

MINUTES OF MEETING  
BOARD OF COMMISSIONERS  
SPRINGFIELD TOWNSHIP

The Board of Commissioners of Springfield Township met in regular monthly meeting on Wednesday evening, June 14, 2023, at 7:30 PM at the Springfield Township Building for the purpose of transacting the general business of the Township. The meeting was also offered in a live streaming feature. All members of the Board were present.

Mr. Lee asked Mr. Taylor to summarize any comments received remotely prior to the meeting. Mr. Taylor stated there were no public comments received remotely.

Mr. Lee 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 at home and overseas.

Mr. Lee led the Pledge of Allegiance.

Motion (Wilson-Ratsavong) 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. Lee announced that the Board of Commissioners conducted an executive session as part of its June 12, 2023 workshop meeting to discuss one personnel matter and two active litigation matters, and a second executive session was held immediately prior to the business meeting to discuss one matter of litigation.

Mr. Lee announced that the Springfield Township Environmental Advisory Commission will be conducting a community discussion regarding single use plastics on Tuesday, June 27 at 7 PM at the Springfield Township Administration Building. The discussion will include presentations from Penn Environment and representatives from the Cheltenham Township Environmental Advisory Commission. A question-and-answer period will follow. All interested residents and business owners were encouraged to attend.

Mr. Lee also announced that Brandon Ford, Assistant Township Manager, has been named Assistant Township Manager of Lower Merion Township. While the Board and Township staff will miss Brandon professionally and personally, we are certain that he is prepared to help lead one of the largest communities in the state. Brandon's major contributions in Springfield were in the form of grant writing, the environment and intergovernmental cooperation. Mr. Lee congratulated Mr. Ford.

Mr. Lee informed everyone that Craig Lloyd, Finance Director, will be promoted to the position of Assistant Manager/Finance Director. Mr. Lloyd has been employed since January 2021 and has been responsible for implementing new financial controls and payroll systems. Mr. Lee congratulated Mr. Lloyd

Mr. Lee opened the meeting to public comment.

Tom Dugan, Erdenheim, noted that on the Monday agenda there was a topic entitled “Police Community Relations”. He noted it was not on the agenda for the business meeting. Mr. Lee informed Mr. Dugan it is an open discussion that will continue, and that there was no official action to be taken.

Mr. Lee, Chairman of the Public Safety Committee, reported:

Motion (Lee-Standish) carried unanimously to authorize the advertisement of Ordinance No. 974 to amend the Code of the Township of Springfield, Chapter 107, Vehicles and Traffic, by updating the fee schedule for parking violations from \$15 to \$25 for most violations, and adding a new section to prohibit the use of unlicensed motor vehicles such as minibikes, minicycles, trail bikes, snowmobiles, all-terrain vehicles, golf carts and similar vehicles on any street, sidewalk, public or private property. The proposed ordinance also establishes fines and authorizes police officers to confiscate and tow motor vehicles that are operated in violation of the new regulations.

Mr. Wilson inquired as to the fine for operating an unlicensed motor vehicle. Mr. Taylor responded that the fine is set by the District Justice and can be no more than \$500.

Mr. Lee asked about the legality of golf carts. Mr. Taylor provided the regulations for golf carts to be legally operated in Pennsylvania.

Mr. Cobb asked about e-bikes. Mr. Taylor noted that e-bikes are covered under state law.

Mr. Lee announced that the Springfield Township American Recovery Plan Act (ARPA) Spending Plan consists of fifteen (15) projects across four expenditure categories including contributions to the 3 fire companies that will be used for the replacement of Fire Apparatus. In order to memorialize the Township’s ARPA contribution to the 3 fire companies, a Beneficiary Agreement has been created to formalize the transaction by establishing requirements for record keeping, a timeline for the dissemination of funds, and the specified purpose of the contribution.

Motion (Lee-Ratsavong) carried unanimously to authorize the appropriate township officials to execute a Beneficiary Agreement with the Flourtown Fire Company for the distribution of \$150,000 in ARPA finds to be used for the purchase of a 2026 Pierce Heavy Duty Rescue Pumper.

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

Mr. Standish announced that on or about November 4, 2022, Patrick Deacon, owner of the property located at 902 Pleasant Avenue, Wyndmoor, filed a subdivision/land development application with Springfield Township seeking preliminary approval to subdivide the subject property to create four separate parcels upon which three new single-family dwellings are to be constructed. The 90-day land development review period imposed by the Pennsylvania Municipalities Planning Code is currently scheduled to expire on June 16, 2023, and counsel for

the applicant has submitted a letter granting an extension of time to the Board of Commissioners to take formal action on the plan.

Motion (Standish-Wilson) carried unanimously to accept a letter dated May 18, 2023, from Joseph C. Kuhls, Esq. on behalf of Patrick J. Deacon extending the 90-day subdivision/land development plan review period without limitation of time. The extension of time will provide the applicant the opportunity to revise their land development plans to be in compliance with the Springfield Township Code.

Motion (Standish-Cobb) carried unanimously to waive the formal land development plan review process in order to permit St. Genevieve's School to place a 756 square foot modular classroom adjacent to the existing school building located at 120 West Wissahickon Avenue, Flourtown. The waiver is conditioned upon the following: (1) a landscape buffer shall be installed to the satisfaction of the Township Engineer to screen the classroom from the existing homes located on West Wissahickon by September 30, 2023, (2) placement of the classroom shall be in accordance with plans and testimony offered to the Springfield Township Planning Commission on April 4, 2023, and to the Springfield Township Zoning Hearing Board on May 22, 2023, and (3) the classroom shall be in place for a two-year period beginning July 1, 2023 through July 1, 2025.

Motion (Standish-Ratsavong) carried unanimously to adopt Resolution No. 1609, a resolution granting preliminary/final land development approval for the properties located at 900 and 1000 East Mermaid Lane, Wyndmoor. The subject of the land development is the rehabilitation and improvement of two existing, vacant buildings totaling approximately 30,000 square feet of leasable space, and other associated improvements including: (1) the removal of approximately 1,834 net square feet of impervious coverage, (2) paving and striping of off-street parking facilities, (3) construction of sidewalks along Mermaid Lane, (4) landscaping, and (5) stormwater management.

Commissioner Wilson stated he spoke to the applicant's engineer with regard to the stormwater management aspect of the proposed land development, and the engineer estimates there will be a 30% reduction in stormwater flow from the property.

Motion (Standish-Maxwell) carried unanimously to adopt Resolution No. 1610, a resolution granting preliminary/final land development approval to Mount Saint Joseph Academy for the construction of 3,800 square feet of new classroom, lounge and hallway space at the existing secondary school located at 120 West Wissahickon Avenue, Flourtown. The approval includes full and partial waivers to the following sections of the Springfield Township Code:

1. 95-7A, 95-11.F, 95-11.H(1) requiring a full survey of the property,
2. 95-7.H requiring the submission of a landscape plan,
3. 95-7.I requiring a traffic study, and
4. 95-11.I(2) requiring street trees along road frontage.

In addition, the resolution grants a deferral to the road widening, curb and sidewalk installation required by Section 95-10.A of the Township Code conditioned upon the submission of a plan showing the construction of a recreational trail to a specification satisfactory to the Township along the property's frontage on West Wissahickon Avenue, including an ADA-compliant curb ramp at the intersection of Stenton and Northwestern Avenue. The plan shall be submitted to the Township no later than June 1, 2024. Once approved by the Township, the trail plan shall be incorporated into the land development plans for the next phase of development on the property and shall be constructed as part of the improvements required by such phase of development.

Commissioner Cobb asked what would happen if phase II plans were submitted before the June 1, 2024 deadline set for the trail plan. Mr. Taylor responded that the trail would then be added to the phase II plans. Mr. Cobb also asked if it would be beneficial to include more detail as to the specifics of the trail. Mr. Standish replied that the planning commission is working closely with Montgomery County and the local trails committee, and all parties seem to be on the same page with regard to trail specifics.

Mr. Taylor clarified that the applicants asked for a full waiver to the requirement for the installation of curbs and sidewalks. The township suggested the installation of the trail as a partial compromise.

Mr. Standish announced that in April 2004 the Board of Commissioners adopted Ordinance No. 866 setting forth the requirements for applicants and developers of residential and non-residential subdivision and land development proposals to offer the dedication of land suitable for parks and recreation activities. The ordinance also permits applicants/developers to provide a fee in lieu of dedication of land, and/or to provide improvements to existing park facilities. The fee in lieu of dedication of land was also established in 2004 and requires updating to keep pace with the increased land values and the costs associated with maintaining parks and recreation facilities.

Motion (Standish-Ratsavong) carried unanimously to adopt Resolution No 1611 revising the fee in lieu of dedication of land for parks & recreation purposes as follows: (1) \$1,500 per residential dwelling unit, and (2) \$1,000 per 1,000 square feet of building area or portion thereof for non-residential development.

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

Mr. Wilson announced that during the month of May 2023, Springfield Township residents recycled 191.2 tons of material with a householder participation rate of 69.9%. The net cost for the month was \$23,941.73.

Mr. Wilson made an announcement with regard to the proper placement of refuse and recycling containers to ensure that the materials are collected by the proper individuals.

Motion (Wilson-Maxwell) carried unanimously to appoint Joy Bergey to a new, three-year term of service as a member of the Springfield Township Environmental Advisory Commission. Ms. Bergey's new term of service shall expire June 14, 2026.

Motion (Wilson-May) carried unanimously to accept a letter dated May 11, 2023 from Chris Richter resigning his position as a member of the Springfield Township Environmental Advisory Commission at the conclusion of his current term on June 14, 2023. The Board of Commissioners thanked Mr. Richter for his service to the Springfield Township community.

Mr. Wilson announced that with the resignation of Mr. Richter, there presently exists a vacancy on the Environmental Advisory Commission.

Motion (Wilson-May) carried unanimously to appoint Martin Ryan, currently an Associate Member of the Environmental Advisory Commission, to a new, three-year term of service as a full member of the Springfield Township Environmental Advisory Commission. Mr. Ryan's new term of service shall expire June 14, 2026.

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

Mr. Maxwell announced that on Thursday, May 4, 2023, bids were received for the Bysher Field ADA Improvements Project. The subject project includes the construction of a 20' wide paved emergency vehicle driveway, an 8' wide walking path and stormwater improvements. Three bids were received ranging from a low of \$106,750 to a high of \$189,550.

Motion (Maxwell-Cobb) carried unanimously to award a contract to Associated Paving Contractors, Inc. of Warminster, PA, to perform the Bysher Field ADA Improvements Project for their low bid of \$106,750.

Mr. Maxwell stated that Section 1501.2 of the Pennsylvania First Class Township Code sets forth the regulations for the sale of Township personal property via electronic auction. The Township Fleet Supervisor has requested permission to sell a 2016 Ford Interceptor SUV that was recently replaced with a 2023 Ford Interceptor Hybrid SUV.

Motion (Maxwell-Wilson) carried unanimously to authorize the sale of a 2016 Ford Interceptor SUV with 92,060 miles and 18,308 hours of service via the Municibid on-line public auction site.

Mr. Cobb, Chairman of Administrative, Fiscal Affairs and Zoning Committee, reported:

Motion (Cobb-Wilson) carried unanimously to approve the May check reconciliation in the amount of \$882,213.46, and the June bill listing in the amount of \$997,258.33.

Mr. Cobb announced that The Sterling Act of 1932 enacted an earned income tax, known as a Wage Tax, on both residents of the City of Philadelphia, and on individuals who work in the city but reside outside of the city limits. At the time of adoption, most of the collar communities surrounding the city were farmland, and most employment and commerce occurred in the City. Over time, however, the collar communities experienced development pressures that required more formal government services. In response, the state legislature enacted Act 511 of 1965 to

permit the collection of an Earned Income Tax by suburban municipalities. Act 511 requires municipalities having an Earned Income Tax to collect the tax at an individual's place of employment and to remit it to the municipality where an individual resides. However, under the provisions of the Sterling Act, the City is permitted to keep 100% of the wage tax that it collects from individuals who work in the city but reside elsewhere.

Motion (Cobb-Wilson) carried unanimously to adopt Resolution No. 1612 to request an amendment to the Sterling Act to require that an amount of up to one percent (1.0%) of the earned income paid by non-residents to the City of Philadelphia and collected under the requirements of the Philadelphia Wage Tax be remitted to the municipality in which the taxpayer resides if that municipality has enacted an earned income tax.

Mr. Cobb announced that the Springfield Township Zoning Hearing Board will meet on Monday, June 26, 2023 at 7:00 PM at the Springfield Township Building. Mr. Cobb summarized the Zoning Hearing Board Agenda, and announced that copies of the applications are on file in the Code Enforcement Office and may be viewed during normal business hours.

Ms. Ratsavong, Chair of Parks and Recreational Resources Committee, reported:

Motion (Ratsavong-Wilson) carried unanimously to authorize the appropriate Township officials to execute an Additional Services Agreement with BL Companies, Inc. to perform additional work at the former Tank Car Corporation of America property, 1725 Walnut Avenue, Oreland. The additional services include sampling, data analysis, wetland delineation and report preparation necessary to address comments received by the Pennsylvania Department of Environmental Protection in response to the Township's Remedial Investigation and Cleanup Plan. The total cost of the work shall not exceed \$23,750.

Ms. Ratsavong announced that the Board is creating a Steering Committee to assist with the Master Site Planning efforts for the former Tank Car property. The committee will consist of members of the Township's Parks & Recreation Advisory Committee, a Township Commissioner, a staff member and up to two residents of the adjacent neighborhood. Residents were encouraged to visit the Township website for more information, and to sign up to receive emails and meeting information.

Ms. Ratsavong announced that letters will be sent to residents in close proximity to Wyndhill Park soliciting input regarding the existing pickleball courts. Ms. Ratsavong also thanked Commander Jim Marlin and the A. V. Savage American Legion Post for the wonderful Memorial Day parade and ceremony.

Mr. May, Chairman of the Cultural Resources Committee, had no report.

Mr. Lee opened the meeting to public comment.

Mary Ellen Reeves, Glenside, inquired as to the procedure to be appointed as an associate member of the Environmental Advisory Commission. Ms. Reeves was encouraged to begin attending the regular meetings of the Commission.

Betsy Wallace, Wyndmoor, asked how many residents might be appointed to serve on the Steering Committee to assist with the Master Site Planning efforts for the former Tank Car Property. Ms. Wallace was informed that a final decision had not been made in this regard.

Motion (Ratsavong-Maxwell) carried unanimously to adjourn the meeting at 8:16 PM.

Respectfully submitted,

Michael Taylor  
Secretary