

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

The Board of Commissioners of Springfield Township met in regular monthly meeting on Wednesday evening, July 8, 2015 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 (Gillies-Wilson) 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. Dailey called on District Justice Katherine McGill to administer the oath of office to police officer Mark Koenig. Mr. Koenig and his family were invited to the front of the room to participate in the administration of the oath of office. Mr. Dailey also recognized Chief Michael Pitkow and Deputy Chief Donald Fantry who were in the audience.

Special Report

Mr. Dailey recited several stormwater or sanitary sewer efforts to the benefit of Brookside Road residents. Those improvements included: (1) the Township constructed a large swale on the Mount Saint Joseph property to direct overland stormwater flows away from the properties on the north side of the street; this project has been completed at a cost of \$24,125, (2) the Township reconstructed the storm sewer basin located by the softball field at Mount Saint Joseph Academy so that it performs properly; this project was completed at a cost of \$5,880, (3) required Mount Saint Joseph Villa to construct a larger than necessary detention basin for their new parking lot adjacent to the cemetery; this project was completed at no direct cost to Township, (4) encouraged PennDOT to open the mouths of the storm sewer inlets along Bethlehem Pike; this project was completed at no direct cost to Township, (5) completed Phase 1 and Phase 2 of the Terminal Avenue Storm Sewer project; this project was completed at a cost of \$427,236, (6) studied the feasibility of constructing stormwater improvements at 8911 Montgomery Avenue; no meaningful benefits would be realized from such a project but the Township incurred costs of \$14,810, (7) studied the feasibility of performing meaningful stormwater detention at Cisco Park/Hillcrest Pond by lowering the level of the playing fields by four feet and constructing a four foot high wall at Hillcrest Pond. There would be no meaningful benefit realized from this project but the study cost \$13,325, (8) submitted a CDBG application to Montgomery County to install storm sewers along Brookside Road; Phase I has been recommended for funding by Montgomery County and the estimated cost for phase 1 and phase 2 is \$303,452, (9) conducted two neighborhood meetings to solicit the interest of those residents

located in the floodplain to participate in the Federal Hazard Mitigation Assistance program. The Township committed 25% local match to those residents interested. The application period was opened on 5/29/2015. To date, three property owners have expressed preliminary interest in participating in the program, (10) studied the feasibility of constructing a stormwater detention basin behind Carlisle Road/Montgomery Avenue properties. Easements over private property will be required if this project is to continue. The estimated cost of the project is in excess of \$800,000. The actual cost to date is \$20,361, (11) phase 2 of Terminal Avenue storm sewer project is still under consideration awaiting the benefits realized from phase 1 of the project, (12) performed dry weather evening flow monitoring to identify possible sources of inflow/infiltration within the sanitary sewer system; this project was completed at an estimated cost of \$2,500, (13) identified and repaired sources of inflow at three (3) locations in the sanitary sewer system above Brookside Road. The cost for the repairs was \$8,742, (14) installed Inflow/Infiltration caps on all private sanitary sewer laterals along the sanitary sewer line adjacent to Brookside Road to help prevent inflow through sewer vents; this project was completed at a cost of \$4,500. Mr. Dailey suggested that the Board of Commissioners has a good relationship with the Brookside Road residents and this matter will continue to be placed on the agenda in future months and suggested that discussion on this topic will be best conducted at a workshop meeting due to the nature of that venue.

Joan Parsons, 37 Hawkswell Circle, representing the Hawkswell Circle Homeowners Association, discussed the number of cars and buses that utilize 50 Oreland Mill Road and the difficulty of ingress and egress to the adjacent residential neighborhood. She believes there are in excess of 100 buses at this location which generate a great deal of noise. She believes there are more buses on site than permitted and is concerned with the property values and property safety issues associated with the bus depot. Ms. Parsons was interested in the work completed by the US EPA on the Tank Car property site and the monitoring of same.

Thomas Sadowski, 29 Heritage Drive, indicated that he has attended recent Planning Commission meetings on the bus depot land development and has been impressed with the process. He asked if a traffic study has been completed recently on Pennsylvania Avenue. He suggested that the Township must consider emissions and noise as a nuisance emanating from the bus depot site. Mr. Dailey was not certain that a traffic study was recently conducted for Pennsylvania Avenue but may be a part of the land development process. Mr. Garrity was asked to provide an overview of the land development review process. Mr. Garrity indicated that the Municipalities Planning Code requires the municipalities to review subdivisions and land development plans within 90 days. If the review is not completed within 90 days, the plans are deemed approved. Normally, applicants extend the period of time in order to provide them the opportunity to amend the plans in order to come into compliance with the Township Code. Mr. Sadowski inquired why the US EPA would permit development on the Tank Car property. Mr. Garrity responded that the EPA indicated development would be permissible on that site so long as it does not compromise the protective cap on the land.

Margaret Mary Burke, Orlemann Avenue, suggested that the Board of Commissioners consult with Township Planning Commission member Angela Murray on bus depot activities due to her experience with same. She suggested that the Township Environmental Advisory Commission and Open Space Committee should review the Tank Car land development plan due

to issues related to the environment. She expressed concern for noise and lighting nuisances. She also suggested the need for a traffic study for the proposed land development. Ms. Burke suggested that all review letters associated with the land development be mailed out to all Oreland residents as well as notices of meetings. In conclusion, Ms. Burke asked that the lighting concerns discussed by Mr. Supplee of Orlemann Avenue be addressed.

Mr. Dailey, Chairman of Zoning Committee, reported:

Mr. Dailey announced that the Zoning Hearing Board would next meet on July 27, 2015 at 7:00 PM in the Springfield Township Building. Mr. Dailey summarized the Zoning Hearing Board Agenda.

Motion (Dailey-Schaum) carried unanimously to authorize the office of the Township Solicitor to attend all hearings of the Zoning Hearing Board in opposition to the Zoning Hearing Board application for Wyndmoor Court LLC as it pertains to 7602 Pine Road, Wyndmoor.

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

Motion (Schaum-Gillies) carried unanimously to adopt Resolution No. 1355, a resolution authorizing participation in the PennDOT Bridge Bundling Program to rebuild the Oreland Mill Road bridge. The Bridge Bundling Program is a federally funded road and bridge improvement program administered by the Commonwealth of Pennsylvania to remove or replace eligible bridges owned by local governments.

Motion (Schaum-Gillies) carried unanimously to waive provisions of Section 3303.1(12) of the Springfield Township Fire Prevention Code in order that the North Hills Country Club may conduct a fireworks display at the Club on Sunday evening, September 6, 2015. The waiver is conditioned on the following: (1) the pyrotechnical firm and North Hills Country Club shall add Springfield Township as an additional insured on their certificates of insurance for the event, and (2) the pyrotechnical firm and the North Hills Country Club shall work closely with the Township Fire Marshal to help prevent an accident and to create a plan of action in the event an accident does occur during the activity. Mr. Wilson asked whether the Township would distribute an e-blast on the fireworks display at North Hills Country Club. He was informed that indeed that would occur.

Motion (Schaum-Gillies) carried unanimously to adopt Resolution No. 1356, a resolution authorizing the release of a Request for Proposals to qualified candidates for the long term lease or sale of the Springfield Township sanitary sewer system, and to conduct a public meeting to seek input from Township residents regarding the proposed transaction. At this time, the Township has tentatively set the date of September 9, 2015 at 8:00 PM to conduct the public meeting regarding the sale of the Township sanitary sewer system.

Motion (Schaum-Samtman) 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 new term of service shall expire July 17, 2021.

Mr. Schaum announced that on June 25, 2015 the Township received five bids to construct the sidewalk improvements in the vicinity of 350 and 402 Haws Lane. This is the area on the east side of Haws Lane between Fraser Road and the Erdenheim Elementary School. The bids included a base bid and a bid alternate. The base bids ranged from a low of \$214,485 to a high of \$387,709. The bid alternate ranged from a low of \$45,620 to a high of \$126,138.50.

Motion (Schaum-Samtman) carried unanimously to award a contract to Ply-Mar Construction Company Inc., of Plymouth Meeting, PA, for their low bid price for the base bid of \$214,485. Mr. Wilson asked when the project would begin and whether the project would be completed by the first day of school. Mr. Berger indicated that it is anticipated that the contractor will begin by the end of July and the schedule appears to be very tight to be completed by the first day of school, but that is indeed the goal. Mr. Garrity remarked that Genesis Eldercare is moving forward with their portion of the project and believes that too will begin by the end of the month.

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

Motion (Gillies-Schaum) carried unanimously to approve the June check reconciliation in the amount of \$686,036.48, and the July bill listing in the amount of \$1,159,275.82.

Mr. Gillies noted that the Pennsylvania First Class Township Code requires municipalities to sell any real property valued at \$1,000 or more via sealed bids or by way of a public auction. On March 30, 2015, the Township was scheduled to conduct a bid opening for the sale of real property located at 8911 Montgomery Avenue, Wyndmoor. Unfortunately, no bids were received.

Motion (Gillies-Standish) carried unanimously to authorize the execution of a professional services agreement with Max Spann Auction Company of Clinton, NJ, to conduct a public auction for the sale of property located at 8911 Montgomery Avenue, Wyndmoor. Prior to execution of the contract, the agreement shall be in a form satisfactory to the Township Solicitor's office. Mr. Wilson confirmed that the Township will be able to set a minimum price for the sale of the property.

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

Motion (Standish-Dailey) carried unanimously to appoint Stacey Blankin of Flourtown Avenue, Wyndmoor, to fill an unexpired term of service as a member of the Springfield Township Planning Commission. The unexpired term of service shall expire February 16, 2016. Mr. Standish noted that the Township Board of Commissioners was pleased to meet with other candidates and made comment as to the high quality of candidates the Board interviewed.

Mr. Standish announced that on June 2, 2015, the Township received one bid for the Oreland Village Street Improvement Project, Phase II. This project involved the milling and resurfacing of Clement Road in Oreland. This project was to be funded through the Montgomery County Housing and Community Development Program. Their regulations require that there be a minimum of two bids received in order for the project to proceed.

Motion (Standish-Schaum) carried unanimously to reject the bid received from Associated Paving Contractors Inc. in the amount of \$45,289.50 for the Oreland Village Street Improvement Project, phase 2.

Motion (Standish-Gillies) carried unanimously to approve the land development plan for LaSalle College High School, 8605 Cheltenham Avenue. The subject of the land development plan is the enlargement of the existing cafeteria at the school. The final land development plans are entitled LaSalle College High School Cafeteria Improvements prepared by Hibbeln Engineering Company, LLC, dated May 13, 2015, with no revisions, and a Post Construction Stormwater Management Report for the cafeteria improvements prepared by Hibbeln Engineering Co., LLC, dated May 13, 2015, with no revisions. The approval of the land development plan is subject to the condition that all Township Code issues identified in a letter dated June 15, 2015 from the Township Engineer to the Township Code Enforcement Officer be resolved to the satisfaction of the Township Engineer.

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

Mr. Harbison announced that during the month of June 2015, Springfield Township residents recycled 218 tons of materials with a householder participation rate of 85%. The net cost for the month was \$8,538.69.

Motion (Harbison-Schaum) carried unanimously to reappoint Jennifer Ponce 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, 2018. Mr. Harbison noted that there are currently two vacancies on the Shade Tree Commission and encouraged residents to participate on the Commission.

Mr. Wilson, Chairman of Library Committee, reported:

Mr. Wilson indicated that earlier this evening, the Board of Commissioners appointed Stacey Blankin to the Township Planning Commission. During an earlier discussion with Ms. Blankin about the possible appointment to the Planning Commission, she indicated she would resign her position on the Township Environmental Advisory Commission if appointed to the Planning Commission. Therefore, there is currently a vacancy on the Environmental Advisory Commission.

Motion (Wilson-Gillies) carried unanimously to appoint Victoria Candido, of Elliston Drive, Wyndmoor, to fill an unexpired term of service as a member of the Springfield

Township Environmental Advisory Commission. The unexpired term of service shall expire June 14, 2017.

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

Motion (Gillies-Wilson) carried unanimously to recess the public meeting in order that the Board of Commissioners may conduct a public hearing on a proposed zoning ordinance amending the Industrial Zoning District, creating a Limited Industrial zoning district and rezoning certain properties from Industrial and/or C Residential zoning to the new Limited Industrial district.

Motion (Dailey-Wilson) carried unanimously to reopen the business meeting.

Motion (Dailey-Schaum) to enact Ordinance No. 935.

Motion (Gillies-Dailey) to table the motion to enact Ordinance No. 935. Mr. Gillies stated he had concerns on the effect of the ordinance on a couple specific industries in the Township and suggested there are limited business opportunities within the Township which may have a long term effect in this regard. He noted that industrial properties with a heavy industrial use that may later transition to a limited industrial use cannot then revert back to a heavy industrial use in the future. He would like the opportunity to once again review the zoning map changes proposed as a part of the ordinance. Mr. Dailey indicated that he understands Mr. Gillies' concerns, however, after Mr. Garrity explained how the existing and new zoning proposal would function, he has a better understanding of the effects on the properties. He also noted that existing heavy industrial uses that will become limited industrial zoned properties can still expand 25%, and he has faith in the Zoning Hearing Board to address those issues. Vote on the motion to table the vote on Ordinance No. 935, 2-5. Harbison, Samtmann, Schaum, Standish, Wilson opposed. The vote on the motion to enact Ordinance No. 935, 6-1; Gillies opposed.

There being no further business, the meeting was adjourned at 10:00 PM.

Respectfully submitted,

Donald E. Berger, Jr.
Secretary