

Motion (Dailey-Harbison) carried unanimously to appoint Monroe Buckner, of Weiss Avenue, Flourtown, as an alternate member on the Black Horse Inn Advisory Committee, substituting for Andrew Glendinning who is out of the country on a one year sabbatical. It is the intention of Mr. Glendinning to return as a member of the Black Horse Inn Advisory Committee in the Spring of 2007.

Mr. Dailey, Chairman of Zoning Committee, reported:

Mr. Dailey announced that the Zoning Hearing Board would next meet on Monday, August 21, 2006 at 7:00 PM in the Springfield Township Building. Mr. Dailey summarized the Zoning Hearing Board agenda.

Motion (Dailey-Gillies) carried unanimously to authorize the office of the Township Solicitor to attend the August 21, 2006 meeting of the Zoning Hearing Board to protect the interest of the Board of Commissioners by creating a record related to the Agans' petition, 517 Haws Lane, Oreland, pertaining to their proposal to construct a 50'x 30' accessory building at their residence.

Mr. Dailey announced that Sean Kilkenny, Township Solicitor, will be getting married next month. Everyone congratulated Mr. Kilkenny and wished him well.

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

Motion (Harbison-Gillies) carried unanimously to authorize the sale of a 1981 bucket truck and a 1999 Chevrolet Tahoe at a future public auction to be managed by JJ Kane, of Delran, New Jersey. Mr. Harbison described the vehicles.

Motion (Harbison-Dailey) carried unanimously to award a contract to Ply-Mar Construction Company Inc., Plymouth Meeting, PA, for their low bid price of \$128,731 to construct a detention basin on the Flourtown Country Club property. On August 1, 2006 the Township received three bids for this project. Mr. Dailey described the location of the proposed basin and the benefits to be realized by the adjacent neighborhoods.

Leslie Grant, 1773 Newbold Lane, stated that she was at the meeting with several other neighbors from the Laverock section of Springfield Township who were not interested in changing the character of their neighborhood unless the community expressed interest in doing so. Specifically, Ms. Grant was concerned with how the proposed Cresheim trail might change the character of her neighborhood and she is not interested in the trail running through her neighborhood.

Mr. Dailey stated that he has received similar concerns from residents in his district. Mr. Standish explained the relationship between Springfield/Cheltenham and the volunteer organizers of a feasibility study for the Cresheim trail. The Commissioners agreed to exchange with Ms. Grant any information on file with regard to the Cresheim trail.

Martina Johnson, 1706 Newbold Lane, expressed her concern and confusion about who was organizing the Cresheim trail study process, and how the Township was involved.

Sam Brackeen, 8407 Newbold Lane, also discussed the planning process and community involvement related to the Cresheim trail. Members of the Board and Solicitor described their understanding of the concerns expressed by the residents, but asked that the residents attempt to identify specific issues and how those issues will manifest themselves into a problem. All the residents were invited to attend future meetings of the Springfield Township Open Space Committee to further discuss their concerns with the trail and any issues related to the Open Space Plan.

Carolyn Abdugundie noted her concerns for the Cresheim trail and would like additional information on the specific trail planning and activities when available.

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

Respectfully submitted,

Donald E. Berger, Jr.
Secretary

