

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

The Board of Commissioners of Springfield Township met in regular monthly meeting on Wednesday, May 11, 2016 at 7:30 PM in the Springfield Middle School for the purpose of transacting the general business of the Township. All members of the Board were present. Mr. Harbison presided.

Mr. Harbison asked all 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.

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.

Mr. Harbison recognized Chief Michael Pitkow, Chief of Police, and District Magisterial Justice Kate McGill, who administered the Oath of Office to Cpl. Sean Badolato, Cpl. Krista Schmalbach, and Police Officer Edward Gross.

Special Reports

At the April 11, 2016 workshop meeting of the Board of Commissioners, Mr. Savar, 8703 Marshall Road, addressed the Board of Commissioners regarding his concern for stream bank erosion adjacent to a garden area that he maintains on his property. No structures on his property are threatened by the stream bank erosion. The office of the Township Engineer was asked to survey the area and the survey determined that the area in question is actually owned by Springfield Township. Given the miles of streams in the Township, the costs associated with stabilizing the stream banks, and the fact that no structures are being threatened by the stream bank erosion, the Board of Commissioners stated that they would not be stabilizing the creek bank adjacent to 8703 Marshall Road. The Township did offer to assist Mr. Savar with the State permitting process if he desires to pursue the stream bank stabilization himself.

Also during the April 2016 workshop meeting of the Board of Commissioners, the Hunsberger family of the 100 block of Paper Mill Road, as well as several of their neighbors, spoke to the Board of Commissioners about their concern for golf balls that leave the North Hills Country Club golf course and enter properties within the 100 block of Paper Mill Road. The Board of Commissioners asked the Township Solicitor to contact North Hills Country Club to gain a better understanding of the conditions and discuss the concerns with the Club. Mr. Garrity met with a representative of North Hills Country Club at the property and at the conclusion of their meeting, North Hills Country Club maintained their position that they have no plans to alter the golf course adjacent to Paper Mill Road. Commissioner Schaum, who represents that portion of the Township, and Mr. Garrity will be meeting with neighbors in the 100 block of Paper Mill Road to discuss what options the residents may have privately.

Mr. Albert, of Meadow Lane, and several other residents in the immediate neighborhood, addressed the Board of Commissioners with their concerns for the new Oreland Mill Road bridge design as it relates to the bridge under extreme flood conditions. The new bridge design and construction is under the management of PennDOT, which has designs to replace the old iron pipe barriers at the top of the bridge with solid concrete parapet walls. The neighbors were concerned that under extreme flood conditions, the solid parapet walls may force the flood waters around the bridge endangering the integrity of the surrounding properties. Mr. Harbison reviewed a meeting between Township representatives and representatives of PennDOT and Michael Baker Inc., the bridge design engineer. The engineers indicated that the bridge replacement did not require any new individual permits from PA DEP as no work was being conducted that would affect the stormwater flows within the creek. Township staff discussed the concern for the solid parapet walls to which PennDOT and the design engineer replied that during a 100 year storm event, the stormwater can flow around the bridge as the wing walls for the bridge sit lower than the bridge itself. In the event of a 500 year storm, as was the case in 1996, the entire neighborhood and immediate area will most likely be inundated with stormwater again. Staff discussed modification to the solid parapet walls, however, given the steel reinforcement within the concrete, the potential openings within the parapet walls would be so small that any possible benefit would not be measurable. In conclusion, PennDOT indicated they have no intention to redesign the parapet walls on the top of the Oreland Mill Road bridge.

Megan Hunsberger, 115 Paper Mill Road, inquired whether North Hills Country Club was asked to consider the installation of a net along Paper Mill Road. Mr. Garrity indicated that that was indeed included as a part of the discussion.

Virginia Clarke, 41 Brookside Road, and Jason Coss, 49 Hawkswell Circle, individually expressed their interest in being able to renew their national flood insurance. Mr. Berger outlined the process to update the Township's Floodplain Conservation District ordinance and review by the County, State and Federal governments. It is anticipated that within 48 hours upon receipt of the ordinance by the reviewing entities, residents will be able to secure national flood insurance.

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

Motion (Harbison-Schaum) carried unanimously to approve the April check reconciliation in the amount of \$1,366,070.41 and the May bill listing in the amount of \$1,254,869.84.

Motion (Harbison-Dailey) carried unanimously to adopt Resolution No. 1376, a resolution formally requesting that the Governor, State Senators, and Representatives of the General Assembly amend the Sterling Act to require that an amount up to 1% of non-resident Philadelphia wage taxes paid by non-residents of Philadelphia be remitted to the municipality in which the taxpayer resides.

Motion (Harbison-Standish) carried unanimously to authorize a letter be sent to the Township's locally elected State Representatives urging that House Bill No. 340 not be reported out of Committee. The subject House Bill proposes amendments to the Sunshine Law regarding open meetings and executive sessions. The draft House Bill

would greatly inhibit strategic planning discussions that benefit local communities through the conduct of the discussions in executive session.

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

Motion (Schaum-Maxwell) carried unanimously to authorize the appropriate Township officials to execute an employment contract with the Springfield Township Public Works Department for the years 2016 - 2019. The amendments to the existing contract are wage adjustments, healthcare benefit adjustments, commercial driver's license costs, work boot reimbursements and a signing bonus. Mr. Schaum noted that principally due to the adjustments to the healthcare benefits over the four year contract, the Township will realize a modest cost savings in comparison to the previous employment contract. Mr. Schaum thanked the members of the Township Public Works Department for their service to the Township and their willingness to work with the Township on the contract agreement.

Motion (Schaum-Dailey) carried unanimously to accept the 2016 highway maintenance program as presented by the Director of Public Works dated May 2, 2016. All or portions of the following roads will be resurfaced: Preston Road, Swade Road, Arden Lane, Carolton Way, Cedar Lane, Arlingham Road, Clodion Court, Trumbauer Court, Ardmore Avenue, Evergreen Avenue and Wedgewood Road. The total cost of the project is estimated at \$220,500. Mr. Wilson asked whether Preston Road would be resurfaced between Shippen Road and Haws Lane. Mr. Berger indicated that the crews will match up the resurfacing project to what needs to be resurfaced as a result of the recent Aqua PA project.

Motion (Schaum-Dailey) carried unanimously to adopt Resolution No. 1377 recognizing the contributions of the Montgomery County Public Works Association on its 50th Anniversary. Through the Association's sustained efforts, municipalities, municipal Public Works Departments and communities as a whole have received measurable benefits from the Montgomery County Public Works Association which was founded in 1966. Mr. Schaum noted that both he and Mr. Maxwell are members of the Association, and the work performed by local public works departments are known to benefit their local communities. Mr. Harbison noted that Mr. Schaum is a Past President of the Montgomery County Public Works Association.

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

Motion (Standish-Dailey) to approve the final subdivision plan of Frederick Tecce and Mary Ann Frampton, known as the Tecce Tract, 9303 Ridge Pike. The subject of the subdivision is a two lot minor subdivision plan dividing an existing 40.79 acre tract into: (1) a 34.41 acre parcel and, (2) a 6.38 acre parcel. The plans were prepared by Charles E. Shoemaker Inc., consisting of a two sheet plan set dated December 31, 2015, last revised March 15, 2016. Legal descriptions and closure reports for lots 1 and 2 shall be submitted for approval prior to recording of the plans. Mr. Garrity indicated that the Township received correspondence from Mr. Preine of Northwestern Avenue which was addressed by Mr. Weiss, counsel for the Tecce tract. The issue is a complex issue related to the frontage requirement for the rear parcel of the subdivision plan. Mr. Preine suggested that the parcel frontage requirement be considered as a lot width requirement.

He suggested that the split zoning of the property precluded frontage of the rear lot to Ridge Pike, and also suggested that there was a tax map discrepancy as it related to the subdivision plan. Mr. Garrity did not believe that any of the points raised by Mr. Preine were applicable and suggested that the rear parcel does indeed have frontage on Ridge Pike. Mr. Maxwell inquired whether the zoning officer had rendered an opinion on the frontage issue. Mr. Berger indicated that he did not render an opinion as he did not see the frontage of the rear lot as a violation. Had he found that the rear lot did not have proper frontage, the violation would have been noted. Vote on the motion: 6-1; Mr. Maxwell opposed.

Motion (Standish-Dailey) carried unanimously to approve the amended final land development plan known as the Squire's Ridge land development, lot 1 of the Tecce subdivision plan, 9303 Ridge Pike. The subject of the land development plan is an age-qualified residential community featuring 32 semi-detached dwelling units and an existing manor home that will be converted into two (2) residences. The plans, prepared by Charles E. Shoemaker Inc., consist of a forty-four sheet plan set dated January 27, 2006, last revised March 15, 2016, and a post-construction stormwater management narrative for "Squire's Ridge", prepared by Charles E. Shoemaker Inc., dated October 31, 2014, last revised March 15, 2016. In conjunction with the approval, the following waivers to the Springfield Township Code are granted or reconfirmed:

- (1) 88-12B(1)(i) requires a 15 foot access easement around stormwater facilities. The applicant shall provide a blanket access maintenance easement.
- (2) 95-10.A related to the minimum cartway width on both internal roadway and the existing Northwestern Avenue; previously granted by the Board of Commissioners on 8/9/06.
- (3) 95-11.E permitting the dedication of land suitable for park and recreation use to the future Homeowners Association; previously granted by the Board of Commissioners on 8/9/06.
- (4) 95-11.I(1) a partial waiver is granted to the requirement of landscape buffering due to the existing significant natural buffers; previously granted by the Board of Commissioners on 8/9/06.
- (5) 95-11.I(11)(c) regarding tree replacements; previously granted by the Board of Commissioners on 8/9/06.
- (6) 95-10.I regarding sidewalks, no sidewalks will be installed along Northwestern Avenue, internal sidewalks will be provided on one side of Manor Road, and no sidewalks will be installed in internal cul-de-sacs; previously granted by the Board of Commissioners on 8/9/06.

The approval is granted subject to the applicant complying with all aspects of the plan review letter from the office of the Township Engineer to the Township Code Enforcement Officer, dated March 30, 2016, except item #9 related to providing a private

access easement for an equestrian trail. The access easement is a private concern between the property owner and an adjoining neighbor.

Motion (Standish-Dailey) carried unanimously to approve the preliminary/final land development plan known as the Atria Senior Living land development, lot 2 of the Tecce subdivision plan, 9303 Ridge Pike. The subject of the land development plan is a 125-bed independent and assisted living facility. The plans, prepared by Charles E. Shoemaker Inc., consist of a fifteen sheet plan set dated December 31, 2015, last revised April 28, 2016, and a seven sheet plan set for landscaping and lighting prepared by Glackin, Thomas and Panzek Inc., dated December 31, 2015, last revised April 28, 2016. In conjunction with the approval, the following waivers to the Springfield Township Code are granted:

- (1) 95-11.I(1)(b) - a waiver from the distance portion of this requirement due to the location of the force main at the property line. Previously recommended by Planning Commission at their 2/16/16 meeting
- (2) 95-11.I(1)[c] - regarding recommended plant material. The suggested plant materials represent a responsible list of landscape species used in the industry today. Township Engineer recommended Board of Commissioners consider a waiver.
- (3) 95-11.I(2)[a] - regarding location of street trees with respect to street curb (due to sloped conditions adjacent to stormwater facilities). Planning Commission recommended waiver at their 2/16/16 meeting to no closer than 10 feet from curb. Township Engineer recommends Board of Commissioners consider a waiver.
- (4) 95-11.I(2)[a] - Regarding quantity of canopy trees. A partial waiver is requested of the street tree requirement where parking lot buffer and street trees requirements overlap along Ridge Pike and Manor Road.
- (5) 88-12B.(1)(i) - Proposed blanket Stormwater Management Access Easement in lieu of 15 foot wide requirement. Planning Commission recommended waiver at their 2/16/16 meeting.
- (6) 95-10.I - Regarding sidewalks by deferring sidewalk along portions of Manor Road since sidewalk is proposed on the opposite side. This waiver was previously granted for Squire's Ridge project. Deferring sidewalk along Ridge Pike also previously approved subject to payment of the estimated cost of the sidewalk to the Township.
- (7) 95-11.I(7)[c] - A partial waiver to this section for trees in the parking lot. The goal is to shade the parking lot to reduce the heat island effect. Shade tree canopies that extend beyond the edge of the curbed island will reduce the undesirable additional heat.

- (8) 95-11.I(11)[c] - A partial waiver for the replacement of trees between 3” and less than 6” in caliper. Applicant agreed to provide a quantity of trees that fall into this category. This is noted on revised plan.

Mr. Dailey, Chairman of Zoning Committee, reported:

Mr. Dailey announced that the next meeting of the Zoning Hearing Board was scheduled for May 23, 2016 at 7:00 PM in the Springfield Township Middle School Library. Mr. Dailey summarized the Zoning Hearing Board Agenda.

Motion (Dailey-Schaum) carried unanimously that the Board of Commissioners withdraw the order to direct the office of the Township Solicitor to attend the Zoning Hearing Board meetings regarding 821 Bethlehem Pike, Erdenheim, in order to create a proper record for the application. Mr. Dailey noted that the Board appreciated the efforts of the developer to address the Board of Commissioners to provide a better understanding of the proposal. He anticipated that any concerns raised by the Board of Commissioners during the review of the plans will be addressed during the land development process.

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

Mr. Wilson announced that during the month of April 2016, Springfield Township residents recycled 179.1 tons of materials with a householder participation rate of 83.5%. The net cost for the month was \$17,247.64.

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

Motion (Graham-Schaum) carried unanimously that the Board of Commissioners permit the following community organizations to utilize Cisco Park and/or specified Township streets for community events and fundraising activities:

1. Erdenheim Civic Association and Springfield Township - Springfield Community Day and 5K Run - October 9, 2016 - Cisco Park and specified Township streets for the 5K Run
2. Erdenheim Civic Association - Howl-O-Ween Pet Parade - October 23, 2016 - Cisco Park
3. Beth Tikvah B’Nai Jeshurun - the Beth Tikvah B’Nai Jeshurun 5K Run - September 18, 2016 - specified Township streets

Motion (Graham-Wilson) carried unanimously to reappoint Chris Tomlinson and James Taylor to new three year terms of service as members of the Springfield Township Park and Recreation Advisory Committee. The new three year terms of service shall expire May 12, 2019.

Mr. Graham wished to commend Charles Carabba, Director of Parks and Recreation, for his yeoman-like job as the Director while recovering from his illness.

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

Motion (Maxwell-Schaum) carried unanimously that in compliance with the Pennsylvania Consolidated Statutes Title 35, Health and Safety, the Board of Commissioners of Springfield Township confirms the following members of the Flourtown Fire Company as Springfield Township fire police officers:

Richard Brown
Robert Brzeznski
Timothy Ernst
Gregory Fasold
Jake Frye
Thomas Leber
Craig Michelbacher
Donald Pellegrino
John Smith
Alexsis Wilmot
George Wilmot III
Brian Wolfson.

Mr. Maxwell noted that Fire police provide traffic control at or near the fire stations, the fire scenes, accidents and occasionally supplement the Township police department in traffic control.

Motion (Maxwell-Dailey) carried unanimously to accept a letter of resignation from Jim Kolea as a member of the Springfield Township Police Civil Service Commission. Mr. Kolea and his family will be relocating out of Springfield Township. On behalf of the Board of Commissioners, Mr. Maxwell thanked Mr. Kolea for his service to Springfield Township as a member of the Police Civil Service Commission.

Motion (Maxwell-Dailey) carried unanimously that Edward "Ted" Bell, the current alternate member on the Police Civil Service Commission and former Township Commissioner, be appointed as a full member of the Springfield Township Police Civil Service Commission. Mr. Bell's term of service shall remain in effect until July 16, 2020.

Motion (Maxwell-Schaum) carried unanimously to appoint Aimee Samtmann, of West Wissahickon Avenue, and a former Township Commissioner, to the alternate position on the Springfield Township Police Civil Service Commission. Mr. Samtmann's unexpired term of service shall expire July 16, 2019. Mr. Harbison recognized Ms. Samtmann in the audience and thanked her for volunteering her services.

Motion (Maxwell-Schaum) carried unanimously to waive provisions of Section 3303.1(12) of the Springfield Township Fire Prevention Code in order that the Rotary Club of Springfield Township may conduct a fireworks display as a part of their annual carnival at the Springfield Township High School on Saturday evening, July 2, 2016 at approximately 10:00 PM. The waiver was conditioned upon the following: (1) the

Rotary Club of Springfield Township shall provide a letter from the School District of Springfield Township indicating that the Rotary Club has secured permission from the School District to conduct the fireworks display, (2) the pyrotechnical firm and the Rotary Club of Springfield Township shall add Springfield Township as an additional insured on their certificates of insurance for that event, and (3) the pyrotechnical firm and the Rotary Club of Springfield Township 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.

Motion (Schaum-Wilson) carried unanimously to temporarily adjourn the public meeting in order that the Board of Commissioners might conduct a public hearing on a draft floodplain management ordinance.

Motion (Dailey-Wilson) carried unanimously to reconvene the public meeting following the public hearing on floodplain management regulations.

Motion (Harbison-Schaum) carried unanimously to enact ordinance No. 942, an ordinance amending the Springfield Township Zoning Code, Chapter 114, Article XIIA, Floodplain Conservation District, by repealing the same Article and replacing it with a new rewritten Article XIIA, Floodplain Conservation District, which is compliant with the FEMA National Flood Insurance Program.

There being no further business, the meeting was adjourned at 8:30 PM

Respectfully submitted,

Donald E. Berger, Jr.
Secretary