

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

The Board of Commissioners of Springfield Township met in regular monthly meeting on Wednesday, December 12, 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.

Motion (Schaum-Peirce) carried unanimously dispensing with the reading of the previous meeting and approving same as written and recorded in the official minute book of the Township.

Mrs. Lunn acknowledged Jane Roberts, a former Township Commissioner, in the audience.

Mrs. Lunn announced that at the conclusion of the Committee reports, the Board of Commissioners was going to conduct five public hearings and reviewed each of the public hearing topics. At the conclusion of the public hearings, the Board would then reconvene the public meeting and may consider taking actions on the matters raised at the public hearings. The exception to that was that no action was to be taken on the 2008 budget until the public meeting to be held on December 19, 2007.

Brennan Preine, 265 Northwestern Avenue, addressed the Board to thank Kathleen Lunn for her service as a member of the Board of Commissioners. Mr. Preine recounted Mrs. Lunn's activity with regard to development of the Tecce tract and being supportive of the neighbors. Mr. Preine suggested that Mrs. Lunn was prepared and cooperative on this and other matters that were brought before the Board of Commissioners.

Leslie Purple, 611 E. Gravers Lane, presented Mrs. Lunn with a certificate in appreciation and gratitude for Mrs. Lunn's dedication while serving as a Township Commissioner. The certificate was presented from the Women for Change Organization.

Joy Bergey, 100 College Avenue, asked for the Board of Commissioners' assistance to encourage businesses to recycle. As an example, Ms. Bergey cited the lack of opportunity provided by WaWa for their customers to recycle. Ms. Bergey suggested that a portion of the Township grant funds from the Commonwealth should be utilized to help educate the businesses on recycling efforts.

Joan Biddle, 6162 Henry Lane, discussed her disappointment that Whitmarsh Township is not interested in participating with Springfield Township to secure a land use planning grant through the Commonwealth. She believes the village concept planning discussed by Springfield Township is an important issue to pursue. She agreed

to continue urging Whitemarsh Township to work with Springfield Township in this regard. Mrs. Lunn noted that the Township is interested in engaging a professional planner to comment on the current draft Village Town Center ordinance, and will be making it a priority for the Township Planning Commission to review.

Don Mitchell, Weiss Avenue, representing the Friends of Historic Bethlehem Pike, thanked Mrs. Lunn for her historic preservation efforts at the Black Horse Inn, and also along Bethlehem Pike. Mr. Mitchell indicated that Mrs. Lunn was very active with the preservation effort at the Black Horse Inn, and hopes the work on one building will help with preservation efforts within the community.

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

Motion (Lunn-Schaum) carried unanimously to approve the November check reconciliation in the amount of \$847,234.70, and the December bill listing in the amount of \$2,175,811.37.

Mrs. Lunn announced that Springfield Township residents recycled 246.1 tons of materials with a householder participation rate of 72%. The net savings for the month was \$548.91.

Mrs. Lunn announced that the Board of Commissioners would conduct a meeting on December 19, 2007 at 8:00 PM in the Springfield Township Building for the sole purpose of adopting the 2008 budget.

Motion (Lunn-Peirce) carried unanimously to engage the auditing services of Bee Bergvall and Co., Township Auditor, to conduct an audit of the financial statements of the governmental activities of all the Township major funds year ending December 31, 2007, for a fee of \$15,600, and to engage Bee Bergvall and Co. to audit the real estate tax collections year ending December 31, 2007, for a fee of \$3,700.

Motion (Lunn-Harbison) vote 6-1, Gillies opposed, to accept the request of the office of the Township Solicitor to increase their hourly rate by \$5.00 per hour, thereby establishing the 2008 discounted municipal rate at \$135 per hour. Mr. Gillies suggested it would be best to wait until Mr. Kilkenny was reappointed in 2008.

Motion (Lunn-Dailey) carried unanimously to adopt Resolution No. 1165, a resolution recognizing 50 years of outstanding service to the Springfield Township community by the Rotary Club of Springfield Township. Mr. Dailey read into the record Resolution No. 1165.

Motion (Lunn-Schaum) vote 5-2, Lunn and Peirce opposed, to maintain the meeting schedule for the official boards and agencies of the Township in the year 2008 identical to the schedule in 2007. Ms. Peirce commented that the Communications Task Force suggested holding the Commissioners meetings a week apart in order for the general public to consider the business before the Board.

Mr. Schaum, Chairman of Public Safety Committee, had no report.

Mr. Gillies, Chairman of Library Committee, reported:

Motion (Gillies-Harbison) carried unanimously to reappoint Susan Yeager and Jack FitzSimmons to new three year terms of service as members of the Advisory Committee for the Free Library of Springfield Township. The new terms of service will expire December 31, 2010.

Mr. Gillies announced that the Commissioners recently received a letter of resignation from Anne Zeger as a member of the Springfield Township Library Advisory Committee. On behalf of the Board of Commissioners, Mr. Gillies thanked Ms. Zeger for her service.

Motion (Gillies-Harbison) carried unanimously to appoint Janet Waxman as a full member of the Advisory Committee of the Free Library of Springfield Township. Ms. Waxman's term of service shall expire December 31, 2008. Ms. Waxman is currently serving as the alternate member to the Advisory Committee.

Mr. Gillies solicited residents interested in serving as the alternate member on the Library Advisory Committee. Anyone interested should forward a copy of their resume or letter of interest to the Board of Commissioners.

Mr. Gillies announced new programs ongoing at the Library, including Knit Night, A Great Conversation Book Club, and a Mitten Tree, to provide gloves and mittens to a local charity.

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

Motion (Standish-Gillies) carried unanimously to approve the preliminary subdivision plan of Fort Washington Properties LP/Homsher Hill, LLC, also known as the Piszek property on Pennsylvania Avenue, at Oreland Mill Road. The preliminary plan consists of 83 sheets dated November 27, 2006, last revised November 14, 2007. The subdivision proposal includes the construction of 49 townhouse units on 36.4 acres of land located in the A Residential/AAA Residential Overlay zoning district. The approval of the preliminary subdivision plan was conditioned upon the resolution of all issues listed in a letter dated December 3, 2007 from Amy Montgomery, PE, Township Engineer, to Robert Dunlop, Code Enforcement Officer, with the following exceptions or direction

provided by the Board of Commissioners: (1) detailed property descriptions shall be provided for the 3 open space areas related to the areas to be owned and maintained by the homeowners association or a conservation organization, (2) the Board of Commissioners accepts the proposed number of side-facing garages located on the two proposed cul-de-sac streets as presented on the plans, (3) the applicant shall provide detailed calculations on whether the activity within the floodplain conservation district will increase the water surface elevation of the 100 year flood more than one-tenth of a foot, (4) a waiver shall be granted requiring the cartway width of Pennsylvania Avenue to be increased to 30 feet in width within Springfield Township, (5) sidewalks shall be constructed on one side of roads "B" and "C", and Oreland Mill Road and are to be connected to the proposed trail to the northern side of Pennsylvania Avenue, (6) the applicant shall comply with the requirement of dedication of park and recreation land by providing a fee in lieu of dedication in compliance with the Springfield Township Code, (7) the final landscaping plan including the proposal of screening and softening buffers to adjacent properties, street trees along the proposed cul-de-sacs, Oreland Mill Road and Pennsylvania Avenue, will be approved as a part of the final subdivision plans; the applicant is not required to reforest the open meadow on the south side of Pennsylvania Avenue adjacent to the Boorse property, (8) the requirement to show existing features within 200 feet of the site may be met by providing an aerial photograph of the subject property and surrounding properties within 200 feet of the site, (9) the Board of Commissioners is satisfied with the specified trail surface treatment as set forth on the preliminary subdivision plans, (10) the applicant shall rough-cut or suitably physically post the location of the proposed walking trail throughout the development prior to the occupancy of the dwelling units, (11) an adequate turning radius for emergency vehicles shall be demonstrated within the proposed cul-de-sacs prior to the final subdivision plan approval, and (12) a secondary emergency access to the development shall be provided prior to approval of the final subdivision plans.

Counsel for Fort Washington Properties and Mr. Kilkenny discussed condition #6 related to compliance with dedication of park and recreation land. As a result, Messrs. Standish and Gillies agreed to amend their original motion to indicate that condition #6 related to complying with the dedication of park and recreation land by the developer will be decided as a part of the final subdivision plan review period.

Motion (Standish-Schaum) carried unanimously to accept a letter dated December 4, 2007 from George C. Watson, 6190 West Mill Road, extending the 90 day subdivision plan review period without limitation as to time, in order that the design engineer may revise the subdivision plans to be in compliance with the Springfield Township Code. The subject of the subdivision is a two lot residential subdivision involving 6190 West Mill Road and 68 Grove Avenue.

Motion (Standish-Harbison) carried unanimously to approve the two lot subdivision of Paper Mill Road LLC, located at 850 Paper Mill Road, dated August 31, 2007, last revised November 16, 2007. The subject of the subdivision

is to subdivide an existing vacant structure for use as an administrative office on the existing Genesis Healthcare parcel at this location. There are no proposed changes to the Genesis Healthcare parcel. Approval of the subdivision is subject to the applicant resolving all outstanding features as set forth in a letter dated November 19, 2007 from the Township Engineer to the Code Enforcement Officer with the following exceptions: (1) the applicant is not required to show areas of steep slopes on lot #2, (2) the applicant is not required to indicate existing vegetation on lot #2, (3) the applicant may substitute an arbor vitae buffer along the rear boundary of lot #1 as requested by the immediate neighbors, (4) the applicant is not required to add any additional landscaping buffering on lot #2, or install any additional street trees, (5) the applicant is not required to install landscape buffering along the common boundary line between lot #1 and lot #2, (6) the applicant is not required to provide an existing features plan indicating features within 200 feet of the site, (7) the applicant is not required to provide existing landscape or contour features on lot #2.

Mr. Harbison suggested that the developer has been working with the immediate neighbors with regard to the desired landscaping improvements.

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

Ms. Peirce announced that Springfield Township received an additional \$500,000 appropriation from the Redevelopment Assistance Capital Program in regard to the renovation project at the Black Horse Inn. Mr. Dailey suggested that the appropriation was an arrangement that requires matching funds, and that an additional \$500,000 would need to be raised for this project. Mrs. Lunn noted that the Township was in the process of hiring a professional fundraiser to help raise additional funds for the renovation project. Mr. Gillies suggested his interest that no additional local tax dollars will be utilized for the required match.

Mr. Dailey, Chairman of Zoning Committee, reported:

Mr. Dailey announced that the Zoning Hearing Board would not meet during the month of December, 2007. The regularly scheduled meeting in January will be held on January 21, 2008 at 7:00 PM in the Springfield Township Building.

Motion (Dailey-Schaum) to reappoint Edward Fox to a new three year term of service as a member of the Springfield Township Zoning Hearing Board. Mr. Kilkenny suggested that the Board may wish to wait until after January 1 to reappoint Mr. Fox as suggested by State Law. Ms. Peirce asked Mr. Dailey for occupational backgrounds on the existing members of the Zoning Hearing Board. Mr. Dailey provided the information as requested by Ms. Peirce. Vote on the motion 5-2, Ms. Lunn and Ms. Peirce opposed.

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

Motion (Harbison-Peirce) carried unanimously to authorize a letter be sent to Donald Colosimo, Director of Montgomery County Department of Roads and Bridges, confirming the intention of Springfield Township to reimburse Montgomery County for engineering and construction costs related to Township initiated tasks pertaining to the Ridge Pike reconstruction project. The reimbursement budget estimate is \$73,355. The Commissioners plan to encumber the aforementioned funds in the Township capital reserve fund.

Alex Weirman (young man), 1 Park Avenue, addressed the Board of Commissioners indicating that he is a member of Boy Scout Troop #1 of Oreland and is in the process of fulfilling his requirements to secure the Citizen in Community Merit Badge, and thanked the Board of Commissioners for an opportunity to participate in the meeting.

Mrs. Lunn thanked her colleagues for their support while she served as a member of the Board of Commissioners. She indicated that it was an honor to serve the community. She enjoyed working together with other elected officials and the citizens of Springfield Township. She wished to thank all the advisory committees of the Township for their hard work and bid everyone a fond farewell.

Ms. Peirce thanked Mrs. Lunn for her service, and suggested that her efforts were working towards a positive future vision, and not caught in a mere past.

At this time, the Board of Commissioners recessed from the public meeting and conducted a public hearing related to the proposed 2008 budget for Springfield Township.

At the conclusion of the public hearing related to the proposed 2008 Township Budget, the Board of Commissioners conducted a public hearing to consider an amendment to the Springfield Township Open Space Plan. See attached minutes.

Motion (Schaum-Gillies) carried unanimously to close the public hearing to consider an amendment to the Springfield Township Open Space Plan, and to reconvene the public meeting.

Motion (Standish-Dailey) vote 6-1, Lunn opposed, to adopt Resolution No. 1166, a resolution amending the Springfield Township Open Space Plan to consider the purchase of parcels of land located at 312 Oreland Mill Road and a portion of 323 Lorraine Avenue for open space preservation.

Motion (Gillies-Schaum) carried unanimously to conduct a public hearing for the reaffirmation of the Springfield Township Zoning Ordinance and Map, the reaffirmation of the Springfield Township Subdivision Ordinance, and to consider

an amendment to the Subdivision Ordinance that would require traffic impact studies for specified residential and non-residential subdivision and land development plans.

Motion (Gillies-Schaum) carried unanimously to close the public hearing for the reaffirmation of the Springfield Township Zoning Ordinance and Map, the reaffirmation of the Springfield Township subdivision ordinance, and to consider an amendment to the subdivision ordinance requiring traffic impact studies for specified residential and non-residential subdivision and land development plans, and to reconvene the public meeting.

Motion (Peirce-Schaum) carried unanimously to enact Ordinance No. 889, an ordinance to reaffirm the Springfield Township Zoning Ordinance and Map.

Motion (Gillies-Peirce) carried unanimously to enact Ordinance No. 890, an ordinance to reaffirm the Springfield Township Subdivision of Land Ordinance.

Motion (Peirce-Lunn) carried unanimously to enact Ordinance No. 891, an ordinance requiring traffic impact studies for specified residential and non-residential subdivision and land development plans.

There being no further business, the meeting was adjourned at 9:30 PM.

Respectfully submitted,

Donald E. Berger, Jr.
Secretary