

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

The Board of Commissioners of Springfield Township met in regular monthly meeting on Wednesday, May 9, 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 called on Mr. Schaum, liaison to the Township Shade Tree Commission to make a presentation. Mr. Schaum identified Jennifer French, Lee Kowalski, and Peter Wilson of the Township Shade Tree Commission, who were in the audience, and asked them to join him in the front of the room. Mr. Schaum indicated that on May 7, 2007 Jeff Stuffle, Assistant District Forester for the Pennsylvania Department of Conservation and Natural Resources, presented the Board of Commissioners with the Tree City USA award. The Board of Commissioners felt it appropriate that the award be presented to the Township Shade Tree Commission. Mr. Schaum noted that Tree City USA communities are selected by the National Arbor Day Foundation. The Foundation recognizes communities that demonstrate their appreciation that trees are a vital component of the infrastructure of towns.

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 indicated that over the month, the Board of Commissioners received a letter from several residents in the 8600 block of Hull Drive. The residents indicated their concern for a large amount of stormwater running along the rear yards of Hull Drive and from the wooded embankment that leads from Elliston Drive down to Hull Drive. While several residents have installed small drain systems on their properties, the systems do not appear to be adequate to handle the stormwater runoff. Ms. Lunn indicated that at the May workshop meeting, the Board received a report from the Township Engineer and, as a result, the Engineer and Township Solicitor will research the Township's responsibility in addressing these concerns on private property.

Ms. Zane Martino, 7804 Beech Lane, addressed the Board with her concerns for an event that took place at Laurel Beech Park over the previous weekend. Apparently, a great number of young adults held a barbecue after hours at Laurel Beech Park. Eventually, the Police and fire company responded to the incident. There was a fair amount of litter left in the park from the barbecue. Ms. Martino asked the Board of Commissioners for their assistance in helping to curtail this activity in the future. Ms. Martino made a suggestion to perhaps install lighting near the existing tot lot at the park. Ms. Martino also expressed her interest in dog owners cleaning up after their dogs. Ms. Martino was directed to call the Police Department when she notices residents not attending to their responsibilities.

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

Motion (Lunn-Peirce) carried unanimously to approve the April check reconciliation in the amount of \$605,607.79 and the May bill listing in the amount of \$645,601.50.

Mrs. Lunn announced that Springfield Township residents recycled 220.3 tons of materials with a householder participation rate of 76.5%. The net cost for the month was \$5,605.92.

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

Motion (Schaum-Gillies) carried unanimously that in conjunction with Springfield Township Code Section 34-2.1.K permission be granted for members of the Flourtown Fire Company to attend the PA State Fire Expo, in Harrisburg, PA, on May 18, 2007.

Mr. Gillies, Chairman of Library Committee, reported:

Motion (Gillies-Schaum) carried unanimously to appoint Anne Zeger as a full member of the Springfield Township Library Advisory Committee. It was noted that Ms. Zeger is currently serving as the alternate member.

Motion (Gillies-Schaum) carried unanimously to appoint Ramona Salotti, of Northwoods, as a member of the Springfield Township Library Advisory Committee. Ms. Salotti is filling an unexpired term of service which is due to expire December 31, 2009.

Motion (Gillies-Schaum) carried unanimously to appoint Janet Waxman, of Wyndmoor, to serve as the alternate member on the Library Advisory Committee. Ms. Waxman is also filling an unexpired term which shall expire December 31, 2008.

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

Motion (Standish-Gillies) to approve the amended land development plan of Federal Realty Investment Trust, known as Flourtown Shopping Center, 1874 Bethlehem Pike, Flourtown, last revised February 15, 2007. The subject of the land development is the reduction in size and relocation of retail stores to be located entirely within Springfield Township. The approval of the plan is subject to the applicant attending to all plan details as set forth in a letter dated March 14, 2007 from the office of the Township Engineer and securing the requisite permits. While approving the current land development plan, the Board also reaffirmed the approval and previously stated conditions of a land development plan approved August 9, 2006. The approved plans were last revised May 31, 2006, with an accompanying site plan dated August 7, 2006, and an elevation plan dated August 4, 2006. The approval was subject to the applicant resolving any outstanding

issues 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. Gillies inquired whether Whitemarsh Township provided any comments to Springfield with regard to the land development plan. This was related to Whitemarsh's request that Springfield delay approval of the plans for 30 days. Mr. Berger indicated that Whitemarsh Township did not supply any comments to Springfield.

Ms. Lunn indicated that the review letter from the Township Engineer indicated that a stormwater maintenance and operation agreement was required, and inquired what the purpose was of this agreement. Messrs. Kilkenny and Berger explained that the agreement is required by the Commonwealth on all stormwater management facilities.

Mr. Dailey asked if hours of operation were established for the proposed Home Depot store. Mr. Lewis, counsel for Federal Realty, indicated that he was not certain whether any store hours were agreed upon but did believe that they agreed to delivery times and would abide by any representation made in that regard.

Vote 6-1, Lunn opposed. Ms. Lunn indicated she still has concerns for traffic flow and general design of the land development.

Motion (Standish-Harbison) carried unanimously to reappoint Steve Steinbrook, Diane Drinker, and Baird Standish to new three year terms of service as members of the Springfield Township Open Space Planning Committee. The new three year terms of service shall expire May 12, 2010.

Mr. Dailey, Chairman of Zoning Committee, reported:

Mr. Dailey announced that the Zoning Hearing Board will next meet on Monday, May 21, 2007 at 7:00 PM in the Springfield Township Building. Mr. Dailey summarized the Zoning Hearing Board agenda.

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

Motion (Peirce-Schaum) carried unanimously to reappoint Mike Lawrence and Jay Cohen to new three year terms of service as members of the Springfield Township Park and Recreation Advisory Committee. The new terms of service shall expire May 12, 2010. Ms. Peirce recognized Mr. Lawrence in the audience.

Motion (Peirce-Gillies) carried unanimously to authorize the execution of an updated agreement between Philadelphia Montgomery Christian Academy and Springfield Township. The purpose of the agreement is for Phil Mont Christian Academy to have access to the Springfield Township owned athletic fields and for

Springfield Township to have access to the Phil-Mont gymnasium. Ms. Peirce outlined key features of the lease.

Mr. Harbison, Chairman of Public Works and Facilities Committee, had no report.

Mr. Schaum indicated that he was pleased to announce that he received a telephone call from the Montgomery County Commissioners office on May 9 indicating that the County Commissioners had authorized an additional \$70,000 to be allocated to the Oreland Pedestrian and Streetscape Improvement Project.

Roy Hanshaw, 117 Azalea Way, raised two questions with the Board of Commissioners. First, Mr. Hanshaw asked for a funding breakdown for the renovations of the Black Horse Inn. Mr. Berger reviewed a spreadsheet prepared for the Board of Commissioners with funding provided by Springfield Township, the Commonwealth of Pennsylvania, the Federal government, and local donations. It also identified costs incurred to date. Mr. Gillies made comment that the \$352,000 promised by Springfield Township was done so with the premise that the Friends of Historic Bethlehem Pike and the Historical Society would reimburse the Township through their private funding efforts. Mrs. Lunn indicated that she did not necessarily agree with that premise but believed it was important that Springfield Township invest in the community through this project, and that this project would spark other improvements along Bethlehem Pike. Mr. Gillies asked Mrs. Lunn why investment in this property was more important than investment in other Township properties. Ms. Peirce indicated that investment in the Black Horse Inn is important to preserve a community resource and also to enhance the quality of life. Mr. Hanshaw asked for the background as to the need for a riparian corridor ordinance. Mr. Standish explained that six or seven years prior, the Planning Commission drafted a similar ordinance, but that the ordinance was not accepted by the Commissioners. Over the course of time, the Montgomery County Planning Commission had drafted a model riparian corridor ordinance, which the Township Planning Commission was utilizing as the basis for the current draft ordinance. Mr. Standish indicated that he believed existing uses and buildings would be grandfathered if located within the corridor but that new structures and uses within the corridor would require different setbacks, construction types and maintenance of the area within the corridor.

There being no further business, the meeting was adjourned at 8:45 PM.

Respectfully submitted,

Donald E. Berger, Jr.
Secretary

