

MINUTES OF MEETING  
BOARD OF COMMISSIONERS  
SPRINGFIELD TOWNSHIP

The Board of Commissioners of Springfield Township met in a regular monthly meeting on Wednesday evening, March 11, 2026 at 7:30 PM in 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. Commissioner Ratsavong presided.

Ms. Ratsavong asked Mr. Taylor if any remote public comments were received prior to the meeting. Mr. Taylor reported that no public comments were received.

Ms. Ratsavong 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.

Ms. Ratsavong led the Pledge of Allegiance.

Motion (Lee-May) vote 7-0 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.

Ms. Ratsavong noted the presence of current and past members of the Zoning Hearing Board in the audience, as well as the solicitor to the Zoning Hearing Board.

Ms. Ratsavong announced that the Board of Commissioners conducted an executive session as part of its March 9<sup>th</sup> workshop meeting to discuss one litigation matter.

The Board of Commissioners acknowledged the passing of Robert C. Wilmot, Jr., a lifetime member of the Flourtown Fire Department and former member of the Springfield Township Emergency Services Board.

Ms. Ratsavong invited former Zoning Hearing Board member Ed Fox to the front of the room to be joined by Commissioner Lee. Mr. Lee read into the record Resolution No. 1687, a resolution honoring Ed Fox for 31 years of volunteer service to the Springfield Township community.

Motion (Lee-McNamara) vote 7-0 to adopt Resolution No. 1687.

Ms. Ratsavong opened the meeting to public comment.

Jane Thomas, Oreland, suggested placing a POW-MIA flag on the flagpole.

Mr. Morris asked about the flags being at half-staff. Mr. Taylor responded that it was to honor a Pennsylvania State Trooper who was killed in the line of duty on March 8, 2026.

Ms. Ratsavong, Chairwoman of the Community Development Committee, reported:

Motion (Ratsavong-May) vote 7-0 to authorize the advertisement of an ordinance to amend Chapters 4 (Amusement Devices) and 114 (Zoning) to regulate the placement of amusement devices. A public hearing has tentatively been scheduled for Wednesday, May 13, 2026 at 7:30 PM to accept public comment on the proposed ordinance. Following the public hearing, the Board may vote to adopt the ordinance.

Mr. May explained that the ordinance will assist with the regulation of skill games since the devices are not regulated at the state level.

Ms. Ratsavong announced that on December 22, 2025, J34 Development, LLC filed a land development plan for the consolidated development of four separate parcels in the 1000 block of Willow Grove Avenue. The proposed development will consist of 2,510 square feet of retail space and 2,500 square feet of office space on the ground floor, with 21 apartments on floors two and three.

Motion (Ratsavong-McNamara) vote 7-0 to accept a letter dated February 19, 2026 from Jay Overcash, Owner, J34 Development, extending the 90-day subdivision and land development plan review period without limitation as to time. The additional time will allow the applicant to amend their plans to address any plan deficiencies and/or comments that have been identified by the Township Engineer.

Motion (Ratsavong-Lee) vote 7-0 to adopt Resolution No. 1688, a resolution granting a waiver to the formal land development plan review requirements so that LaSalle College High School, 8605 Cheltenham Avenue, may construct a 1,896 square foot accessory storage and restroom building at the 72 +/- acre property in Wyndmoor. The waiver is conditioned upon the school complying with all conditions placed on the March 3, 2026 recommendation letter of the Springfield Township Planning Commission.

Mr. Morris asked to clarify the size of the building. Mr. Taylor responded that the building is 1,896 square feet.

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

Motion (Lee-May) vote 7-0 to approve the February check reconciliation in the amount of \$524,070.65, and the March bill listing in the amount of \$430,899.75.

Mr. Lee announced that the Springfield Township Zoning Hearing Board will meet on Monday, March 23, 2026, at 7:00 PM at the Springfield Township Building to receive testimony on five applications. Mr. Lee summarized the five petitions that are to be heard and announced that a copy of the applications and plans are on file in the Code Enforcement Office and may be viewed during normal business hours.

Mr. Lee explained that at the February 11, 2026 meeting of the Board of Commissioners, the Board authorized the Office of the Township Solicitor to represent the interests of the Board in opposition to the petition of AOB Ventures, LLC, requesting a variance from Section 114-135.A of the Springfield Township Code to permit a six-foot high fence to be located within the required fifteen-foot setback along Ulmer and Roesch Avenues. As a result, the applicant has agreed to modify its plans to address concerns that were identified by the Board of Commissioners at its meeting on February 9, 2026.

Motion (Lee-May) vote 7-0 to rescind the Board's opposition to the petition of AOB Ventures, LLC in accordance with the modifications shown on a plan depicting the removal of an eight-foot section of fence along both Ulmer and Roesch Avenues to eliminate a sight obstruction at the intersection, and to landscape the area in front of the fence along Ulmer and Roesch Avenues to soften its appearance. The applicant must still appear before the Zoning Hearing Board to present its case and obtain the required variance.

Mr. May, Chairman of the Environmental Resources Committee, reported:

Mr. May announced that during the month of February 2026, Springfield Township residents recycled 129.95 tons of material with a householder participation rate of 67.4%. The net cost for the month was \$21,604.56.

Mr. May also reminded residents that household hazardous waste is not suitable for collection by the Township and should not be placed out with regular refuse. Household hazardous waste includes items such as oil-based paint and varnish, paint thinners, swimming pool chemicals, pesticides and weed killers, gasoline, oil and fuel additives, drain cleaners and solvents, and fluorescent tubes and CFL's. He directed residents to Montgomery County's annual household hazardous waste events, which can be found at [www.MontcoPARecycles.org](http://www.MontcoPARecycles.org).

Mr. May announced the resignation of Pat Hynes from the Environmental Advisory Commission. The Board thanked Mr. Hynes for his many contributions to the Springfield Township community.

Ms. McNamara, Chairwoman of the Public Safety Committee, reported:

Ms. McNamara announced that the Springfield Township Police Department and the Board of Commissioners are launching a collaborative public safety forum to share information with the public and to provide a community space for discussion and feedback regarding policing and public safety in the Township. Each quarterly forum will include a specific topic to present, with the first session on March 19, 2026 highlighting cybercrimes and fraud schemes. Community members will be able to ask questions and share thoughts on the topic as well as any matter related to public safety while enjoying an informal meet and greet with members of the Police Department and other public officials. All community members are encouraged to attend and participate.

Ms. McNamara announced the other forum dates as follows:

Thursday, June 18 – Traffic, Speed Education and Enforcement

Thursday, September 17 – Preventing Vehicle Theft and Thefts from Vehicles

Thursday, December 17 – Crimes Against the Elderly and Care-dependent People

Ms. McNamara also announced that on April 29<sup>th</sup>, the Board of Commissioners will be cohosting a panel workshop that will focus on empowering domestic violence survivors, their families and allies. It will take place in the Springfield Township Building, 1510 Paper Mill Road, Wyndmoor, PA.

Mr. Morris had no report.

Mr. Goldberg, Chairman of the Parks & Recreation Resources Committee, reported:

Motion (Goldberg-Lee) vote 7-0 to authorize the advertisement of a Request for Proposals for geotechnical engineering services for the Springfield Township Recreation Center project. The scope of work includes field investigation, laboratory analysis of soils and geotechnical analysis. Proposals shall be received in electronic format no later than 1 PM on April 1, 2026. Copies of the Request for Proposals may be obtained in the Office of the Township Manager, 1510 Paper Mill Road, Wyndmoor PA or upon request.

Mr. Goldberg wanted to let neighbors know that there will be some shallow excavation and test pits around the area as part of the project.

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

Motion (Kirk-McNamara) vote 7-0 to authorize the advertisement of Public Bids for the Township's 2026 Highway Resurfacing Program. A total of 14 streets are proposed to be milled and resurfaced in 2026 at an estimated cost of \$526,110.00. To the extent that the bid results are more than estimated, the potential exists to subtract streets in accordance with the bid specifications.

Mr. Kirk announced that copies of the bid specifications for the project, along with a complete list of streets to be resurfaced, are available in the Office of the Township Manager, 1510 Paper Mill Road, Wyndmoor, PA.

Mr. May asked for clarification regarding how often streets are resurfaced. Mr. Taylor explained that the Township attempts to resurface its roadways every 20-25 years but also prioritizes streets that are frequently traveled and/or may be in structurally poor condition.

Motion (Kirk-Morris) vote 7-0 to authorize the advertisement of Public Bids for the Terminal Avenue Storm Sewer Improvements Project. The proposed project will extend the existing storm sewer system that presently terminates at the Montgomery

Avenue/Terminal Avenue intersection to the Terminal Avenue/Erdenheim Avenue and Terminal Avenue/Yeakel Avenue intersections. The total cost of the work, with alternates, is estimated to be \$373,372 and is being funded by a grant obtained from the Pennsylvania Department of Community & Economic Development Small Water & Sewer program. Copies of the bid specifications for the project will be available in the Office of the Township Manager, 1510 Paper Mill Road, Wyndmoor, PA on Monday, March 16, 2026.

Motion (Kirk-May) vote 7-0 to authorize the advertisement of an ordinance to amend Chapter 92, Streets and Sidewalks, of the Code of the Township of Springfield, Subsection 92-22, Violations and Penalties, to regulate the clearing of ice and snow from public sidewalks. In summary, the proposed amendment authorizes enforcement of regulations by a police officer or code enforcement officer and increases the penalty for the failure of a property owner or tenant to clear a public sidewalk within 24 hours of being issued a warning. Copies of the proposed ordinance are available in the Office of the Township Manager, 1510 Paper Mill Road, Wyndmoor, PA 19038.

The Board of Commissioners may vote to enact the proposed ordinance at its regular meeting on April 8, 2026.

Ms. Ratsavong opened the meeting to public comment.

Mary Fallon, Wyndmoor, expressed opposition to a skate park at Laurel Beech Park. She asked for an update on that topic.

Mr. Lee explained that most commissioners are of the opinion that a skate park in that location would be too close to existing homes.

Ms. Fallon thanked the Board for their work on behalf of the community.

Ms. Ratsavong noted positive affirmation for a skate park in the Township, but acknowledged there are many more steps in the process, including design, size, etc.

Motion (Lee-May) vote 7-0, to adjourn the business meeting at 8:13 PM.

Respectfully submitted,

Michael Taylor  
Manager/Secretary