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REGULAR MEETING

The Regular Meeting of the Board of Commissioners was called to order by President Mahoney at 8:00 p.m. on Tuesday, March 10, 2009 in the Township Building.

ROLL CALL

The following other Commissioners were present: Mrs. Sage, Messrs. Janiczek, Wechsler, Rudolph, Devenney and Lanciano. Also present were Messrs. Byrne, Mastronardo and LeFevre, as well as Mrs. Warner.

INVOCATION

The Invocation was given by Reverend Salvatore Riccio of St. Francis of Assisi Church, which was followed by the Pledge of Allegiance.

POLICE  
COMMENDATIONS

Chief Daly and Mr. Mahoney presented Police Commendations to Officers Paytas and Horwitz and Sergeant Vaughn for saving a young man's life on November 17, 2008, by providing CPR and connecting him to a Automatic Defibrillator. By the action of these police officers, the young man survived and has fully recovered.

PUBLIC COMMENT

Mr. Mahoney asked if anyone in the audience wished to comment on any of the agenda items. Seeing none, the meeting continued.

COMMITTEE REPORTS

Mr. Mahoney called for Committee Reports.

Library

Mrs. Sage announced the Library will hold a special program on Saturday, April 4<sup>th</sup> at 10:00 a.m. in the Township Building. Clifford the Big Red Dog will be visiting and the program will include stories, songs and dancing. The Spring Book sale will be held in the Township Building on April 17 through April 19.

Ice Rink

Mr. Wechsler reported the public skating will end on March 22. The rink will remain open for lessons, hockey ice rentals and parties until April 19<sup>th</sup>.

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Mr. Wechsler reported there was no Planning meeting on March 5<sup>th</sup> since there were no applications to review. At the February meeting of the Planning Commission, the Preliminary/Final Land Development for Kimco Realty was reviewed. This item will be heard tonight.

Planning Commission

Mr. Wechsler announced the 31<sup>st</sup> Annual St. Patrick's Day parade will be held Saturday, March 14<sup>th</sup> beginning at noon. He thanked all the volunteers who work tiredly to put this on each year.

St. Patrick's Day Parade

Mr. Wechsler commented past Saturday a week ago he visited Springfield High School where there was basketball clinic for 5 & 6 year olds. He remarked on the wonderful job the Springfield AA coaches and volunteers do for the youth of our township.

Springfield A.A.

Mr. Rudolph announced a Household Hazardous Waste Collection is scheduled for March 28 from 9 am to 3 pm at the Marple Transfer Station in Broomall. Many household products contain toxic chemicals, such as oil-based paints, anti-freeze, pesticides, vehicles, propane tanks can be dropped off at the transfer station.

Environmental

Mr. Rudolph commented thanked the Public Works crew for plowing and clearing the roads in a very short timely manner. He reported the Highway Department is in the process of filling potholes. Residents are asked to report any pothole that is in need of patching to the Township Garage. There will be no trash or paper recycling on Good Friday, April 8<sup>th</sup>. Commingled recycling will not be affected.

Public Works

Mr. Devenney reported the Parks Department has installed new park signs in Crowell, Netherwood, Wildwood and Walsh Parks. A new backstop, baseline fencing and benches are being installed at a new T-ball field at Meadowgreen Park. Due to vandalism in the parks and Old Central School, the Township is adopting a

Parks

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a new "Adopt a Park" program. The Police Department is asking the residents to adopt a park by keeping their eyes open and let the police know what is going on in the parks. Hopefully, this will help diminish the vandalism in the parks and Old Central School. More information will be forthcoming on this program.

Golf Course

Mr. Lanciano reported for the month of February. The golf course was closed ten days and opened late three days. Total rounds were 472. Total revenue for the month was \$15,687.00, bring the year-top-date revenue total to \$20,116.00. Regular daily maintenance of the golf course has begun.

Fire Company

Mr. Mahoney reported during the month of February, the Fire Company responded to 11 fires, 28 non-fires, 14 mutual aid and held 12 drills/work sessions. Total fire loss was \$6,000.00.

BILLS SUBMITTED

Mrs. Sage moved that all bills approved for payment by the appropriate chairperson be paid. Seconded

ORDINANCE #1493  
Stop Sign

Mr. Lanciano moved for the adoption of Ordinance No. 1493 creating a stop intersection at Cheyney and Wesley Roads, facing northeastbound traffic. Seconded by Mr. Devenney and carried.

ORDINANCE TABLED  
Recreation Fee-In-Lieu

Mr. Wechsler moved to table the Recreation Fee-In-Lieu Ordinance until it can be coordinated with adoption of a new Comprehensive Plan and other zoning changes. Seconded by Mr. Lanciano and carried.

REBID – Patching  
Material

Mr. Rudolph stated no bids were received for Patching Material last week and moved authorizing the bids be readvertised to be received by April 9<sup>th</sup> at 10:00 am. Seconded by Mr. Lanciano and carried.

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LAND DEVELOPMENT  
KIMCO

Mr. Lanciano explained Value City has closed and Kimco Realty Corp., owner of the Springfield Shopping Center, has proposed to build a new supermarket. He turned the meeting over to Mr. Damico, Esq. representing the applicant.

Mr. Damico introduced the development team for the proposed supermarket: Geoffrey Glazer and Gregory Reed of Kimco Realty Corp., Adam Benosky of Bohler Engineering and Christopher Williams of McMahon Associates.

Mr. Damico gave a brief overview of the plan. The property at 721 W. Sproul Road is zoned "SC" Shopping Center District, consisting of 22+ acres. Kimco proposes to demolish the former Value City building and build a supermarket of 66,825 sq. ft. In addition, a 16,000 sq. ft. retail building will be developed adjacent to Staples building. The proposed tenant of the supermarket is Giant Food Store. All of the proposed uses for the site are permitted uses. Dimensional variances were required. They went to the Zoning Hearing Board and received approval. Mr. Damico indicated the following:

- The parking area was reconfigured brought up to date with landscaping requirements;
- Supplemental landscaping and additional buffering will be provided at the rear of the property adjacent to the residential area;
- Provide stormwater management system consistent with our Ordinance;
- Supplement landscaping in buffer area along Woodland Avenue and Sproul Road

Mr. Damico noted Mr. Lanciano made a presentation of the plan to the area residents on November 10, 2008 and believes their concerns about water runoff, landscaping, lighting, control of carts and traffic were addressed.

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He noted both the Springfield Township Planning and the Delaware County Planning Commission favorably recommended plan, subject to conditions which have been addressed in the revised plan that will be reviewed this evening.

Adam Benosky of Bohler Engineering reviewed the minor waivers requested:

- preliminary and final plan review at the same time
- current width of existing roads be kept
- from 1% slope requirements for storm sewer pipes

Mr. Benosky then reviewed the land development plan, including existing conditions.

- The redevelopment will include enhancing the buffer area in the back. The new building will be turned so it will facing into the site having the loading facility behind the supermarket providing screen walls for the loading facilities and additional screening buffering along Woodland Avenue.
- Provide a secondary buffer to the residents along the side of the supermarket, as well as a retaining wall and landscaping for additional screening of the parking facility.
- Provide landscaping throughout the parking field which will contain shade trees, shrub planting and ground cover planting.
- Providing sidewalk connections from Sproul Road into the supermarket, sidewalk connections from existing bus stop into the site and sidewalk connections from the proposed retail to the supermarket.
- Provide an elongated landscaped island at the traffic light on Sproul to channelize traffic coming into the site.
- Provide storm water management system and reducing impervious coverage by 20,000 sq.ft.

Mr. Devenney questioned the access points and traffic coming into to the shopping center. Mr. Benosky replied all access points will remain the same.

Dr. Janiczek asked if unloading of trucks will be undercover. Mr. Benosky replied the loading dock will be opened, but there will be screen walls on both sides. Dr. Janiczek asked if there will be a basement level. Mr. Benosky replied it will be filled in.

Dr. Janiczek commented on the Delaware County Planning Commission's recommendation to reduce the number of parking spaces by 179 spaces. Mr. Bensoky stated the parking spaces have been reduced by 25 spaces with additional landscaping islands throughout the parking field.

Mr. Wechsler questioned foundation plantings and their location. Mr. Benosky explained the landscaping will be provided to help screen the side and back of the building. Mr. Wechsler asked about signage. He was advised the proposed signage is not part of this application.

Mr. Rudolph raised his concerns on the current entrance at Sproul Road. Motorists are forced to go right when they are trying to visit stores on the left. Mr. Benosky explained the improvements to that area.

Mr. Greg Reed of Kimco stated in response to some of the questions raised.

- The supermarket will be of split-faced block material with banding throughout the walls. The screen walls will be the same material as the building.
- Small restaurants and small individual users will probably go into the 16,000 retail space
- The façade of the existing center and Staples building will be renovated
- Anchor tenants standard have security packages that they use, which will include cameras.

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Mr.. Devenney asked if the renovation of the shopping center will take place at the same time of the construction of the supermarket. Mr. Reed replied it will be done together. Tentative plans for the store opening is 2010.

Mr. Mahoney called for a 10 – 15 minute recess.

When the Board reconvened and Mr. Byrne explained a few questions the Board had with respect to the legalities of the waivers. Also, one of the questions raised pertained to landscaping of the remaining part of the shopping center.

Mr. Damico replied at least 30 trees will be planted along Sproul road. Mr. Wechsler suggested a landscaping plan for the remaining part of the shopping center. The land development agreement could address a landscape plan for the other side of the shopping center. The applicant agreed to address the landscaping on remaining section of the shopping center with a separate agreement.

Mr. Lanciano moved to approve the Preliminary/Final Land Development Application for the development of Springfield Shopping Center, with waivers, provide a landscaping plan for the entire shopping center within three months and contingent upon the satisfaction of the January 30, 2009 letter of the Township Engineer. The motion was seconded by Dr. Janiczek and carried.

TELECOMMUNICATIONS  
AGREEMENT - NextG

Mr. Devenney moved that the proper officers of the Township be authorized to execute a right-of-way agreement with NextG Networks of NY, Inc. for installation and operation of telecommunications equipment on five streetlight poles. The Township will received \$250 for attachment to 3rd party poles and \$500 for Township-owned poles. Mr. Devenney explained this will help with cell phone coverage. Seconded by Mr. Rudolph and carried.

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Mr. Lanciano moved for the approval of an Amended Land Use Agreement for 943 Sproul Road. The purpose is to amend the terms of the 1960 Agreement to provide for the construction of a new Citadel Credit Union facility. Seconded by Mr. Devenney and carried.

AMENDED LAND USE AGREEMENT

Mr. Byrne explained due to the change in zoning in 1985, the property is now a non-conforming use in a SU District. The agreement will be updated according to the currently code. He stated Citadel will be building a smaller building than what is currently there.

Dr. Janiczek moved authorizing the Township Engineer release \$12,365.00 from the escrow account for the Springfield Square Central Land Development. Seconded by Mr. Wechsler and carried.

RELEASE OF ESCROW FUNDS

Mr. Rudolph moved that the proper officers of the Township be authorized to advertise for receipt of bids for Overlay and Milling to be received by 10:00 a.m. April 9, 2009. Seconded by Mr. Devenney and carried.

BIDS AUTHORIZED

Mr. Devenney moved that the proper officers of the Township be authorized to advertise for receipt of bids for the Demolition of 20 N. Brookside Road to be received by 10 am on April 9, 2009. Seconded by Wechsler and carried.

Mr. Wechsler moved that the Country Club Pool Rates remain the same as 2008. Seconded by Mr. Lanciano and carried.

2009 POOL RATES

Mr. Bruce MacKnight, 1094 West Avenue, informed the Board that on Sunday, March 8, he had a sewer back-up which pump raw sewage into his basement for approximately 1 hour and 10 minutes. The living space in the basement is ruined. He inquired to what responsibility the township has with regard to this condition. He raised his concerns regarding the delay in the Township Public Works Department

AUDIENCE

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responding. Also, the phone number for clean up service, Euwaka, was incorrect. One of his biggest concern was the lack of answers and no one coming out to inspect the damage.

Mr. LeFevre commented this was a Township main that was blocked and had nothing to do with Mr. MacKnight's lateral. Normally on off hours, the Township responds within 30-45 minutes. There was a breakdown in communication between the 911 center and the police department. Normally, our Public Works department is dispatched directly from the 911 center. We are looking into why the police had to come out to verify that there was a problem At this point, the claim has been submitted to our Insurance company and for their response.

Mr. MacKnight stated it was his understanding no adjuster is going to be sent out and he should move forward with the clean-up. Mr. LeFevre replied he would encourage him to document whatever is being disposed of and take photographs for a record.. The Township will also come out to take photographs.

Mr. Robert DiPietro, 1098 West Avenue, next door neighbor to Mr. MacKnight, stated he also has damage from the sewer backup and doesn't think his homeowner's insurance is going to pick it up. He noted this has been his third backup. Mr. Mahoney noted the Public Works Department will video the sewer line to identify any problems.

ADJOURNMENT  
(10:00 p.m.)

Mr. Rudolph moved that the meeting be adjourned.  
Seconded by Dr. Janiczek and carried.