

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

The Board of Commissioners of Springfield Township met in regular monthly meeting on Wednesday, June 11, 2008 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 Mr. Standish. Mr. Harbison presided.

Mr. Harbison asked for a moment of silence to honor the service men and women who have placed themselves in harm's way in order to help preserve our safety.

Mr. Harbison led the Pledge of Allegiance.

Motion (Schaum-Gillies) 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. Harbison announced that Mr. Standish was unable to attend the meeting as he was out of town.

Mr. Harbison noted that the Commissioners received a petition from nine residences in Erdenheim requesting that a multi-way stop intersection be established at the intersection of Yeakel Avenue and Erdenheim Road. The Commissioners discussed the information received from the residents and the Township Police Department. Before rendering a decision on the multi-way stop intersection, the Board would like to consider a variety of means by which to render the intersection safer.

At the request of residents on Rose Lane, the Board of Commissioners asked for assistance from the Flourtown Car Wash to reduce the noise emanating from the business. The owners agreed to immediately address the use of the outdoor PA system, will relocate the wash conveyor line safety buzzer into the middle of the building, and agreed to have their equipment personnel review the blow driers to determine how the noise from the driers might be reduced.

At the May 14, 2008 meeting of the Board of Commissioners, Mr. Goldberg, of Haws Lane, asked the Board of Commissioners to review the conditions along Haws Lane and consider his recommendations on means by which speed might be reduced on that street. The Police Department reviewed Mr. Goldberg's recommendations, but reported that the most effective means by which to encourage motorists to obey the posted speed limit is an active speed enforcement program. The Board of Commissioners encouraged the Police Department to investigate the use of a new piece of equipment that may permit the Police Department to conduct speed enforcement activities in locations where police vehicles cannot safely support the enforcement activities.

Also during the May business meeting, Mr. Rowello, Drayton Road, requested that a multi-way stop intersection be established at the intersection of Ulmer and Montgomery Avenues. The Township Police Department reported that they had reviewed this location before and the conditions remain unchanged. The intersection still does not meet the PennDOT warrants for a multi-way stop intersection. The Police also cautioned that the site conditions are such that placing a stop sign on eastbound Ulmer Avenue would create a condition that may cause rear-end accidents from motorists traveling over the incline at the railroad tracks.

Robert Gutowski, of Northwestern Avenue, addressed the Board and suggested that the placement of street trees tends to help reduce the speeds along the roadways. Additionally, Mr. Gutowski indicated that as a member of the Township Planning Commission, he would be more than happy to answer questions with regard to the pending riparian corridor ordinance. Mr. Harbison suggested that the Board of Commissioners has a better understanding of the draft ordinance and has invited representatives from the Montgomery County Planning Commission to once again address the Board on the concept of a riparian corridor ordinance.

Robert Rowello, Drayton Road, expressed his disappointment in the decision rendered by the Board of Commissioners not to establish the intersection of Ulmer and Montgomery Avenues as a four way stop intersection.

Mr. Dailey, on behalf of James Majewski, of 110 Penn Oak Road, asked for the Township's assistance in having electric service returned to the Majewski residence following the most recent storm event. A large downed tree from the adjoining Acme property has caused a disruption in the service.

Wayne Rosen, owner of the Boorse tract subdivision plan, and the design engineer for the development addressed the Board of Commissioners suggesting they believed that all remaining outstanding issues on the subdivision plans have been resolved and they are now prepared to record the plans. In a related matter, the gentlemen outlined their desires for the Township to provide a credit to the landowner for the installation of a recreational trail throughout the development as it relates to the Township's requirement of the dedication of land to be utilized for recreational purposes or the payment of a fee in lieu of the dedication of land. Mr. Gillies suggested that the timing of the various applications associated with the development in relation to the enactment of the ordinance is an important factor into whether credit should be given. Mr. Berger indicated his recollection of the process including: (1) an application for rezoning, (2) the adoption of the ordinance, (3) approval of the rezoning, and (4) an application for subdivision of land. Mr. Schaum asked if it was appropriate to consider the concept of valuing the building of a trail on the Boorse tract towards the value of a fee to be paid in lieu of dedication of recreational land on this property. Ms. Peirce suggested that she believed arrangements were made with the developer during the plan review process for improvements that would permit them the opportunity to secure their subdivision plan approval as requested. Mr. Gillies asked whether the trail was to be a paved trail outside of the floodplain. Mr. Rosen indicated that it was. Mr. Dailey

inquired whether this trail would be similar to the trail planned for the Piszek property in that the developer would pay for the installation of same. Mr. Berger indicated that it would be similar. In conclusion, Mr. Rosen suggested that his current request for a credit would indicate that he would still pay the Township \$3,000 towards a recreation fee, but would offer \$6,000 to bring this matter to a close.

Robert Gutowski, Northwestern Avenue, readdressed the Board, and inquired how the value of the recreational trail related to the value of the open space to be set aside at the development. His concern was how a credit might detract from the value of dedicating open space in future subdivisions.

Mr. Harbison, Chairman of Internal Affairs and Environmental Resources Committees, reported:

Motion (Harbison-Peirce) carried unanimously to approve the May check reconciliation in the amount of \$988,143.50 and the June bill listing in the amount of \$1,203,862.27.

Mr. Harbison announced that during the month of May, Springfield Township residents recycled 209 tons of materials with a householder participation rate of 78.6%. The net cost for the month was \$2,558.71.

Motion (Harbison-Heller) to adopt amendments to the Springfield Township Environmental Advisory Commission By-Laws that will establish a new category of membership known as an “associate member”. Mr. Harbison provided an explanation as to the duties and responsibilities of an associate member. Mr. Gillies inquired whether the Environmental Advisory Commission would be the only committee with an associate member, would the term for the associate member be limited to one year, and whether the appointment of an associate member would be by the Advisory Commission itself. Mr. Harbison responded in the affirmative on all questions. Mr. Gillies suggested that the Commissioners need to be careful with the expansion of membership beyond the scope of control of the Board of Commissioners. Vote 5-1, Gillies opposed. The motion carried.

Motion (Harbison-Peirce) carried unanimously to reappoint Ronald Attarian and Catherine Wilde to new three year terms of service as members of the Springfield Township Environmental Advisory Commission. The new three year terms of service shall expire June 14, 2011.

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

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

Mr. Gillies suggested that the Board needs to treat the Boorse subdivision and Piszek subdivision equally as it relates to the application of a park and recreation fee. Mr. Harbison noted that during the Boorse subdivision approval, there were a lot of

dynamics involved, including offers from the developer to make improvements within or in the vicinity of the Boorse tract subdivision. In return, the developer was permitted improvements to their proposed development. Mr. Harbison believed there were unique conditions to the Boorse tract.

Mr. Schaum reported for Mr. Standish, Chairman of Public Works and Facilities Committee:

Motion (Schaum-Gillies) carried unanimously to authorize the appropriate Township officials to execute the following documents: (1) to vacate a private agreement between HCRI Nursing Home and the City of Philadelphia which permits the nursing facility access to the Philadelphia sanitary sewer system, (2) to adopt an agreement between Springfield Township and the City of Philadelphia to replace the aforementioned private agreement, and (3) to adopt an Operation/Maintenance Agreement for the private sanitary sewer facilities associated with the Squire's Ridge Community.

Motion (Schaum-Gillies) carried unanimously to authorize the appropriate Township officials to execute a revised sanitary sewer easement agreement over the Flourtown Shopping Center property. The engineering and location of the new easement was approved as a part of the Flourtown Shopping Center land development plan.

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

Motion (Peirce-Harbison) carried unanimously to award a contract to Polaris Construction Company, of Warminster, PA, to resurface the existing tennis court at the Wyndhill Park for their low bid price of \$25,100. The aforementioned bid quotation relates to option #2 of the construction specifications. The Township received a total of 3 bids for this project on May 22, 2008.

Ms. Peirce announced that the Board of Commissioners is in the process of reviewing the Springfield Township Parks and Recreation Connections Plan. The plan is a comprehensive planning document which includes the analysis of the condition and operation of the existing recreation resources, and is a vision for transforming the parks and recreation system into a system that protects the Township's natural and scenic resources, and serves citizens of all ages and interests of Springfield Township. Once the Board of Commissioners has had an opportunity to digest the document, the document will be made available for public review. Ms. Peirce thanked the individual members of the Comprehensive Plan Study Committee.

Mr. Dailey, Chairman of Zoning Committee, reported:

Mr. Dailey announced that the next meeting of the Zoning Hearing Board would be on June 16, 2008 at 7:00 PM in the Springfield Township Building. Mr. Dailey summarized the Zoning Hearing Board agenda. Mr. Dailey announced that the

Township will soon place the agendas of the Zoning Hearing Board on the Township website.

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

Motion (Heller-Peirce) carried unanimously to accept a letter dated May 27, 2008 from Dan Helwig, Partner, 9425 Stenton Partners LLP, extending the 90 day land development plan review period without limitation to time as it relates to the land development plan for 9425 Stenton Avenue.

Mr. Heller noted that the Township Planning Commission, in cooperation with the Montgomery County Planning Commission, created a draft riparian corridor ordinance for consideration by the Board. The Commissioners received a presentation from the Montgomery County Planning Commission as well as the Township Engineer on what impact the draft ordinance may have on properties within Springfield Township. The Commissioners plan to continue their effort to understand the specifics of the draft ordinance and in that regard, will continue to engage the experts of the Montgomery County Planning Commission.

Mike Lawrence, 1202 Malinda Road, expressed his appreciation for protecting riparian corridors, however, he was concerned with adding regulations to properties already located within the floodplain and how these regulations may adversely affect the use of the properties and therefore, the resale value of these properties.

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

Respectfully submitted,

Donald E. Berger, Jr.
Secretary