

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

The Board of Commissioners of Springfield Township met in regular monthly meeting on Wednesday, June 13, 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 with the exception of Mrs. Lunn. Mr. Standish presided.

Mr. Standish opened the meeting with the Pledge of Allegiance.

Motion (Gillies-Schaum) 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.

Mr. Standish announced that Mrs. Lunn was absent from the meeting to attend a family member's graduation.

Mr. Standish acknowledged that former Commissioner Michael Cassidy and Planning Commissioner member Robert Gutowski were both present in the audience.

Special Report

Mr. Standish announced that over recent months, some residents of the 8600 block of Hull Drive have asked the Township for assistance with a stormwater concern. At the request of the Board of Commissioners, the Township Engineer reviewed record plans of utilities in the 8600 block of Hull Drive. The Township Engineer reported that indeed there are stormwater facilities in the area that may be able to accommodate improved stormwater facilities. The Engineer has been asked to provide a preliminary indication of what facilities might be installed in the area to help reduce the stormwater runoff. With the guidance of the Township Solicitor, the Board of Commissioners will consider what action is appropriate as a part of their July 2007 meetings.

Mr. Standish also reported that at last month's meeting, Ms. Martino, 7804 Beech Lane, expressed her concern for after-hours activities at Laurel Beech Park. Mr. Carabba, Director of Parks and Recreation, and Randall Hummel, Chief of Police, reviewed the conditions and discussed same with the Park and Recreation Advisory Committee. Both gentlemen agreed to continue to monitor the activities at the park, but did not believe lighting the park was going to deter young residents from utilizing the park after hours.

Mr. Gutowski, 305 Northwestern Avenue, addressed the Board of Commissioners as a private resident. Mr. Gutowski wished to make comment on the Boorse subdivision. In that regard, Mr. Gutowski reviewed his background in natural resource preservation and natural resource regulatory agencies. He noted that the ordinance under which the Boorse development is being considered permits setbacks to certain natural features to be reduced by 50% if the goals and legislative intent of the ordinance are better met. Mr.

Gutowski described the benefits of a wooded buffer to improve water quality and support natural habitat. He did remark that best management practices are better than grass or a meadow, but still not as effective as a wooded buffer. Compliance with the legislative intent of the ordinance regulating the Boorse tract was discussed in relationship to the Township Comprehensive Plan and the Open Space Plan. Mr. Gutowski did not believe the subdivision proposal was consistent with the three documents.

Catherine Joaquin indicated she is the daughter-in-law of a Fairwold Lane resident. Ms. Joaquin asked how the proposed extension of the sanitary sewer lines from the Boorse tract complied with the Township's PA Act 537 plan. Mr. Berger explained the proposed sanitary sewer plan as proposed by the developer, as requested by the Township. The plan provides better access for area residents to the public sanitary sewer system. Ms. Joaquin was concerned with the expense to tie into the public sewer system for those on fixed income. Mr. Berger indicated that the Board of Commissioners is not at that point at this time, but that any work performed by the developer to construct sewer lines would reduce the overall expense to the residents.

Mr. Standish reported for Mrs. Lunn, Chairman of Internal Affairs and Environmental Resources Committee:

Motion (Standish-Peirce) carried unanimously to approve the May check reconciliation in the amount of \$745,878.34 and the June bill listing in the amount of \$534,932.45.

Mr. Standish announced that Springfield Township residents recycled 273.0 tons of materials with a householder participation rate of 75.7%. The net cost for the month was \$2,707.42.

Motion (Standish-Peirce) carried unanimously to adopt Resolution No. 1155, a resolution endorsing the Land Use Planning and Technical Assistance Program grant application through the Pennsylvania Department of Community and Economic Development. The Township hopes to engage a professional planner to provide planning assistance to create a town center zoning district along Bethlehem Pike.

Motion (Standish-Harbison) carried unanimously to reappoint Joy Bergey and Rob Ryan to new three year terms of service as members of the Springfield Township Environmental Advisory Commission. The new terms of service shall expire June 14, 2010.

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

Motion (Schaum-Harbison) carried unanimously to amend the Springfield Township Code, Section 107-32, Schedule IX, Parking Prohibited, by restricting parking on the south side of Elm Street from a point 50 feet west of the curblin on the east side of Campbell Lane to a point 40 feet westerly thereof.

Motion (Schaum-Harbison) carried unanimously to enact Ordinance No. 888, an ordinance amending the Springfield Township Code, Chapter 24, Disorderly Conduct, by amending Section 24-1, Disorderly Practices Defined and prohibited, by amending and adding a new subsection clarifying activities that create noise that may be found to be a disorderly practice.

Motion (Schaum-Harbison) carried unanimously to adopt Resolution No. 1153, a resolution recognizing and thanking the Wyndmoor Hose Company for 100 years of service to the Springfield Township community. Mr. Schaum summarized the Resolution. Mr. Schaum also recognized Joseph Timoney in the audience, a past Chief of the Wyndmoor Hose Company.

Motion (Schaum-Peirce) carried unanimously to amend the Springfield Township Code Section 107-32, Schedule IX, Parking Prohibited, by restricting parking on the east side of Bethlehem Pike from Franklin Avenue to Wissahickon Avenue.

Motion (Schaum-Gillies) carried unanimously to waive the provisions of Section 3301 of the Township Fire Prevention Code in order that the Wyndmoor Hose Company may have a fireworks display at Veterans Park on June 16, 2007. In doing so, the Board required that provisions of NFPA 1123 are met, with the exception of the existing Township owned utility buildings located within the safety buffer area in Veterans Park.

Mr. Schaum noted that on May 14, 2007, Springfield Township police officers on patrol observed a suspicious vehicle parked in front of 10 McCloskey Road, adjacent to Commerce Bank. The occupants were found to be in possession of black masks, gloves, clothing and carry bags. A further search of the vehicle produced two very real looking BB-style handguns. The two actors were taken into custody and charged with various crimes. The Board of Commissioners wished to commend the officers involved in this situation.

Mr. Gillies, Chairman of Library Committee, reported:

Motion (Gillies-Schaum) carried unanimously to adopt Resolution No. 1154, a resolution recognizing 50 years of providing recreation and family atmosphere at the Oreland Swim Club. Mr. Gillies read into the record Resolution No. 1154.

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

Motion (Standish-Schaum) to approve the subdivision plan of the Boorse property located at 10 Camp Hill Road for an age-qualified development. The plans are dated December 22, 2005, last revised May 31, 2007. The plans also include a stormwater management and site drainage report dated December 2005, last revised June 2007. In conjunction with approving the subdivision plan, the Board of Commissioners has also specifically approved the following:

1. Chapter 114-3B3.E(4)(a) that there is an effective visual barrier that will permit the setbacks from the roadway to be reduced to 50 feet.
2. Chapter 114-3B3.E.(4)(b) that the setback from all tract boundaries can be reduced to 50 feet.
3. Chapter 114-3B3.E.(4)(b) that through a combination of the installation of BMPs adjacent to the wetlands and the elevation of the basement floor and first floor elevations of units 33, 34, and 35, the setbacks to the wetlands, floodplains, watercourses, or water bodies shall be 37.5 feet.
4. The applicant is proposing to retain the streets as private with cartway widths of 26 feet and no additional public rights of way shall be required. Chapter 95-10.A requires 30 ft. roadways with 50 ft. rights of way.
5. The Board of Commissioners is deferring the requirement for the installation of sidewalks on Camp Hill Road as required by Chapter 95-11.I.(1)(e).
6. Section 95-11.I.(1) (e) that the existing plantings, topography, increased setbacks or manmade structures provide adequate buffers along both the eastern and the western boundary lines.

The approval is conditioned upon: (1) the applicant placing a note on the record plans that all stormwater management and best management practices improvements shall be maintained by the homeowners association of the subject development, (2) the applicant shall place a note on the record plans that prior to recording of the plans, applicability of Section 106 of the National Historic Preservation Act of 1966 be resolved to the satisfaction of the Township Solicitor, and (3) that all outstanding issues as set forth in a letter dated June 6, 2007 from the office of the Township Engineer to the Springfield Township Code Enforcement Officer be resolved.

Mr. Harbison noted his opposition to waiving the setback requirements to the natural features, in particular, the setback to the wetlands from a 75 foot setback to a 37.5 ft. setback. Mr. Harbison is concerned for the impact this reduction would have on stormwater management.

Ms. Peirce stated her appreciation for this unique style of housing for the Oreland community, but was not in favor of waiving the setback requirements of the development to the detriment of the floodplain.

Mr. Gillies inquired whether the sanitary sewer construction by the developer was included in the proposal being considered. Mr. Gillies was told the sewer improvements were indeed included.

Mr. Standish indicated that the Board seemed to agree on most setback issues except the encroachment into the riparian corridor. In that regard, he believed that enough scientific information was provided that the stormwater quality would be improved by the improvements planned by the developer. He also indicated that the legislative intent or goals of the zoning are very difficult to objectively evaluate. In conclusion, he did not believe that the setbacks were distracting from the legislative intent of the zoning district and, on balance, believed that providing an age qualified housing development was an appropriate decision.

Ms. Peirce suggested that the legislative intent was not a matter of simply not distracting from the development, but that there needs to be an improvement.

Mr. Dailey indicated that part of the legislative intent of the AAA Residential zoning district was to create a process for the developers and Township to work together and he believed that occurred in this instance.

Mr. Gillies stated that the Township has been working with the developer for the past four or five years and noted that the natural resources to be preserved as a part of the development will be preserved in the future due to the restriction of any further development on the property. Unlike fee simple lots that are not restricted, new sheds, pools, decks and hardscape will take away from the natural resources. Mr. Gillies also believed that the construction of sanitary sewers in the area will help the area residents with future costs as well as a means to protect the environment from failing private sewer systems.

Vote: 4 in favor, Mr. Harbison and Ms. Peirce opposed.

Motion (Standish-Gillies) carried unanimously for the Board of Commissioners to accept a letter dated June 5, 2007 from John Capoferri extending the 90 day land development review period without limitation as to time as it relates to the review of the Capoferri land development plan, 8616 Montgomery.

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

Ms. Peirce announced that on May 30, 2007 the Township opened bids related to the renovation of the Black Horse Inn. The Township received three bids, all from general contractors. The bids were from Smith Construction, \$1,390,000; Wu & Associates, \$1,784,000; and Masonry Preservation Group, \$2,700,000. The Township staff, project architects and the Black Horse Inn Advisory Committee are working with the apparent low bidder, Smith Construction, to finalize the scope of the project. The Board of Commissioners hopes to be in the position to consider an award of the contract at the July 2007 business meeting.

Motion (Peirce-Schaum) carried unanimously to adopt Resolution No. 1152, a resolution designating Oreland Park on Allison Road, Oreland, as the "Joseph A. Axford Park". Ms. Peirce read into the record Resolution No. 1152.

Mr. Dailey, Chairman of Zoning Committee, reported:

Mr. Dailey announced that the Zoning Hearing Board would not meet during the month of June 2007. Mr. Dailey noted that the next scheduled meeting of the Springfield Township Zoning Hearing Board will be held on Monday, July 16, 2007 at 7:00 PM in the Springfield Township Building.

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

Motion (Harbison-Gillies) carried unanimously to award a contract to Glasgow Inc. for the specified milling and resurfacing of Township streets for their unit bid prices as follows: milling, \$1.92 per square yard; and resurfacing, \$58.85 per ton in place. The total value of the award is \$178,529.

Motion (Harbison-Peirce) carried unanimously to accept a letter dated May 2, 2007 from Robert Bevilacqua, of Asphalt Paving Systems, extending the 2006 bid quotation for the roadway micro-surfacing and crack sealing services pursuant to Section 43 of the 2006 contract. The total value of the award is \$58,432.25.

There being no further business, the meeting was adjourned at 8:50 PM.

Respectfully submitted,

Donald E. Berger, Jr.
Secretary