

MINUTES OF MEETING  
BOARD OF COMMISSIONERS  
SPRINGFIELD TOWNSHIP

The Board of Commissioners of Springfield Township met in regular monthly meeting on Wednesday evening, February 10, 2016 at 7:30 PM in the Springfield Township Building for the purpose of transacting the general business of the Township. All members were present. Mr. Harbison presided.

Mr. Harbison noted that this evening's meeting would be the last meeting of the Board of Commissioners to be conducted in the current township building due to the planned renovations.

Mr. Harbison 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. Harbison led the Pledge of Allegiance.

Mr. Harbison announced that the Board of Commissioners conducted brief executive session meetings both related to potential litigation on the evenings of February 8, 2016 and February 10, 2016.

Motion (Schaum-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.

Joan Parsons, 37 Hawkswell Circle, addressed the Board of Commissioners with questions or comments related to Cheltenham Transportation, 50 Oreland Mill Road, Oreland. Based on discussions by the Township Planning Commission, she inquired whether off-street parking in reserve was being provided as a part of the land development application. She was informed that the off-street parking is needed and therefore will be installed. She inquired whether the applicant would be applying for stormwater management improvements. She was informed that the applicant will be applying for a stormwater management permit. Ms. Parsons asked how the sanitary sewer concerns were being resolved. She was informed that the applicant plans to connect to the public sanitary sewer system. She noted that a traffic impact study was completed as recommended by the Montgomery County Planning Commission. She inquired whether an environmental hazard study was conducted. She was informed that such a study was not completed. Ms. Parsons asked if a parking plan was submitted. A parking plan had been added to the set of plans, including the modeling of a large emergency vehicle being able to maneuver through the site. Ms. Parsons reviewed her concern for parking of the large vehicles and the personal vehicles of the school bus drivers. Ms. Parsons asked how the lighting nuisance would be addressed. She was informed that the applicant will be meeting with the Township on site to address the problem light fixtures. Ms. Parsons expressed her concern for the number of school buses and an unknown possibility of larger vehicles on site. Ms. Parsons discussed other public nuisances at the site including back-up alarms of the buses. She suggested that the lighting nuisances have continued for many months and had not been resolved and, therefore, she

did not believe the bus company was working with the Township in good faith. She believed there may be good reasons why the traffic study may not be valid, including not accounting for possible buses to be placed on Walnut Avenue. Ms. Parsons did not believe the two new commissioners were completely up-to-speed on all the issues related to the land development application. Ms. Parsons concluded by suggesting that the tax receipts received from the additional buses on site were not appreciable and recommended that the plan not be approved due to environmental threats, proximity to residential properties, potential emergency responses to the site, and the fact that 181 buses are too many.

Mr. Dailey inquired how many residential units have been occupied directly adjacent to the subject site. Ms. Parsons indicated that all but two homes have been occupied.

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

Mr. Harbison announced that during the Springfield Township Municipal Campus Renovation Project, all meetings of the Township will be relocated. The meetings of the Board of Commissioners, Planning Commission and Zoning Hearing Board will be held at the Springfield Middle School Library. All other agency meetings will be held in the meeting room of the temporary library at 1200 E. Willow Grove Avenue, Wyndmoor. All agency meetings will be held on their regularly scheduled night and time. Only the meeting locations have been modified.

Motion (Harbison-Dailey) carried unanimously to approve the January check reconciliation in the amount of \$831,590.53 and the February bill listing in the amount of \$1,210,323.98.

Mr. Harbison announced that The Board of Commissioners is forming a financial advisory committee. The committee will advise the Board on budgetary finance, banking, accounting and pension matters. The committee will provide a chance for residents to get a deeper understanding of the Township's financial situation. The committee will meet on the third Tuesday of each month at 4:00 PM. At the beginning, there will be no membership on the committee. Discussions will take place among those present at the meetings. The first meeting will be held on Tuesday, February 16, 2016 at 4:00 PM in the Springfield Township Building. Anyone interested should just show up. All questions can be directed to Mr. Harbison at his email address.

Motion (Harbison-Schaum) carried unanimously that in compliance with Pennsylvania Act 428 of 1968 the Board of Commissioners adopt Resolution No. 1369, a resolution authorizing the disposition of township records as set forth in the listing attached to Resolution No. 1369, totaling approximately 63 boxes of records or files.

Mr. Harbison explained that each year the Township has a net minimum municipal obligation for funding the three Township pension plans and in 2016, the amount is \$960,078. The amount is net employee contributions and State aid. During the recent meeting with the pension fund advisor, the professional suggested that the Township consider taking advantage of the undervalued stock market by funding at least partially

the minimum municipal obligation at this time rather than waiting until the end of 2016 when the funding would normally take place.

Motion (Harbison-Schaum) carried unanimously to fund 100% of the net Township municipal obligation of \$960,078.

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

Motion (Schaum-Dailey) to engage Keystone Lighting Solutions to provide technical assistance to Springfield Township through the preliminary audit phase only for a fee not to exceed \$9,375. Mr. Schaum explained that Springfield Township was considering participating with 43 other municipalities in Bucks, Chester, Delaware and Montgomery Counties that are interested in upgrading the municipal street light systems to the LED technology. Mr. Wilson suggested that he understood that Johnson Controls Inc. was the sponsor of the program and that the theory was that the debt service on the loan to purchase the equipment would be paid through energy cost savings. He expressed his experience with other similar programs which did not develop favorable results. He also suggested that his experience with Johnson Controls Inc. was not satisfactory. Mr. Wilson indicated that he had discussions with representatives of Abington Township who had taken on a similar project in-house and Mr. Wilson believes that Springfield Township could benefit from a similar activity. Mr. Schaum wished to clarify that Johnson Controls Inc. is not a sponsor of the program but a selected vendor and that the Delaware Valley Regional Planning Commission is providing the management of the program. It was also explained that there would be savings for electric fees as well as maintenance fees and that the savings are guaranteed as part of the program. Mr. Wilson suggested that the Township purchase the required equipment and install the equipment so as to receive a quicker payback on the cost of the equipment. He also questioned whether the Township should support Johnson Controls Inc. who is relocating their company from the United States to Ireland. Vote 6-1; Mr. Wilson opposed.

Mr. Schaum announced that February 4, 2016, the Township received three sealed bids for a contract to relocate furniture, equipment, and other contents from the township library, police station and administration building. The relocation is a part of the municipal campus renovation project. The bids received, including a base bid and alternate #1, ranged from a low of \$39,970 to a high of \$73,534.

Motion (Schaum-Maxwell) carried unanimously to award a contract to O'Brien Moving and Storage, of Allentown, PA, for their low bid price of \$39,970 to provide labor, equipment and materials necessary to relocate all furniture, equipment, and contents from the current library, police and administration facilities to the temporary facilities for these departments.

Motion (Schaum-Standish) carried unanimously to adopt Resolution No. 1370, a resolution accepting the Deeds of Dedication of specified property, a legal description of which is attached and made a part of the Resolution, for use as a public roadway,

sidewalk or utilities. The dedication is in relation to the newly constructed sidewalks and roadway improvements on Haws Lane adjacent to Genesis Eldercare Centers-Harston Inc.

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

Mr. Standish indicated that it has been a long arduous process to review the Cheltenham Transportation land development plan and assuring compliance with Township ordinances. He also noted that residents asked for other matters to be attended to that were beyond the Township's authority. Mr. Garrity was asked to provide a summary of a resolution to be considered by the Board of Commissioners to approve the Cheltenham Transportation land development. Mr. Garrity indicated that the resolution (1) limits the number of buses to 181, with no more than 163 operating at any one time, (2) prior to recording the plans, a stormwater management permit would be secured related to off street parking and drainage improvements, (3) on-street parking on Oreland Mill Road will be limited to one side and the other side will have a maximum limitation of 15 minutes, (4) Cheltenham Transportation will work with the Township to shield the existing lighting or make adjustment to the lighting; the lighting issue will be resolved within 45 days of plan approval, and (5) the applicant will connect the property to the public sanitary sewer system.

Motion (Standish-Harbison) to adopt Resolution No. 1371, a resolution approving the preliminary/final land development plan for the expansion of an existing school bus depot providing for the operation of an additional 63 school buses at 50 Oreland Mill Road, Oreland. Mr. Dailey wished to confirm that the applicant will be connecting to the public sanitary sewer system. He was informed that was the case. He also suggested that the scope of the traffic impact study was too small and the study should consider traffic that may be generated from the future development of the Piszek tract and the Tank Car Corporation property. He expressed concern for interior circulation on the site and also was concerned with on-street parking on Oreland Mill Road. He inquired of Mr. Garrity how the Township would resolve the lighting issue if the matter was not resolved to the satisfaction of the Township. Mr. Garrity indicated that the Township could proceed through District Court or through the Court of Common Pleas alleging zoning violations or violations to the Pennsylvania Municipalities Planning Code.

Julie VonSpreckelson, Esq., representing Cheltenham Transportation, indicated that the applicant had responded in the past to lighting concerns and assured the Board of Commissioners that her client will continue to work with the Township to resolve the lighting concerns. Mr. Dailey expressed his interest in having the neighbors involved in the lighting solutions. He would also like the lighting issue to be resolved before the recording of the plans, and suggested that the resolution be amended to provide for the lighting solution that would be completed within 45 days of approval. Mr. Dailey continued and suggested that he would like to see a reduction in the number of buses proposed for the site. He acknowledged that the use is a permitted use and probably can expand same based on a 2009 decision of the Township Zoning Hearing Board. Ms. VonSpreckelson stated that her client will indeed work with the Township, but needs to be able to record the land development plans in a timely fashion. Messrs. Schaum and Maxwell discussed the parking on Oreland Mill Road and in conclusion suggested that the

Township merely reserves the right to continue to be able to regulate the on-street parking. This too was put forward as an amendment to the original resolution. Both Messrs. Standish and Harbison agreed to accept the aforementioned amendments to the original motion. Mr. Graham suggested it was a good idea for the residents to be involved, but it may be more efficient to work through their Township Commissioners. Mr. Schaum asked if the Township could utilize professional assistance with the lighting. The consensus of the Board was that would be a good idea. Vote 6-1; Mr. Dailey opposed.

Motion (Standish-Maxwell) carried unanimously to reappoint Stacey Blankin and Steve Schagrin to new four year terms of service as members of the Springfield Township Planning Commission. The new terms of service shall expire February 16, 2020.

Mr. Dailey, Chairman of Zoning Committee, reported:

Mr. Dailey announced that the next meeting of the Zoning Hearing Board was scheduled for February 22, 2016 at 7:00 PM in the Springfield Township Building. Mr. Dailey summarized the Zoning Hearing Board Agenda.

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

Mr. Wilson announced that during the month of January 2016, Springfield Township residents recycled 189.5 tons of materials with a householder participation rate of 66.4%. The net cost for the month was \$17,007.58. He also noted that the Township confirmed with RecycleBank Inc. that even though the Township did not renew its contract with RecycleBank, all RecycleBank points are still redeemable through RecycleBank Inc.

Mr. Graham, Chairman of Human Resources Committee, had no report.

Mr. Maxwell, Chairman of Public Safety Committee, reported:

Motion (Maxwell-Schaum) carried unanimously to amend the Springfield Township Code, Section 107-32.C by authorizing the posting of the south side of Bruce Road from Ehrenfort Road to Paper Mill Road as "No Parking".

Motion (Maxwell-Dailey) carried unanimously to adopt amendments to the weighting of examination scores for both the police entry level examination and promotional examination. The weighting for the entry level police examination will now be 60% written examination/40% oral examination. Previously, the weighting was 70% written examination and 30% oral examination. The weighting for promotional examinations was 60% written examination/30% oral examination. The amendments will weight the written examination at 50%, the oral examination at 40%, and a written performance rating will remain weighted at 10%.

Motion (Maxwell-Schaum) carried unanimously to waive the provisions of Section 3303.1(12) of the Springfield Township Fire Prevention Code in order that the Wyndmoor Hose Company may conduct a fireworks display at the Township owned

Veterans Park on Saturday evening, June 18, 2016. The waiver was conditioned upon the following: (1) the pyrotechnical firm and Wyndmoor Hose Company shall add Springfield Township as an additional insured on their certificates of insurance for the event, and (2) the pyrotechnical firm and the Wyndmoor Hose Company 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.

Joan Parsons, Hawkswell Circle, thanked the Board of Commissioners for working through and making a difficult decision with regard to the Cheltenham Transportation land development and wished to thank Commissioner Dailey for posing legitimate questions with regard to the plan approval. She also made remarks with regard to on-street parking on Oreland Mill Road and snow removal challenges along Hawkswell Circle.

Mr. Harbison recognized Liam McCafferty in the audience who is a boy scout working on his citizenship in the community merit badge.

There being no further business, the meeting was adjourned at 8:55 PM.

Respectfully submitted,

Donald E. Berger, Jr.  
Secretary

DEB:cmt