

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

The Board of Commissioners of Springfield Township met in regular monthly meeting on Wednesday, July 8, 2009 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. Mr. Harbison presided.

Mr. Harbison asked everyone to join the Board of Commissioners in a moment of silence honoring 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-Heller) 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 called on Mr. Heller to introduce Jon Cutler, Chaplain, United States Marine Corps, and a veteran of the war in Iraq. Mr. Heller introduced Mr. Cutler who discussed his assignments in Iraq. He was deployed for thirteen months and was stationed at the Al Asad Iraq Airbase. Mr. Cutler presented Mr. Heller an American Flag that was flown over the airbase. The Board of Commissioners will display the flag and accompanying certificate at the Township Library.

Adina Birnbaum, 15 West Mill Road, indicated that she wished to discuss a matter involving the Flourtown Country Club and was doing so as the Co-Chairperson of the Democratic party. Ms. Birnbaum indicated that several weeks prior, the Flourtown Country Club hosted a members party and unfortunately hosted a Springfield Republican event as a part of the same affair. Ms. Birnbaum indicated that she received complaints from members of the Country Club who were uncomfortable that it was a Republican party event. Ms. Birnbaum expressed her appreciation that the Flourtown Country Club has been opening the facility for community-wide events, however, she hopes that they can separate community or membership-based activities from affiliated groups. Mr. Harbison noted that the Board of Commissioners received a policy from the Flourtown Country Club on that point, and the Board believes that the policy will help eliminate the concern in the future.

Mr. Dailey asked for a clarification that the concern was that the two events were mixed and that the same concern would exist if a general membership party is mixed with a church event. Mr. Harbison agreed that it was the fact that the general membership was not aware that they were coming to an event sponsored by a particular group.

Robert Gundlach, Esq., representing the Traditions of Springfield, introduced himself, the owners of the proposed development at 350 Haws Lane, and a professional

engineer. Mr. Gundlach indicated that over the past several months his clients have been working with the area neighbors and Township staff and have revised their original proposal for a retirement facility at 350 Haws Lane. They have reduced the number of units from 123 to 107, and increased off-street parking from 67 to 120. However, in doing so, additional problems have arisen with the proposal. First, the impervious surface limitation is 40% and the current proposal is at 45%. The buffers between the two properties where additional parking has been installed cannot be created, and minor interior parking lot landscaping requirements are not met.

Mr. Hartranft, owner, provided a history of Harston Hall, also located at this property, his experiences managing retirement living facilities, as well as a description of the community planned for this site. Mr. Gundlach reviewed letters to and from the area residents and the Township Engineer and asked that the Board of Commissioners reconsider its position in opposition to the proposal.

Mr. Hoffmann asked whether the applicant was going to meet the building setback requirements which are dictated by the height of the building. The building height was not specified on the plans. Mr. Gundlach indicated they would comply with those requirements as well as the need to widen Haws Lane, except in areas where it is physically not possible. Mr. Gundlach stated he was also open to the concept of providing sidewalks on Haws Lane near Preston Road.

Gretchen Slapinski, 910 Harston Lane, complimented the developer on their efforts to work with the area neighbors. Ms. Slapinski suggested that the neighbors' concerns are in the interest of long term stable development, and not short term interests. She reviewed the neighbors' concerns such as off-street parking, an easement for a walkway through the property, restricting the number of residents who may maintain a vehicle on site, and consideration of "green" building options where possible.

Richard Metz, 910 Bent Lane, stated his opposition to the destruction of the wooded area on the property. Mr. Metz discussed the benefits of woodlands and suggested that perhaps the off-street parking provisions be reduced to help preserve some of the woodlands that are adjacent to the School District property.

Joseph Slapinski, 910 Harston Lane, thanked the Board of Commissioners for taking the time to educate the residents through the development process and asked that the Commissioners remain involved in the issues before the Zoning Hearing Board.

Mr. Standish wished to confirm that a good deal of the past concerns for the property related to off-street parking facilities and the developer has increased the parking from 67 to 120 spaces. Mr. Gundlach agreed.

Mr. Gundlach responded to the comments related to destruction of the wooded area to the rear of the property and suggested that several other residents asked that the wooded area in the front of the building be left untouched and therefore, the improvements were moved to the rear of the property.

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

Motion (Harbison-Peirce) carried unanimously to approve the June check reconciliation in the amount of \$617,048.56 and the July bill listing in the amount of \$558,044.48.

Mr. Harbison announced that during the month of June, Springfield Township residents recycled 216.6 tons of materials with a householder participation rate of 80.1%. The net cost for the month was \$594.36. Mr. Harbison also noted that both the domestic and foreign recycling markets have been depressed over the past year or so, however, there appears to have been steady improvements in the foreign commodities market which has signaled a release of a approximately \$12,000 to Springfield Township from our recycling vendor.

Mr. Harbison announced that the Board of Commissioners received a letter from Jim Quigley resigning as a member of the Springfield Township Environmental Advisory Commission. Mr. Quigley was the first chair of the Advisory Commission, and as such, helped develop the goals and objectives of the Commission. Mr. Quigley cited future family obligations that will take more of his time and therefore he will be unable to dedicate time to the Environmental Advisory Commission. Mr. Harbison thanked Mr. Quigley for his years of service. Mr. Harbison also noted that the Commissioners will be accepting letters of interest or resumes from residents interested in serving as a member of the Springfield Township Environmental Advisory Commission. Letters and/or resumes should be sent to the Board of Commissioners, on or before July 24, in order that meetings with the candidates can be scheduled.

Motion (Harbison-Peirce) carried unanimously to authorize execution of a settlement agreement related to a real estate tax assessment appeal by Geriatric and Medical Services Inc., 850 Paper Mill Road, as prepared by Fox Rothschild, counsel for the Springfield Township School District. The settlement agreement established a tax assessment for the years 2006 through 2009, as well as a tax assessment for future years. All three taxing entities, the County, School District, and Township, have agreed to this settlement.

Motion (Harbison-Gillies) carried unanimously to appoint Randy Gomez, of The Nyhart Company, of Indianapolis, Indiana, to perform an actuarial study compliant with GASB 45 at a cost of \$4,500, which is alternate #1, found in The Nyhart proposal dated July 1, 2009.

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

Motion (Schaum-Gillies) to engage Horner and Canter Associates, of Fountainville, PA, for their price not to exceed \$4,200, to review the conditions at three specified intersections for the purpose of enhancing motorist and pedestrian

safety at these three locations. Mr. Harbison suggested that the Township has been very careful to follow the PennDOT stop sign warrants and to the extent the engagement of Horner and Canter is a means by which to skirt those warrants, he was not in favor of same. Vote 6-1, Harbison opposed.

Motion (Schaum-Gillies) carried unanimously to reappoint William Supplee to a new six year term of service as a member of the Springfield Township Police Civil Service Commission. Mr. Supplee's term of service shall expire July 16, 2015.

Motion (Schaum-Peirce) carried unanimously to reappoint Lee Kowalski and alternate member Christopher Stead to new three year terms of service as members of the Springfield Township Shade Tree Commission. The new three year terms of service shall expire July 13, 2012.

Mr. Gillies, Chairman of Library Committee, had no formal report, but wished to thank North Hills Country Club and Township staff for finding a solution to providing a walkway along Station Avenue to make the area safer for pedestrians.

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

Motion (Peirce-Heller) carried unanimously to adopt the Website Enhancement Committee By-Laws dated June 17, 2009. Ms. Peirce explained that the by-laws are intended to provide guidance to a future website enhancement committee. The purpose of the committee is to make recommendations on enhancing the Township website, assist in the implementation of improvements, and act as a facilitating group to assist the Township operating departments.

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

Motion (Standish-Peirce) carried unanimously to award a contract to Glasgow Inc., of Glenside, to resurface and partially mill specified Township streets for a unit price of \$59.98 per ton for resurfacing, and \$2.58 per square yard for milling, for a total price of \$228,846.50. Mr. Standish noted that the award included the base bid, minus Farrell Road, and the additional streets that will be resurfaced utilizing funds from the Township street degradation fund. It is the intention to prioritize the resurfacing of Farrell Road in the year 2010.

Motion (Standish-Gillies) carried unanimously to award a contract to Asphalt Paving Systems, of Hammonton, NJ, for the type A Ralumac single application with crack sealer for a unit price of \$1.96 per sq. yard for specified Township streets. The contract includes both the base bid and additional streets for a low bid price of \$109,515. The Commissioners are also allocating funds from the street degradation fund to help pay for the microsurfacing of the additional streets.

Motion (Standish-Heller) carried unanimously to engage Seiler Drury Architecture, of Norristown, to provide both architectural and engineering services to design the phase IIIA improvements at the Black Horse Inn, create bid documents, and supervise construction for this phase. The price shall not exceed \$26,000, plus reimbursable expenses. The award was pursuant to the proposal submitted by Seiler and Drury dated June 26, 2009.

Mr. Dailey, Chairman of Zoning Committee, reported:

Mr. Dailey announced that the Zoning Hearing Board will next meet on Monday, July 20, 2009, at 7:00 PM in the Springfield Township Building. Mr. Dailey summarized the Zoning Hearing Board agenda.

With regard to the petition of Letonia Bell, 926 Bethlehem Pike, Erdenheim, the Board of Commissioners previously authorized the office of the Township Solicitor to appear at future Zoning Hearing Board meetings in opposition to the Bell petition related to the operation of a day care center at 926 Bethlehem Pike. The Board of Commissioners has since met with the applicant and based on the information received, may withdraw their formal opposition to the application.

Motion (Dailey-Heller) carried unanimously to rescind the order of the Board of Commissioners for the office of the Township Solicitor to appear at the Zoning Hearing Board meeting in opposition to the Bell petition requesting a use variance and a variance to the offstreet parking requirements related to the operation of a day care center at 926 Bethlehem Pike, Erdenheim.

Mr. Heller, Chairman of Community Development Committee, had no report.

Mr. Schaum wished to note that on the previous Tuesday, during the Springfield Township Rotary Club Changeover Ceremony, the Rotary Club presented a \$1,000 check to the Park and Recreation Department, and a \$1,000 check to the Township Library. On behalf of the Board of Commissioners, Mr. Schaum thanked the Rotary Club for their generosity.

Motion (Harbison-Gillies) carried unanimously to temporarily suspend the business meeting in order that the Board of Commissioners might enter an executive session related to litigating a zoning matter.

After an approximate 15 minute recess, Mr. Harbison reopened the business meeting.

Motion (Dailey-Gillies) carried unanimously to rescind the previous order of the Board of Commissioners to appear at future Zoning Hearing Board meetings in opposition to the Traditions of Springfield, 350 Haws Lane, but will ask that the office of the Township Solicitor appear at the future hearings to help create a

record of the proceedings. The Board directed the Solicitor's office to work with counsel for the applicant to create a set of conditions which, if the Zoning Hearing Board were to grant zoning relief to the applicant, will be attached to any approvals.

Chris Tomlinson, 27 Haws Lane, asked several questions of the Board related to the timeliness of deposits and reports made by the office of the Township Treasurer. Mr. Tomlinson opined that the Board of Commissioners has jurisdiction over the office of the Township Treasurer, even though the Treasurer's office is independently elected.

There being no further business, the meeting was adjourned at 9:40 PM.

Respectfully submitted,

Donald E. Berger, Jr.  
Secretary