

MINUTES OF MEETING
BOARD OF COMMISSIONERS
SPRINGFIELD TOWNSHIP

The Board of Commissioners of Springfield Township met in regular monthly meeting on Wednesday evening, July 9, 2014, 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. Dailey presided.

Mr. Dailey 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. Dailey led the Pledge of Allegiance.

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

Mr. Dailey called on Stan Ropski, an Upper Dublin Township Commissioner, and the current Second Vice President of the Pennsylvania State Association of Township Commissioners. Mr. Ropski presented to Commissioner Schaum a service award from the Pennsylvania State Association of Township Commissioners for Mr. Schaum's sixteen years of service as a Township Commissioner. Mr. Ropski read into the record the inscription on the plaque.

Genie McClintock, 17 Brookside Road, inquired when the Terminal Avenue drainage project would begin. Mr. Berger indicated that the contractor is in the process of creating and submitting documents associated with the project. Once those documents are received and approved by the Township, a notice to proceed will be issued. A specific commencement date is not known. Ms. McClintock also inquired as to the status of the Carlisle Road detention basin. Mr. Berger indicated that the office of the Township Engineer is in the process of creating two different design alternatives and cost estimates for each of the designs. This information will then be provided to the Board of Commissioners.

Roseann Nyiri, of Caroline Drive, addressed the Board of Commissioners and thanked the Commissioners for their efforts in extending the sanitary sewer system to accommodate the Caroline Drive neighborhood.

John Felice, Esq., counsel for the neighbors adjacent to the Tecce tract, asked the Board of Commissioners for a few moments in order that their professional land planner and one of the neighbors might provide additional information on the Tecce development proposal. Rick Collier, professional land planner, presented a sketch plan outlining a ten lot development including the existing Tecce manor house as an alternative to the current Tecce development proposal for the rear portion of the property. Mr. Collier indicated

that the development approximately followed the “estate lots” development requirements within the AAA Residential zoning district, with each lot containing approximately 70,700 sq. ft. Their proposal would also increase the open space requirement from the current 20% to 30% of the land area. Mr. Collier was asked how many estate lots might be accommodated in the rear portion of the Tecce tract. Mr. Collier indicated approximately 19.

Brennan Preine, 265 Northwestern Avenue, representing the neighbors, suggested that in comparison to the approved 52 lot age-restricted development, he believed the Atria Senior Living proposal combined with the new neighborhood-sponsored plan is the best option presented to date. Mr. Preine pledged the continued cooperation of the neighborhood with the Township and hopes that Mr. Tecce would participate in future discussions.

Mr. Dailey, Chairman of Zoning Committee, reported:

Mr. Dailey announced that the Zoning Hearing Board would next meet on July 21, 2014 at 7:00 PM in the Springfield Township Building. Mr. Dailey summarized the Zoning Hearing Board Agenda. Mr. Dailey also noted that in addition to the posted agenda, the Zoning Hearing Board plans to announce their decision with regard to the proposal of the Girl Scouts of Southeastern Pennsylvania for their property on Manor Road. He noted that five neighbors appeared at the previous Zoning Hearing Board meeting in opposition to the Girl Scouts proposal. The Zoning Hearing Board members planned a field trip to the site to better understand the conditions. Mr. Dailey again announced that it is anticipated that the Zoning Hearing Board would vote at the July meeting on the proposal of the Girl Scouts.

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

Motion (Schaum-Harbison) carried unanimously to enact Ordinance No. 928, an ordinance providing for the assessment of five particular lots on or near Caroline Drive, Wyndmoor, for the costs associated with the construction and extension of the sanitary sewer system, and further authorizing, pursuant to the Pennsylvania First Class Township Code, equitable assessments and the adjustment of such assessments for special conditions. The appropriate Township officials shall prepare and send bills to the property owners. The officials shall undertake such actions to execute necessary documents to carry out the purpose of Ordinance No. 928.

Mr. Schaum announced that on March 18, 2014, the Board of Commissioners received twelve bids to construct the Caroline Drive sanitary sewer extension project. The low bid was received from Spear Excavating LLC in the amount of \$104,785.50. The remaining eleven bids ranged from \$110,912.70 to \$207,758.

Motion (Schaum-Gillies) carried unanimously to award a contract to Spear Excavating LLC, of Red Hill, PA, for their low bid price of \$104,785.50 to construct the Caroline Drive sanitary sewer extension project.

Mr. Schaum announced that on July 3, 2014, the Township received six bid proposals for the creek bank stabilization project in a tributary to the Wissahickon Creek located at 616 Haws Lane. The low bid was received from Skelly & Loy, of Harrisburg, PA, in the amount of \$38,855. The remaining five bids ranged from \$62,690 to \$95,133. Mr. Schaum noted that 100% of the cost of construction is being funded through a grant from the Pennsylvania Department of Environmental Protection.

Motion (Schaum-Gillies) carried unanimously to award a contract to Skelly & Loy, of Harrisburg, PA, for their low bid price of \$38,855 to perform creek bank stabilization measures at 616 Haws Lane.

Motion (Schaum-Samtman) carried unanimously to reappoint Marc Perry to a new six year term of service as a member of the Springfield Township Police Civil Service Commission. The new term of service shall expire July 16, 2020.

Motion (Schaum-Samtman) carried unanimously to adopt an amended set of the Springfield Township Police Civil Service Commission regulations dated January 23, 2013. The amendment involves the general qualifications of all applicants. The amendment now requires that applicants must have completed or be presently enrolled in a police academy to secure their PA Act 120 training.

Mr. Dailey wished to congratulate the 12 year old All Star team from the Oreland-Wyndmoor Little League, for recently becoming the District 22 champions.

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

Motion (Gillies-Schaum) carried unanimously to approve the June check reconciliation in the amount of \$716,930.69, and the July bill listing in the amount of \$586,816.14.

Motion (Gillies-Schaum) carried unanimously to engage the services of Daley & Jalboot Architects Inc., of Philadelphia, PA, to provide design development, preparation of construction documents, bidding and negotiations, and construction management for renovations to the Springfield Township Municipal Campus. The engagement shall be consistent with the Daley & Jalboot proposal dated May 5, 2014, and the AIA document B101 contract, including Document Exhibit A, for both the basic services valued at \$1,104,985, and the alternate services valued at an additional \$272,570.

Mr. Gillies noted that the selection of Daley & Jalboot was a very deliberate and careful process starting with the receipt of qualifications from 20 area architects, which were short-listed to four firms that submitted proposals and made public presentations. Mr. Gillies thanked the Municipal Campus Advisory Committee for the hours of detailed work necessary to create the Request for Qualifications, the Request for Proposals, and review of all the documents received. Mr. Dailey also thanked the Committee for their work and expressed his pleasure for moving forward with the project. He noted that the project will have an impact on the taxpayers, but the Board will work to minimize the impact and provide the Township with first class facilities.

Motion (Gillies-Schaum) carried unanimously to engage the services of InR Advisory Services LLC, of Media, PA, to provide investment advisory services for the Springfield Township Pension Plans. The engagement shall be consistent with the InR proposal dated April 17, 2014, including a total fee not to exceed 47 basis points of the funds under management. Mr. Gillies noted that this process was also very deliberate beginning with receipt of 15 responses to a Request for Proposal. The responses were then short-listed to four finalists. The four finalists made presentations to the Pension Fund Board of Trustees.

Mr. Harbison noted that not only is the Township changing the investment manager, but will also utilize a different investment format utilizing principally mutual funds and indexed funds. The Board plans to re-evaluate the investment style over time.

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

Motion (Standish-Gillies) to enact Ordinance No. 929, an ordinance amending the zoning map of the Township of Springfield by rezoning a 7.11 acre portion of a certain parcel of land located at the east side of the intersection of Ridge Pike and Manor Road in Springfield Township. The parcel has an address of 9303 Ridge Pike, and is more particularly identified as Montgomery County tax parcel ID No. 52-00-15670-00-1. The subject parcel will be rezoned from the "A Residential" zoning district and the "AA Residential" zoning district, with a "AAA Age-Qualified-1" zoning overlay, to the "Institutional" zoning district.

Mr. Gillies made comment that the Atria Senior Living facility project will be a major opportunity for Springfield Township. He noted that approximately 100 construction jobs would be created and 60 permanent jobs would be created to service the facility. The tax receipts for both the Township and School District will be significant.

Mr. Harbison expressed his objection to the order of business in considering the three related ordinances for the Tecce property. Mr. Harbison believed that the ordinance related to the open space requirement for the AAA Age Qualified-1 residential overlay district should be the first order of business. He noted his support of the Atria Senior Living project, but was not supportive of the residential development proposed for the rear of the Tecce tract.

Mr. Gillies opined that regardless of the development proposed for the rear of the property, the Atria Senior Living facility is a good project.

Mr. Dailey inquired as to the implications of the order of the motions to be made. Mr. Garrity indicated that the Board could proceed in any order desired, but to the extent a portion of the property was rezoned, the property owner would be abandoning the approved plan for the development of the rear portion of the Tecce property. He also noted that regardless of whether the Board addressed the rezoning for Atria first or considered the open space requirements for the AAA Age-Qualified district, the ordinance related to the text amendments associated with the Institutional zoning district must be considered after the property was rezoned to the Institutional zoning district.

Mr. Standish inquired whether the property owner could proceed with their existing approved land development plan for age-qualified housing if the Board of Commissioners voted against the pending ordinances. Mr. Garrity indicated that they could proceed with the approved plans. Mr. Standish also asked whether the owner could continue to bring other proposals to the Board of Commissioners for future development to the property. Mr. Garrity answered in the affirmative.

Mr. Dailey indicated that he looked upon the Atria Senior Living project as a favorable project for the Township. He was concerned with Atria pulling out of the project in Springfield Township as it appeared Atria was looking for a timely response from the Township in order to move forward. Mr. Gillies expressed his concern with a lengthy delay for Atria and the loss of the positive tax impact Atria will have on the Township.

Motion (Harbison-Standish) to table the first motion and consider a motion to enact Ordinance No. 931, an ordinance amending the AAA Age-Qualified-1 Residential overlay district open space requirement. Vote: 3-4; Dailey, Gillies, Samtmann, and Schaum opposed.

Mr. Wilson noted that he studied the plans, observed the site and met with the neighbors. He does not have anything against the Atria Senior Living facility, although he did note the intense development of this portion of the property by

Atria. He further noted that he would not be supporting the current plans for the development of the rear portion of the Tecce property.

Mr. Dailey noted his appreciation for the efforts of all parties involved in this proposal. He believed there was a consensus that the Atria Senior Living facility would be a good project for the Township. He recounted that the Township Planning Commission viewed the Atria proposal favorably, but they suggested no development should occur in the rear portion of the property. The Montgomery County Planning Commission actually recommended that the Institutional zoning district be enlarged in the entire neighborhood along Ridge Pike. The Board must now make a decision based on information received. He thought that the use of the AAA Residential zoning district in the rear of the property was an option, however, he learned that the neighbors were not in favor of the AAA standards. He noted that the Atria style use is needed in Springfield Township and believes Atria would be a good opportunity for the Township.

Mr. Standish suggested his belief that the Atria proposal was just OK. He disliked not voting for Atria, but he is concerned with the development of the rear portion of the Tecce tract. Mr. Standish stated that he was not in favor of the earlier proposals presented by the neighbors, but liked the fact that the neighbors recently moved to providing a development of ten lots in the rear of the Tecce tract. He is also disappointed with the lack of discussion and participation by the owner related to development opportunities in the rear. He noted that the Township cannot require land to be held to be purchased by other parties in conjunction with zoning or land development approvals as desired by the neighbors.

Mr. Harbison opined that the development of the front portion and the rear portion of the Tecce property are indeed inter-related. He believes that the community could do better through a different style of development in the rear portion of the tract. He is more supportive of a AAA Residential style development than the age-qualified regulated development. He noted that while he does not appreciate the development of the Tecce property in total, he does support the Atria Senior Living facility concept. Mr. Harbison remarked that the property owner had been working with the Township utilizing the AAA Residential development standards until recently, and the open space criteria is defined differently in the AAA Residential than in the age-qualified regulations, noting that the age-qualified regulations create an illusion of additional open space. He stated his appreciation that the neighbors desire to maintain the open space in their neighborhood, and to provide recreational activities within that land area. From his review of the proposal, Mr. Harbison suggested that the property owner might be provided an opportunity to triple the housing density on the property for a mere 3% additional open space. He believes that open space is important for the nature in existence in

the neighborhood. Mr. Harbison recognized the zeal for tax revenues is a worthy concern for the Township, but noted that most institutional properties in Springfield Township are tax exempt and if Atria Senior Living does not move forward with their project after the rezoning, another institution such as Chestnut Hill College could utilize the property institutionally and be tax exempt. Mr. Harbison congratulated the neighbors for their efforts and involvement in the project, and concluded that he must consider the quality of life in the community in balance with the development. The vote on the motion was 3-4; Harbison, Schaum, Standish, and Wilson opposed. The motion did not carry.

Mr. Schaum appreciated the neighbors' satisfaction that the motion was not approved, but he does believe that the Atria Senior Living facility would be a good use in Springfield Township. He also believed that the developer and community were on the right track with the utilization of the AAA residential zoning district which had since been changed. He would like more opportunity to view the new proposal presented by the neighbors, but could not move forward with approving the Atria portion of the development without more knowledge of the proposed development for the rear of the Tecce property.

Mr. Dailey noted that there appeared to be consensus on the Board for the development of the rear property under the AAA Residential criteria, but the neighbors did not like the smaller lots and number of buildings. Mr. Dailey expressed his confusion on how the consensus was lost for a cluster development.

Mr. Gillies suggested that the Township may have given away a good project in the Atria Senior Living facility. He pointed out that the AAA Residential developments created 50% more open space over the long standing AA Residential zoning classification. He believed that the age qualified living was a more preferred style of development for the adjacent neighbors. In review of the new ten lot residential development presented by the neighbors this evening, he wished to point out that there would be less land area protected for environmental benefits and the stormwater impacts in the neighborhood could be increased over time due to future improvements to the larger single family dwellings. He repeated his position that maximizing the tax base would be good for Springfield Township as a whole.

Mr. Garrity was asked whether the Board should consider Ordinance No. 930, the ordinance amending the text of the Institutional zoning district. Mr. Garrity stated that the owner has no standing to request this text change as his property is not Institutionally zoned. With regard to Ordinance No. 931, the ordinance amending the open space requirements for the age-qualified zoning district, the ordinance would not have any impact on the existing approved plan unless or until the land

owner withdrew the approved plan. It was the consensus of the Board not to consider Ordinance No. 930 or Ordinance No. 931.

Motion (Standish-Harbison) carried unanimously to approve the preliminary/final land development plan for St. Joseph Villa, 120 West Wissahickon Avenue. The subject of the land development is the construction of a 180 space parking lot, including 31 reserve parking spaces. The preliminary/final land development plan for St. Joseph Villa parking area is dated March 20, 2014, last revised June 26, 2014, supplemented with the stormwater management report for St. Joseph Villa dated March 2014, last revised June 2014, and includes a narrative report for soil erosion and sedimentation control measures for St. Joseph Villa, dated March 2014, last revised June 2014. In conjunction with the approval, the Board of Commissioners found that direct access to a public street with a minimum 30 foot paved cartway does not need to be met as the existing condition is viewed as an existing non-conforming use. Furthermore, the Board deferred the required cartway widening and the installation of curbs, sidewalks and stormwater improvements as required by Section 95-10 of the Springfield Township Code. The approval was subject to the owners resolving all issues outlined in a letter dated July 3, 2014 from the Township Engineer to the Code Enforcement Officer.

Mr. Gillies wished to highlight the fact that the stormwater rate of flow after construction must be the same as before construction and furthermore, the parking in reserve has been planned for in the stormwater management plan and therefore, there will be an immediate benefit to the existing stormwater management conditions.

Mr. Harbison, Chairman of Cultural Resources Committee, reported:

Mr. Harbison announced that during the month of June 2014, Springfield Township residents recycled 220.8 tons of materials with a householder participation rate of 84.4%. The net cost for the month was \$7,376.20.

Motion (Harbison-Schaum) carried unanimously to reappoint Thomas Pryzblinski to a new three year term of service as a member of the Springfield Township Shade Tree Commission. The new term of service shall expire July 13, 2017.

An announcement was made that there are currently two vacancies on the Shade Tree Commission. Mr. Harbison encouraged any resident interested in serving as a member of the Springfield Township Shade Tree Commission to send a letter of interest or resume to the Board of Commissioners at the Township building mailing address, or via the Township website. Mr. Harbison described the activities of the Shade Tree Commission and the Commission's meeting schedule.

Mr. Wilson, Chairman of Library Committee, reported:

Motion (Wilson-Samtmann) carried unanimously to accept a letter of resignation dated May 21, 2014 from Seth Wilson, resigning his position as a member of the Springfield Township Environmental Advisory Commission.

With the immediate resignation, Mr. Wilson encouraged residents interested in serving on the Environmental Advisory Commission to send a letter of interest or resume to the Board of Commissioners at the Township building mailing address or through the Township website. Mr. Wilson described the activities of the Environmental Advisory Commission and its meeting schedule.

Ms. Samtmann, Chairwoman of Human Resources Committee, had no report.

Mary Reilly, 62 West Wissahickon Avenue, stated that she and several of her neighbors are opposed to the parking lot planned by the St. Joseph Villa. She stated that the neighborhood did receive notice of the Planning Commission meeting on the parking lot, but did not receive any further notice with regard to the ongoing process. She expressed her concern for the stormwater management and the detention basin concept that she believed would bring mosquitoes. She noted that the neighborhood already has an issue with mosquitoes and this would only add to the problem. Due to Mr. Bell's illness, she did not believe the neighborhood had representation in this matter.

There being no further business, the meeting was adjourned at 9:15 PM.

Respectfully submitted,

Donald E. Berger, Jr.
Secretary

DEB:cmt
7/30/14