

MINUTES OF MEETING
BOARD OF COMMISSIONERS
SPRINGFIELD TOWNSHIP

The Board of Commissioners of Springfield Township met in regular monthly meeting on Wednesday evening, April 11, 2012 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. Gillies presided.

Mr. Gillies asked everyone to join the Board of Commissioners in a moment of silent reflection honoring the service men and women who have placed themselves in harm's way in order to help preserve our safety.

Mr. Gillies led the Pledge of Allegiance.

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.

Special Reports

Mr. Gillies called on representatives from the A. V. Savage American Legion Post 100 and the Springfield Township Historical Society to make a presentation on their current goals and activities and to provide information on membership.

Ron Stone, Secretary, of the A. V. Savage American Legion Post 100 of Wyndmoor, indicated that the American Legion Post is a non-partisan, non-profit organization that has many missions, but may be summarized to include veterans affairs, national security, Americanism, and services for children and youth. The A. V. Savage Post was established in 1919 in honor of First Lt. Arthur Savage who was killed in service in France. Members are involved in many volunteer activities in the community such as firefighting, boy scout leadership, and sponsorship of a blood drive. The Legion has sponsored the Wyndmoor Memorial Day Parade and Community Day for 93 years with a current cost of approximately \$30,000. Mr. Stone referred persons interested in joining the American legion to visit their website or visit the Post home in Wyndmoor.

Ed Zwicker, President of the Springfield Township Historical Society, noted that the Society is a service-based organization acting as the stewards of the Township history. Primary missions of the Historical Society include education, preservation, and research. The Historical Society, formally created in 1985, was borne from concern for the loss of the Stotesbury Estate. The Society normally hosts four or five presentations each year and has sponsored the publishing of books commemorating the history of the Township. The Historical Society has also donated historical markers throughout the Township. The Friends of the Historical Society maintains a membership of between 250 and 300 memberships who support and attend functions of the Society.

Genie McClintock, 17 Brookside Road, asked if the sump pump at a Bethlehem Pike property had been disconnected from the sanitary sewer system. Mr. Berger indicated that it was his understanding that it had not, but that a follow up notice was sent to the property owner. Ms. McClintock also asked for a status report with regard to the swale proposed at the Mount Saint Joseph Academy. Mr. Berger indicated that the Mount has granted permission to the Township to create the swale and the Public Works Department is finalizing the cost estimates for the various contractors. It is anticipated that work might begin at this location in eight or nine weeks.

Deb Roberts, 501 Auburn Avenue, addressed the Board of Commissioners and indicated that she was also representing the Scibellis and Greenwoods, also of Auburn Avenue. She expressed their disappointment that the previous subdivision plan and associated negotiations at 505 and 507 Auburn Avenue have been renegotiated. With that in mind, however, she asked that any action taken to approve the subdivision include the requirement of the planting of ten canopy trees at 507 Auburn Avenue and that a seepage pit be required in association with the planned garage. Ms. Roberts was informed that the motion to approve the subdivision plan did include the canopy trees, however, the seepage pit is a requirement under the building permit process and will be addressed at that time.

Laura McKenna, 503 Auburn Avenue, asked if she might have an opportunity to review the conditions that the Board of Commissioners will consider placing on the subdivision plan of 505 and 507 Auburn Avenue. Ms. McKenna was provided a copy of the draft conditions.

The following young men represented Boy Scout Troop 177: Messrs. Boyd, Neidling, Jones, Turner, McLafferty, Conrad, Greenberg, and Scout Leader Barger. The young men introduced themselves and indicated that they were working towards earning their citizenship in the nation or community, as well as their communications merit badge.

Mr. Gillies, Chairman of Internal Affairs Committee, reported:

Motion (Gillies-Schaum) carried unanimously to approve the March check reconciliation in the amount of \$797,332.01 and the April bill listing in the amount of \$518,808.64.

Motion (Gillies-Peirce) carried unanimously to adopt Resolution No. 1274, a resolution recognizing a lifetime of public service and leadership of Lawrence H. Curry upon his announcement of his retirement as the State Representative representing the 154th Legislative District of Pennsylvania. Mr. Gillies read into the record Resolution No. 1274. Each member of the Board will sign Resolution No. 1274.

Mr. Schaum, Chairman of Public Works and Public Safety Committees, reported:

Motion (Schaum-Dailey) carried unanimously to authorize the appropriate Township officials to execute a Sanitary Sewer Pump and Force Main Easement Agreement between Keystone Hospice, 8765 Stenton Avenue, Wyndmoor; Chestnut Hill HCP, LLC, 8601 Stenton Avenue, Wyndmoor; and Springfield Township. The agreement is required by the Pennsylvania Department of Environmental Protection in order that the Township may obtain an easement over the Keystone Hospice property and the Chestnut Hill HCP property for the right to enter upon the two properties to inspect, maintain, repair or replace the sewer facilities at the two properties.

Motion (Schaum-Bell) carried unanimously to award a contract to Land-Tech Enterprises, of Warrington, PA, to perform the necessary repairs to the Paper Mill Run retaining wall, including alternate #1, for a total bid price of \$97,670. The Paper Mill Run retaining wall project includes the removal of an approximately 270 foot section of gabion walls along the Paper Mill Run in Cisco Park and replacing the gabions with a structural concrete wall. The Township received five sealed bids that were opened on March 27, 2012.

Motion (Schaum-Peirce) carried unanimously to award a contract to Polaris Construction Co., of Warminster, PA, to perform the Erdenheim Sidewalk Improvement Project for their low bid of \$206,232.65. The scope of the project includes the construction of sidewalks and handicapped accessible ramps along portions of Bethlehem Pike, Paper Mill Road, and Montgomery Avenue. It was noted that the project is being funded through a Montgomery County Community Development Block Grant Program, and that the Township received three sealed bids on March 27, 2012.

Mr. Standish, Chairman of Human Resources Committee, reported:

Motion (Standish-Schaum) carried unanimously to appoint Margaret Mary Burke, of Orlemann Avenue, and William Salzer, of East Hartwell Lane, as members of the Springfield Township Human Relations Commission. Mr. Standish also noted that the Board of Commissioners is continuing to consider the appointment of residents previously interviewed for the Commission, but will also continue to accept additional letters or resumes for consideration.

Ms. Peirce, Chairwoman of Library Committee, reported:

Motion (Peirce-Bell) carried unanimously to appoint Kathleen Klemm, of Garth Road, to fill an unexpired term of service as a member of the Advisory Committee for the Free Library of Springfield Township. The new term of service shall expire December 31, 2014. Ms. Peirce also noted that the Board of Commissioners was pleased to meet with four other highly qualified residents and encouraged these residents to volunteer as members of the Friends of the Free

Library of Springfield Township. The Friends group is supportive of the library mission.

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

Motion (Dailey-Schaum) to approve the subdivision plan of Young Capital LLC at 505 and 507 Auburn Avenue, Wyndmoor. The plan was prepared by ProTract Engineering Inc. and is dated January 12, 2012, and includes a stormwater management report dated January 12, 2012 as well as a landscaping plan prepared by McCloskey and Faber, dated July 11, 2011 and revised March 22, 2012. The subject of the subdivision is the relocation of the lot line dividing 505 and 507, wherein additional land area would be provided on 507 Auburn Avenue. The approval of the subdivision includes the following waivers to the Township Code and is subject to the following conditions:

1. The applicant shall comply with all items in the report prepared by Mark Eisold, PE, Township Engineer, dated February 27, 2012, except for the specific waivers and conditions to follow.
2. Section 95-10.A requires a minimum 30 foot cartway for a road with a 50 foot right of way. A waiver to Section 95-10.A was granted.
3. Section 95-10.I requires sidewalks on streets which are residential in nature. A deferment was granted for the installation of sidewalks with a note to be placed on the plans indicating that the owner shall be responsible to install curbing and sidewalks if and when directed by the Board of Commissioners.
4. Section 95-11.I.(2)(a) requires street trees to be planted between 15 and 25 feet from the curb or edge of paving, but in no case shall the trees be planted within the right of way. The applicant has agreed to install street trees in accordance with the landscape plan prepared by McCloskey and Faber PC dated July 11, 2011, revised March 22, 2012, and a plant schedule prepared by McCloskey and Faber PC dated March 22, 2012, which includes the use of the Green Mountain Sugar Maple, which is otherwise not listed as an approved street tree.
5. Section 95-11.I (11)(c) requires two replacement trees of 2.5" caliper or greater for every existing tree removed that is 3" or more in caliper. The applicant has agreed to install replacement trees and shrubs as per the landscape plan prepared by McCloskey and Faber PC dated July 11, 2011, revised March 22, 2012, and the plant schedule prepared by McCloskey and Faber PC dated March 22, 2012 for the 29 existing trees scheduled to be removed.
6. Section 88-12.B.(1)(i) requires a stormwater operations and maintenance plan that includes a 15 foot wide easement around all stormwater BMPs. The applicant has agreed to grant a full access easement to the stormwater BMP to Springfield Township.

7. The tree staking detail shall be in conformance with ANSI A300 standards and associated best management practices.
8. The applicant shall adhere to the Springfield Township standard for tree protection and tree planting contained in the Subdivision and Land Development Ordinance and shall work closely with Township staff to assure that these requirements are met to the Township's satisfaction.
9. The subdivision/land development plan and stormwater management report for lot #1, 505 Auburn Avenue, shall be revised to provide for the seepage pits shown on the landscape plan dated July 11, 2011 last revised March 22, 2012 to the satisfaction of the Township Engineer.
10. Item C of the Springfield Township Subdivision and Land Development Plan checklist requires that existing features within 200 feet of the site be included on the subdivision plan. In lieu of said plan, the Township shall accept an aerial photograph detailing the existing features that would otherwise be required on the existing features plan.
11. The applicant has agreed to plant ten (10) canopy species trees on lot #2, 507 Auburn Avenue.
12. The owner/developer shall secure all requisite Township permits for planned improvements to 505 and 507 Auburn Avenue. These permits include, but are not limited to zoning, building, and stormwater management permits.

Mr. Harbison explained to those in the audience the difference between a plan that is sometimes referred to as a "by right" plan and a plan that requires the attention of the Board of Commissioners for the application of Township ordinances within the plan design. He noted that the current plan of Young Capital is not a "by right" plan given the request of waivers by the developer, however, the developer could simply comply with the Township requirements, thereby creating a "by right" plan. However, these plans are not always as good for the neighborhood as plans that are negotiated. Mr. Harbison suggested that he would like to take one more month to negotiate the plan further, but recognizes there may not be an avenue to do so. Mr. Standish indicated that he would mirror the comments and concerns stated by Mr. Harbison. The vote on the motion was 4-3. The motion carried. Opposed: Harbison, Peirce, Standish.

Mr. Harbison, Chairman of Cultural Resources Committee, had no report.

Mr. Bell, Chairman of Zoning Committee, reported:

Mr. Bell announced that the Zoning Hearing Board would not meet during the month of April as the Board did not receive any applications. The next scheduled meeting of the Zoning Hearing Board will be held on Monday, May 21, 2012 at 7:00 PM

in the Springfield Township Building. Mr. Bell drew attention to the fact that the May meeting is being held one week earlier than the normal scheduled date due to the Memorial Day holiday.

Mr. Bell announced that during the month of March, Springfield Township residents recycled 182.9 tons of materials with a household participation rate of 74.9%. The net cost for the month was \$9,082.63. Mr. Bell also noted that the Township-sponsored electronic waste recycling collection held on March 17, 2012 yielded 57,824 lbs. of electronic wastes. In addition to diverting the materials out of the waste stream, there was a cost savings of \$1,879. Mr. Bell also suggested there was no direct cost associated with conducting the program as the vendor was able to process, re-use or sell the wastes for scrap.

Howard Supplee, 105 Orlemann Avenue, addressed the Board and asked for an update on the security lighting at the Giuliani property that shines onto his property. Mr. Berger indicated that the Code Enforcement Department was awaiting Mr. Supplee's availability to commence the Court Action. Mr. Supplee also made a suggestion that if the existing white lights of the security lights were replaced with sodium vapor lights, his concern would probably be resolved. He also expressed concern for the retention basin on the Tank Car Corporation property located at the rearmost portion of this property. Mr. Supplee is concerned about mosquitoes and the safety of young children given the possible depth of the basin.

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

Respectfully submitted,

Donald E. Berger, Jr.
Secretary

DEB:cmt
4/19/12