

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

The Board of Commissioners of Springfield Township met in regular monthly meeting on Wednesday, April 11, 2007 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. Mrs. Lunn presided.

Mrs. Lunn opened the meeting with the Pledge of Allegiance.

Mrs. Lunn invited Dr. Cherry, the Director of the United States Department of Agriculture, Eastern Regional Research Center, Wyndmoor, to address the Board of Commissioners on an honor being bestowed upon the research facility on April 18, 2007. Dr. Cherry addressed the Board of Commissioners and those present on the history of the Regional Research Center, their budget, and the fact that they generally research processes by which food from the farm can be made or preserved as a safe food source. On April 18, the facility will be designated as an American Chemical Historic Landmark for the United States.

Motion (Schaum-Peirce) 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.

Mrs. Lunn recognized past Commissioners Roberts McGrory, Michael Cassidy and Jane Roberts in the audience.

Mr. Gert Jacobsohn, 1108 Clarke Road, addressed the Board and provided a summary of why he is working with his neighbor to modify an existing lot line. Mr. Jacobsohn indicated he was interested in securing additional land for landscaping. Mr. Standish indicated to Mr. Jacobsohn that his subdivision was on the agenda and it appeared that the plans were suitable for approval.

Robert Lewis, Esq., representing Federal Realty, owners of the Flourtown Shopping Center, asked that the Board of Commissioners consider approving the plans amended subdivision plan for the Flourtown Shopping Center as he believed the plans were in order for approval. Mr. Lewis did acknowledge that Whitemarsh Township asked Springfield to extend the approval in order that Whitemarsh might be able to review the amended plans. Mr. Lewis indicated that he recently provided copies of the plans to Whitemarsh and had previously presented plans to the area neighbors. To the extent the Board did not take action this evening, Mr. Lewis respectfully requested that action be taken at the May 2007 meeting of the Board of Commissioners.

Thomas Delevie, 727 Falcon Drive, described a March 2007 ice storm wherein he suggested his driveway was plowed in. Mr. Delevie described the street and how it had previously been plowed in the past. He was also concerned that the Public Works Department did not respond to his concerns, and also that the seasonal warning letters requesting that residents do not park in the cul-de-sac were not enforced.

Don Mitchell, Weiss Avenue, reviewed what he believed the Board of Commissioners authorized as related to the bids for the Black Horse Inn. Mr. Mitchell wanted to be certain that the Township was receiving bid quotations for all the work that could eventually be completed at the Black Horse Inn. Mr. Mitchell also reviewed the public and private fund raising effort that is taking place to help fund the renovations at the Black Horse Inn. Mr. Mitchell thanked the Township residents for their efforts in helping to renovate the building.

Graham Gill, Bells Mill Road, asked for a clarification between approval of the land development plan for the Flourtown Shopping Center and what was referred to as an amendment to the plan. He indicated that since the plan was already approved, subject to the amendment, he would simply state his opposition to large box stores at the Flourtown Shopping Center. Mr. Gill also spoke to the plans for streetscape improvements along Bethlehem Pike. Mr. Harbison indicated that some Commissioners were in favor and others opposed to the plans for the Flourtown Shopping Center, but the Commissioners cannot review and approve appropriate tenants for any facility. Mr. Kilkenny indicated that the shopping center enjoyed pre-existing, nonconforming conditions that restricted the Board of Commissioners' ability to influence the Flourtown Shopping Center renovations. The Township did negotiate site and building façade improvements that will be incorporated into the approved plans. Mrs. Lunn indicated that the Township was reviewing the Zoning Code to find appropriate zoning means to regulate uses on Bethlehem Pike.

Mrs. Lunn, Chairwoman of Internal Affairs and Environmental Resources Committees, reported:

Motion (Lunn-Harbison) carried unanimously to approve the March check reconciliation in the amount of \$649,949.67 and the April bill listing in the amount of \$662,106.67.

Mrs. Lunn announced that Springfield Township residents recycled 207.3 tons of materials with a householder participation rate of 78.1%. The net cost for the month was \$6,320.92.

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

Mr. Schaum congratulated Springfield Township and the Township Shade Tree Commission for the Township being designated as a 2007 Tree City USA Community. The National Arbor Day Foundation recognizes communities that demonstrate their appreciation that trees are a vital component of their towns. Mr. Schaum recognized the Chairman of the Shade Tree Commission, Mr. Tom Pryzblinski, in the audience.

Mr. Gillies, Chairman of Library Committee, reported:

Mr. Gillies announced that the Township recently hired a new Director of Library Services, Marycatherine McGarvey. Mr. Gillies provided a brief introduction of Ms. McGarvey's background.

Mr. Gillies indicated that the Township would soon be issuing a request for proposals for renovations to the Black Horse Inn. He believed the cost estimate was approximately \$1,000,000. Mr. Gillies asked that the Township secure costs for all improvements but to divide the bid proposal into more components in order that the Township would be in a position to select the components desired based on the bid quotations received.

Motion (Gillies-Dailey) carried unanimously to create a base bid for the restoration of the exterior and interior structural improvements as well as HVAC improvements on the first floor only. All remaining components shall be individually priced. The creation of the bid components would be finalized by the Township's architect as opposed to strict adherence to the suggestions by the Commissioners.

Mr. Standish, Chairman of Community Development Committee, reported:

Motion (Standish-Gillies) carried unanimously that in compliance with Section 512.1 of the Pennsylvania Municipalities Planning Code, the Board of Commissioners waive the formal land development review process for the LaSalle College High School land development, known as the "Karr Tract Athletic Fields". The subject of the land development includes the creation of athletic fields, a utility building, offstreet parking, and a walking trail. The parcel is 28.4 acres in size and is located on Paper Mill Road near Hawthorn Lane. The waiver was granted in conjunction with plans titled "Karr Tract Athletic Fields" dated November 6, 2006. The applicant shall comply with all representations made before the Township Planning Commission, Zoning Hearing Board, Emergency Management Board and the Board of Commissioners. The applicant shall secure all requisite permits and approvals, and comply with all applicable State and local codes.

Motion (Standish-Harbison) carried unanimously to approve the Jacobsohn subdivision, a two lot residential subdivision located at 1108 Clarke Road, dated December 21, 2006, last revised January 30, 2007. The subject of the subdivision is the establishment of a new lot line between the subject property and 8310 Hull Drive. No additional building lots are being created. The approval of the subdivision was conditioned upon the applicant satisfying all comments listed in a March 14, 2007 letter of the Township Engineer, exclusive of the following points found in the subject letter: comments 1 - 4, 7 - 10, and 12, 15, 16B, 16C, and 16D.

Motion (Standish-Peirce) carried unanimously that in compliance with Section 512.1 of the Pennsylvania Municipalities Planning Code, the Board of Commissioners waive the formal land development review process for Miller Buildings Inc., 1408 Bethlehem Pike. The subject of the land development includes the conversion of an existing single story accessory building into an office use, and the installation of 7 additional off-street parking spaces, stormwater management, and landscaping improvements. The waiver was

granted in conjunction with plans entitled "Site Plan 1408 Bethlehem Pike" dated September 23, 2006, last dated March 8, 2007. The applicant shall comply with all representations made before the Township Planning Commission, Zoning Hearing Board and Board of Commissioners. The applicant shall secure the requisite permits and comply with all applicable codes.

Motion (Standish-Gillies) vote 5-2, Lunn and Peirce opposed, that in compliance with Section 512.1 of the Pennsylvania Municipalities Planning Code, the Board of Commissioners waive the formal land development review process for Harleysville National Bank, 1851 Bethlehem Pike. The subject of the land development is the conversion of an existing pizzeria into a bank office. The applicant proposes modest façade improvements and removal of a large walk-in refrigerator unit and elevated electrical transformer located to the rear of the building. In the same location as the refrigerator unit, the bank plans to install a canopy over a drive-thru window. The plan is entitled "Site Plan 1851 Bethlehem Pike", dated March 8, 2007. The waiver is contingent upon the applicant securing approval from the Zoning Hearing Board to change the building usage from a pizzeria to a bank office, as well as all representations made before the Township Planning Commission and Board of Commissioners. The applicant shall secure the requisite permits and comply with all applicable codes.

Mrs. Lunn suggested that, rather than waiving the land development review process, all properties along Bethlehem Pike be reviewed for, among other things, streetscape improvements.

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

Ms. Peirce indicated that the Township is in the process of reconstructing the Township's website. Any residents with suggestions on ways to improve the site or features that might be included on a future website should contact the Commissioners or the Township with their suggestions.

Mr. Dailey, Chairman of Zoning Committee, reported:

Motion (Dailey-Peirce) carried unanimously to adopt Resolution No. 1150, a resolution recognizing 50 years of outstanding service to the Springfield Township community by the Flourtown Erdenheim Little League. Mr. Dailey read into the record Resolution No. 1150.

Mr. Dailey announced that the Zoning Hearing Board would next meet on Monday, April 16, 2007 at 7:00 PM. Mr. Dailey summarized the Zoning Hearing Board agenda. With regard to the West Oak Lane Church of God, Mr. Standish asked if there were any new requests by the Church related to potential changes to their plans. Mr. Kilkenny indicated that the Church received zoning approval in the past and, while they are not requesting any additional approvals from the Zoning Hearing Board because their plan is changing, they need to confirm past approvals.

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

Mr. Harbison read into the record a letter of commendation to the Public Works Department for their actions related to the ice storm of March 16 and 17, 2007. Mr. Harbison noted that each member of the Board of Commissioners signed the letter.

Motion (Harbison-Schaum) carried unanimously to adopt Resolution No. 1151, a resolution recognizing the dedicated efforts of the Public Works professionals who perform vital functions to preserve our health, safety and well-being of the Township. The resolution recognizes May 20 - May 26, 2007 as National Public Works Week.

Motion (Harbison-Schaum) carried unanimously to adopt Resolution No. 1151-A, a resolution that mirrored the previous Resolution No. 1151. Resolution No. 1151-A would be presented to the Montgomery County Public Works Association for their outstanding work in Montgomery County.

Motion (Harbison-Schaum) carried unanimously to award a contract to McCarthy Masonry, of Quakertown, PA, for their low bid price of \$397,572.80 for the installation of specified pedestrian and streetscape improvements in the Oreland shopping district. The project is being paid through a Federally funded Community Development Block Grant, which has been allotted \$310,000 to complete the physical construction. The specifications provide the opportunity for the Township to reduce the contract up to 25% in order to bring the project into compliance with the approved budget. The Township Engineer is in the process of value-engineering the project to identify areas where the project might be modified to meet the project budget.

Mr. Harbison provided a brief history of the Township's responsibility to make certain improvements to the Flourtown Country Club as set forth in an approved lease. One project, including the parking lot repairs, initially was budgeted at \$80,000 and through "mission creep", he believed the project has now gotten too expensive. He recently met with the lessee who is interested in improvements to the parking lot, lighting and safety improvements at the parking lot entrance. Mr. Harbison indicated that he hopes this work could be completed for approximately \$200,000.

Motion (Harbison-Standish) to reject all bids received on February 8, 2007 for the reconstruction of the Flourtown Country Club parking lot and the realignment of McCloskey Road and Chestnut Lane. Mr. Harbison indicated the Board's appreciation for the bidders extending the deadline by which the contract was to be awarded and noted that the Board asked staff to redesign a more modest project that addresses the safety concerns within the parking lot.

Mr. Schaum reviewed aspects of the project that was being considered for rejection, including the realignment of the streets, parking lot entrance and lighting, all improvements that would make the parking a safer location. He noted the landscaping and rain gardens would improve the appearance and also help with stormwater management in the vicinity. Mr. Schaum asked the Board to consider awarding the

project, since the capital reserve had the necessary funds allocated to this project. If the Board moved forward with simply blacktopping the parking lot, the Township would lose an opportunity to make the improvements for probably twenty years. He indicated that the tenant was required to invest over \$500,000 at the Club. Mr. Schaum believes that to date the lessee has committed \$700,000. Mr. Schaum indicated that the Township is investing \$1.3 million at the Black Horse Inn with no tenant and no private party contributing \$700,000. The redesign of the project might cost an additional \$30,000 in engineering after already spending \$40,000. He suggested that far more residents of Springfield Township utilize the Flourtown Country Club than will use the Black Horse Inn. The Flourtown Country Club contains 54 acres of open space, unlike the Black Horse Inn.

Mrs. Lunn suggested that it was not just sticker shock that she was concerned with, but she was not aware the bids were being prepared. Other questions have been raised with regard to the project, and she believes the bids should be rejected at this time.

Mr. Gillies suggested his belief that the Commissioners had authorized the bidding of the project. He also suggested that developers doing similar work in the Township will be required to make improvements to their facility, such as improved stormwater management. He believes the landscaping is important and noted that the Township was recently selected as a Tree City USA community because of our interest in landscaping. Since the Township has been saving the funds for this project for many years, the Commissioners are able to avoid any tax burden with regard to this project.

Mr. Dailey indicated that the rent paid by the lessee helps to pay down the cost for improvements. He expressed his concern for the lost opportunity to make safety and stormwater management improvements on this site. He believes the safety improvements alone would justify moving forward with the project.

Ms. Peirce noted that the Township Engineer indicated that the rain gardens would only provide minimal positive effect with regard to managing stormwater in the area. Mr. Schaum reminded the Commissioners that the Township recently completed a stormwater detention basin, with a second one planned, and this is another means by which the Township can improve stormwater runoff in the area. Mr. Gillies warned of existing problems in the driveway that need to be addressed as a part of a future project. Mrs. Lunn thought that porous paving should now be considered for the project.

Mr. Harbison reviewed the lease obligations for the project. He too believes the lessee has invested approximately \$700,000 into the project. Mr. Harbison is willing, as a part of rebidding the project, to include improvements to the front entrance and swimming pool entrance previously discussed. He believes even the reduced project would call for the Township to invest more than initially contemplated.

Mr. Gillies stated his interest during budget discussions to return money in the capital reserve account to the taxpayers, but the Board opted to retain the money for designated capital reserve projects. If this project does not move forward, the money in the capital reserve for this project should be returned to the taxpayers. Mr. Standish indicated that the parking lot improvement project was a good plan, but unfortunately

there were no options available when awarding the project. He believes the project should be rebid with a base bid and many bid alternates. He does not believe that the improvements are tied to the lease and that it is a Township property and the Board should do what they believe is appropriate for that property.

Vote, 4-3, opposed Dailey, Gillies, Schaum.

Don Mitchell, Weiss Avenue, readdressed the Board and indicated that while the construction costs for the Black Horse Inn renovation work is estimated at \$1.3 million, it is not all local taxpayers' money being spent in this regard.

Ms. Peirce noted that the Black Horse Inn is on the Township's main corridor and as such is an important asset to the community. She believes the number of Township residents who will see and appreciate the Black Horse Inn exceeds the number of residents who will see the results of the improvements at the Flourtown Country Club.

Rob Ryan, Franklin Avenue, asked why the Township Code would require the repaving of the Country Club parking lot, and inclusion of landscaping. Mr. Gillies indicated that the building addition being constructed by the lessee would initiate code requirements such as stormwater management.

Janice McGreen, West Wissahickon Avenue, asked for an explanation of the Township's capital reserve fund. Mr. Harbison indicated that one aspect of the capital reserve fund is for the Township to save money in order to complete projects in the future.

Robert McGrory, E. Mill Road, asked Mrs. Lunn what a strategic investment officer is. Mrs. Lunn indicated that is what her job title is and her responsibilities include recognizing projects for funding in communities that are in need of redevelopment. Mr. McGrory asked if she knew a John Anderson. Mrs. Lunn indicated she does, and he owns the Solaris Grill in Chestnut Hill. Mr. McGrory asked Mrs. Lunn if she that Mr. Anderson is also involved in the reopening of an inn on Pennsylvania Avenue. Mr. McGrory asked Mrs. Lunn if she knew the officers who investigated the Flourtown County Club issues several months ago, and if she does, perhaps she should recuse herself from all future discussions regarding the Flourtown Country Club. Mrs. Lunn indicated she only knew the officers through telephone conversations. Mr. McGrory discussed a situation of several years prior wherein he believed the Board of Commissioners created a victim of a past Chief of Police. Mr. McGrory stated his belief that the Board of Commissioners was now making a victim of the operator of the Flourtown Country Club.

Mr. Kilkenny responded to Mr. McGrory's thought that Mrs. Lunn should recuse herself in regard to business related to the Flourtown Country Club. While referring to the Pennsylvania Ethics Act, Mr. Kilkenny indicated that the conflict of interest relates to the Commissioner having a pecuniary interest in the business being discussed by the Township.

John Alviti, Grove Avenue, addressed the Board as the Chairman of the fundraising committee for the Black Horse Inn. Mr. Alviti thanked the Board of Commissioners for their support in the Black Horse Inn project which helps legitimize the entire project.

There being no further business, the meeting was adjourned at 10:20 PM.

Respectfully submitted,

Donald E. Berger, Jr.  
Secretary