

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

The Board of Commissioners of Springfield Township met in regular monthly meeting on Wednesday evening, June 8, 2016 at 7:30 PM in the Springfield Middle School Library for the purpose of transacting the general business of the Township. All members of the Board were present with the exception of Mr. Dailey. Mr. Harbison presided.

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.

Motion (Schaum-Wilson) vote 6-0, 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 noted that Mr. Dailey was absent from the meeting due to a personal obligation. Mr. Harbison also introduced Andrew Freimuth of the Wisler Pearlstine law offices who was substituting for James Garrity, Township Solicitor.

Anna Cascio, 8750 Montgomery Avenue, addressed the Board of Commissioners on the matter of amending the parking regulations on Montgomery Avenue, Wyndmoor. Ms. Cascio suggested that only one resident was interested in on-street parking. She suggested that on occasion, perhaps four times a year, a resident receives special permission to have on-street parking to host luncheons. Ms. Cascio disagreed with the concept that cars parked on the street have a calming effect on traffic. Ms. Cascio discussed a few incidents involving vehicles on Montgomery Avenue.

Michael Cascio, 8750 Montgomery Avenue, suggested that cars parked on roadways obscure vision of activities along the street. He believes that cars parked on the street decrease reaction time to other activities on the street, and he believes that with more cars on the road, there may be more accidents. Mr. Cascio is concerned with the ability of fire and emergency vehicles to maneuver through the street with cars parked on the street. He concluded by suggesting that with cars parked along the curblines, residents would be required to walk their pets further out in the roadway.

Erma Fralic, 8700 Montgomery Avenue, suggested that the entire matter related to parking regulations on Montgomery Avenue began with the desire of some residents for sidewalks to be installed along Montgomery Avenue. She believes there is currently more traffic and more distracted drivers that utilize Montgomery Avenue. Given the grade and curves within the roadway, she does not believe on-street parking is advisable.

Genie McClintock, 17 Brookside Road, asked for a schedule for the dredging of the Hillcrest Pond project. Mr. Graham indicated that that would be a part of his report to be provided later in the meeting. She was also pleased to learn that the Brookside Road drainage project was being awarded.

Sam Greene, 902 Summit Lane, addressed the Board of Commissioners with regard to the billboard located on southbound route 309 expressway near Paper Mill Road. Mr. Greene was joined by several of his immediate neighbors and other residents affected by the existence of the billboard. Mr. Greene presented a document entitled "309 Billboard Decision Document". Mr. Greene walked the Board of Commissioners through the document including an outline of the situation, background information, assessment of the current conditions, billboard decisions in other communities and outlined options to mitigate the effect of the billboard on the area. Mr. Greene recommended the Board of Commissioners consider pursuing option no. 2 to help mitigate the effects of the billboard. Option 2 included the lowering of the billboard sign, change the hours of operation permanently for the billboard to be turned off at 7:30 PM, and to plant arbor vitae trees and eastern white pines according to plans discussed previously. Mr. Greene asked what the next steps would be for the Board of Commissioners. Mr. Harbison stated that the Township has a settlement agreement with the billboard operator. Besides that, the Township did look into physical shielding of the billboard which appears to not be effective. He indicated that the Township has discussed further with the operator a modification of the hours of operation and reducing the height of the sign. Mr. Harbison opined that the Township could pursue action in the Court, and in the lower more local Court, the Township may be successful, however, an appeal to a higher Court may not be a success for the Township.

Michael Harkins, 1799 Willow Grove Avenue, expressed his appreciation for the Township's obedience of the law recognizing that the Pennsylvania Courts have indicated that billboards are a legitimate business in Pennsylvania. He noted that there are other similar billboards in other communities which are smaller in size and as a result have less of an impact on the immediate neighborhood. Mr. Harbison reviewed the fact that a Zoning Code validity challenge was filed by MC Outdoor LLC several years ago, and as a result, the Township negotiated a resolution to the validity challenge which has led to the existing billboard.

Dr. Charles Tucker, 900 Summit Lane, provided a recollection of a question posed to Mr. Bartkowski of MC Outdoor. The question was what effect would the billboard have on Dr. Tucker's property. Mr. Bartkowski's response was "none at all". Dr. Tucker does not believe Mr. Bartkowski has been honest through the process and believes that the lowering of the sign would be helpful to the immediate neighborhood. Mr. Harbison once again stated that the Township has an agreement with MC Outdoor and, therefore, cannot abdicate the agreement. The Board felt it was appropriate to attempt to renegotiate the agreement and has asked for the concessions discussed previously.

Mary Ann Ford, Shepherds Way, asked if there was a hook or catch in the agreement for non-compliance. Mr. Freimuth indicated that there is and the matter would be referred to the Court of Common Pleas.

Mary Harkins, 1799 Willow Grove Avenue, expressed her belief that MC Outdoor has a lease with the Hansen Group, owners of the Lloyd tract, and wondered what would occur if the lease were pulled by the Hansen Group. Mr. Freimuth indicated that that is a matter between those two parties.

Robin Stoval, 910 Summit Lane, quoted a newspaper article wherein Mr. Bartkowski, MC Outdoor, indicated that the neighbors would not be affected by the light of the billboard.

Joseph Slapinsky, 910 Harston Lane, and Michael Kolodner, 1007 Fraser Road, addressed the Board of Commissioners on the issue of possibly extending the time limit during which the Traditions of Springfield must secure a building permit or forfeit their previously secured zoning relief for the development on Haws Lane. Mr. Slapinsky suggested the new sidewalk on Haws Lane is great, and would like the Township to be reimbursed for the funds expended for installation of the sidewalks. With regard to the development, he suggested that the traffic study be updated given the five to six years that have passed since the previous traffic study was conducted. He would like the traffic study to be conducted while school is in session. Mr. Kolodner also suggested his interest in the Township being reimbursed by the Traditions of Springfield development. He also noted that as a part of the earlier approvals, Harston Hall (Genesis Eldercare) was to upgrade or increase the off-street parking associated with that existing facility. Mr. Harbison indicated that the installation of the sidewalk was one of the focal points as a part of the previous approval of the development of Traditions of Springfield. He noted that as a part of the approval, the number of cars to be permitted on site by the occupants of the facility was to be limited. Mr. Wilson stated his belief that the potential change between a senior living facility and the proposal for an assisted living is a dramatic change in the use and does not believe the Township should extend the current approval. Mr. Kolodner agreed that the number of cars for residents might be reduced between the previous use and a potential assisted living facility, however, the number of cars for employees would appear to increase due to the additional caregivers at an assisted living facility.

Michael Evans, 8651 Montgomery Avenue, remarked that all issues on Montgomery Avenue affect all of the residents on Montgomery Avenue. He inquired why only a portion of Montgomery Avenue was polled during the current consideration for parking restrictions, and asked that the Board of Commissioners not vote on the matter this evening. Mr. Harbison reviewed the historic process which occurred in 2009. In 2009 due to trucks parking along Montgomery Avenue for an extended period of time, a sight distance issue was created for several of the neighbors. As a result, the Board of Commissioners posted the entire street No Parking Monday through Friday 7:00 AM to 6:30 PM. It was suggested that the entire Montgomery Avenue neighborhood was polled in 2009 due to the extent of the change as compared to the proposal currently, which is a more restricted scope.

Al Michell, 8611 Montgomery Avenue, indicated that he walks along Montgomery Avenue and finds it difficult to walk on the street during busy times of the day and acknowledged that prior to the current restrictions, there was indeed some parking from non-residents on the street.

Dawn Snyder, 380 Haws Lane, indicated that her family owns the Traditions of Springfield development and she believes there may have been a misunderstanding at the workshop meeting of the Board of Commissioners earlier in the week. She wished to clarify that the current proposal is not asking to change the land development, but simply provide additional time for the prospective owner to secure the required permits. She reviewed the initial proposal by Traditions of Springfield to be an independent living facility for individuals 55 years of age and older with amenities, such as dining and assistance with living functions, but the use was not a nursing care facility. She indicated that there was an agreement between Genesis Eldercare and Traditions of Springfield that no nursing home or similar use would be placed in the new development that would compete with Genesis Eldercare. That clause has since been removed. Mr. Wilson restated his concern for the difference between a senior living facility and an assisted living facility. Mr. Schaum expressed his understanding that nothing was changing with the land development plan and that the matter before the Board of Commissioners was merely to extend the time limit for the new owner to secure the required permits.

Michael Kolodner, 1007 Fraser Road, readdressed the Board and suggested that the developers are performing a bait and switch with the Township and suggested that by extending the time frame for the new owner to secure the required permits, the new owner would also be provided the opportunity to make changes to the plans.

Russ Kaller, 8702 Montgomery Avenue, asked that the Board of Commissioners and the residents of Montgomery Avenue look for a compromise to accommodate needs for parking restrictions along Montgomery Avenue.

Richard Kelly, 21 Northwestern Avenue, asked if the Board of Commissioners would be addressing the on-street parking issues raised previously for Northwestern Avenue. He was informed that that matter was indeed on the agenda for action by the Board.

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

Motion (Harbison-Schaum) vote 6-0, to approve the May check reconciliation in the amount \$1,354,926.10 and the June bill listing in the amount of \$1,209,168.08

Motion (Harbison-Schaum) vote 6-0 to enact Ordinance No. 943, an ordinance amending the Springfield Township Code, Chapter 63, Pensions, by establishing that all salaried employees hired after January 1, 2016 will no longer be eligible to participate in the current program of a defined benefit retirement plan under the salaried employees pension plan, but will be eligible to participate in the newly established program of a

defined retirement contribution plan to be known as the salaried employees defined contribution retirement plan.

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

Motion (Schaum-Maxwell) vote 6-0, to that the Board of Commissioners award a contract to Workforce Construction of Phoenixville, PA, for their low bid price of \$128,610 to construct the Brookside Road drainage improvement project, Phase I.

Mr. Schaum announced that on May 31, 2016, the Board of Commissioners received two bids for the project. In addition to the bid received from Workforce Construction, a bid was received from Ply-Mar Construction Co., of Plymouth Meeting, PA, in the amount of \$132,880. The funding for the project is being provided via a Community Development Block Grant in the amount of \$132,730.

Motion (Schaum-Wilson) vote 6-0, to award a contract to Glasgow Inc., of Glenside, PA, for their bids to resurface and mill specified Township streets. The bid price for resurfacing per ton is \$63.56. The price per square yard for the milling is \$3.35. The total bid is \$283,516.10.

Mr. Schaum noted that bid invitations were sent to five vendors but the Township only received the bid from Glasgow Inc. That bid was opened on June 2, 2016.

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

Motion (Standish-Graham) vote 6-0, that the Board of Commissioners approve the amended final land development plan known as Washington Manor prepared for Spring House Land Inc., prepared by Charles E. Shoemaker Inc. The Washington Manor land development is a 44 lot single family dwelling development on Pennsylvania Avenue near Camp Hill Road, located principally in Upper Dublin Township. The land development plan consists of a 48 sheet plan set entitled Washington Manor for the Pizek Tract in Upper Dublin and Springfield Township, prepared by Charles E. Shoemaker Inc. dated January 28, 2015, last revised March 22, 2016; a 13 sheet landscaping plan set for the Pizek tract prepared by McCloskey and Favor PC, dated September 30, 2015, last revised February 23, 2016; a post construction stormwater management narrative for the Pizek tract, prepared by Charles E. Shoemaker Inc., dated September 30, 2015, last revised February 23, 2016; and an Erosion and Sedimentation Control narrative for the Pizek tract prepared by Charles E. Shoemaker Inc., dated September 30, 2015, last revised February 23, 2016. The approval was subject to the condition that the owner shall comply with all issues outlined in a letter dated April 28, 2016 to the Code Enforcement Officer from the Township Engineer prior to the recording of the plans, and that no permits shall be issued until such time as the owner has received approvals from the Montgomery County Conservation

District, the Pennsylvania Department of Transportation, and the Pennsylvania Department of Environmental Protection.

Mr. Harbison asked Mr. Standish how many homes were being built in Springfield Township. Mr. Standish indicated that no homes were being built in Springfield Township. All of the dwellings are to be built in Upper Dublin Township.

Motion (Standish-Schaum) vote 6-0, to accept a letter from Christen G. Pionzio, legal counsel, for the owners of the Wyndmoor Court/Pine Road subdivision plan extending the 90 day subdivision/land development plan review period until July 29, 2016.

Motion (Standish-Maxwell) vote 6-0, to approve the preliminary/final land development plan known as the Mount Saint Joseph Academy turf fields plan prepared for Mount Saint Joseph Academy and prepared by ELA Group Inc. The subject of the land development includes Mount Saint Joseph Academy's plans to construct a synthetic turf surface field within the current lawn-covered track/field area of their existing stadium, and to construct a new synthetic multi-purpose field in place of one of the existing athletic fields. Construction will also include new asphalt walking paths, concrete pads for facilities, and stormwater management BMPs. The plan consists of a 21 sheet plan set final land development plan for Mount Saint Joseph Academy turf fields prepared by ELA Group Inc. dated March 11, 2016, last revised May 10, 2016; a 9 sheet plan set erosion and sedimentation control plan for Mount Saint Joseph Academy turf fields prepared by ELA Group Inc. dated March 11, 2016, last revised May 10, 2016; an erosion and sedimentation control report for Mount Saint Joseph Academy turf fields prepared by ELA Group Inc. dated March 2016, last revised May 2016; a 16 sheet plan set post construction stormwater management plan for Mount Saint Joseph Academy turf fields prepared by ELA Group Inc. dated March 11, 2016, last revised May 10, 2016; and a post construction stormwater management report for Mount Saint Joseph Academy turf fields prepared by ELA Group Inc. dated March 2016, last revised May 2016. In conjunction with the plan approval, the Board waives provisions of Township Code Section 95-6, which require a minimum scale of 40 feet horizon and 4 feet vertical equaling one inch, and will accept the submitted scale of 50 feet horizon and 5 feet vertical equaling one inch. The land development approval was subject to the owner complying with all aspects of a letter dated June 3, 2016 to the Township Code Enforcement Officer from the Township Engineer prior to the recording of the plans.

Motion (Standish-Schaum) to grant an extension to the deadline to obtain a building permit from July 1, 2016 to July 1, 2017 for the land development known as Traditions of Springfield LLC, located in the 300 block of Haws Lane, Flourtown. The deadline was established through a Court approved Stipulation of Settlement between Traditions of Springfield and the Zoning Hearing Board of Springfield Township dated July 1, 2011. The extension of time will permit a third party, who intends to develop the property in accordance with the approved preliminary land development plan, the opportunity to secure final land development plan approval and secure the requisite building permit.

Mr. Harbison suggested that the Board of Commissioners might consider a 45 day extension rather than an entire year as he felt it was appropriate to research the interest of the prospective purchaser. He also suggested that the Traditions of Springfield use is not a bad use for the site. Mr. Wilson stated that the original approval was for a retirement home and now the new owner is proposing an assisted living facility. He is not opposed to a 45 day to 60 day extension for a better understanding of the proposal.

Motion (Schaum-Standish) to provide a 90 day extension to the deadline established through the Court approved Stipulation of Settlement between Traditions of Springfield and the Zoning Hearing Board of Springfield Township, conditioned upon: (1) the creation of an updated traffic study for the proposal, and (2) that the prospective owner meet with the Board of Commissioners at a public meeting to discuss their proposal. Mr. Freimuth reminded all that the applicant merely has a preliminary plan approval and that they will be required to secure a final land development plan approval. The final plan must comply with the preliminary plans or the applicant/owner must secure a plan amendment approval from the Board of Commissioners. Mr. Graham suggested there would be a big difference between a retirement facility and an assisted living facility, and a new proposal must be reviewed by the Board. Mr. Maxwell suggested that the 90 day extension will provide the community an opportunity to become reacquainted with the project. Vote 6-0 on the motion to provide a 90 day extension to the Court approved Stipulation of Settlement.

Mr. Wilson reported on behalf of Mr. Dailey, Chairman of Zoning Committee:

Mr. Wilson announced that the next meeting of the Zoning Hearing Board was scheduled for June 27, 2016 at 7:00 PM in the Springfield Township Middle School library. Mr. Wilson summarized the Zoning Hearing Board agenda.

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

Mr. Wilson announced that during the month of May 2016 Springfield Township residents recycled 191.1 tons of materials with a householder participation rate of 83.8%. The net cost for the month was \$16,970.65.

Motion (Wilson-Schaum) vote 6-0, to reappoint Robert Clewis and Stephen Heverin to new three year terms of service as members of the Springfield Township Environmental Advisory Commission. The new three year terms of service shall expire June 14, 2019.

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

Mr. Graham announced that it was the intention of the Board of Commissioners to solicit bid proposals for contractors to dredge the Hillcrest Pond. The project will be advertised

throughout the month of June with a possible bid award by the Board of Commissioners on July 13, 2016. It is anticipated that the project will be completed by October 2016.

Motion (Graham-Schahum) vote 6-0, to award a contract to Miller Brothers Inc., of Conshohocken, PA, for their low bid price of \$47,440 to supply and install lighting fixtures for the basketball courts at McKelvie Park, Oreland. On May 18, 2016, the Board of Commissioners received two bids for the project. In addition to the bid from Miller Brothers, the Township also received a bid from Harry G. Hey & Sons, Warminster, PA, in the amount of \$58,960.

Mr. Maxwell asked if the security cameras were going to be reinstalled on the lighting standards. Mr. Schaum indicated that it was his understanding that indeed the cameras would be installed.

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

Motion (Maxwell-Wilson) vote 6-0, that the Board of Commissioners amend the Springfield Township Code, Section 107-33, Schedule X, Parking Time Limited, by establishing limited parking for a maximum time of two hours, Monday through Friday, 9:00 AM to 6:00 PM, except by permit, on the northwesterly side of Northwestern Avenue from its intersection with Germantown Avenue to Thomas Road, and on both sides of Oak Road from its intersection with Northwestern Avenue to its terminus.

Mr. Harbison explained the issues with students from Chestnut Hill College parking on Northwestern Avenue for extended periods of time. He also indicated that the City of Philadelphia is cooperating with the Township on this issue and will be installing parking restrictions on their side of Northwestern Avenue.

Motion (Maxwell-Schaum) vote 6-0, that the Board of Commissioners amend the Springfield Township Code, Section 107-35, Schedule XII, Special Parking Zones, to establish parking by permit, Monday through Friday, 9:00 AM to 6:00 PM, on the northwesterly side of Northwestern Avenue from its intersection with Germantown Avenue to Thomas Road, and on both sides of Oak Road from its intersection with Northwestern Avenue and its terminus.

Mr. Harbison called on Mr. Berger to provide an explanation of the anticipated motions with regard to the Montgomery Avenue parking restrictions. Mr. Berger provided an explanation, point by point, on the motions.

Motion (Maxwell-Schaum) vote 6-0, that the Board of Commissioners amend the Springfield Township Code Section 107-32, Schedule IX, Parking Prohibited, by correctly designating the location of the following two described areas from "Erdenheim" to "Wyndmoor":

- A. South side of Montgomery Avenue from its intersection with Paper Mill Road to a point 140 feet easterly thereof.
- B. North side of Montgomery Avenue from its intersection with Paper Mill Road to a point 600 feet easterly thereof.

Mr. Maxwell noted that this motion does not change the existing postings on the street but it was merely a correction in the designation of the "town" within the Code.

Motion (Maxwell-Standish) that the Board of Commissioners amend the Springfield Township Code Section 107-32, Schedule IX-D, Parking Prohibited, by prohibiting parking on the north side of Montgomery Avenue, from Evergreen Avenue to a point 190 feet west of Hillbrow Lane, and to Amend the Code Section 107-32, Schedule IX-D, Parking Prohibited, by prohibiting parking on the south side of Montgomery Avenue from a point 190 feet east of Birch Lane to a point 190 feet west of Hillbrow Lane.

Mr. Maxwell suggested that this motion confirms the "No Parking" within the curves on Montgomery Avenue and extends the "No Parking" zone a little beyond the approach and the exit of the curves.

Mr. Standish stated that with the conflict among the neighbors, it is difficult to move forward with the proposal. In the past, all the neighbors were involved in a discussion of the changes. He noted that Montgomery Avenue is a unique street, and is uniquely dangerous and, therefore, he would probably vote against any future changes to the parking restrictions at this time.

Motion (Schaum-Graham) vote 6-0, to table the previous motion and to consider the matter further. Mr. Graham suggested that the neighborhood needs to meet and discuss a resolution for the Board of Commissioners to consider.

Motion (Maxwell-Schaum) that the Board of Commissioners waive the provisions of Section 3303.1(12) of the Springfield Township Fire Prevention Code in order that North Hills Country Club may conduct a fireworks display at the Club on Sunday, September 4, 2016 at approximately 8:15 PM, with a rain date of Monday, September 5, 2016. The waiver was conditioned upon 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 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 occurs during the activity.

Mr. Wilson asked if the motion could be amended that no action on this matter be considered until a meaningful meeting occurs between the North Hills Country Club and the Township with regard to golf balls leaving the Country Club and affecting the Paper Mill Road residents. Messrs. Maxwell and Schaum agreed to the amendment. Mr. Harbison reminded all

that the golf ball issue is not a matter for the Township. A vote on the motion to approve the fireworks display was not taken.

Motion (Maxwell-Schaum) vote 6-0, to adopt the May 2016 update of the Springfield Township Emergency Management Plan Resource Guide. Mr. Wilson questioned whether the Township should still utilize the 1510 Paper Mill Road address within the document. Mr. Berger indicated that the Township still maintains a presence at that location and it is still the official mailing location for the Township.

Mr. Kelly, Northwestern Avenue, asked if the Board of Commissioners would consider posting a 25 MPH speed limit on Northwestern Avenue. Mr. Harbison indicated that the Township would research his request.

There being no further business, the meeting was adjourned at 9:45 PM.

Respectfully submitted,

Donald E. Berger, Jr.  
Secretary