

NOVEMBER 10, 2009

REGULAR MEETING

The Regular Meeting of the Board of Commissioners was called to order by President Mahoney at 8:00 p.m. on Tuesday, November 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. LeFevre and Byrne, and Mrs. Warner

INVOCATION

The Invocation was given by Reverend Wylie Johnson, Springfield Baptist Church, which was followed by the Pledge of Allegiance.

PRESENTATION

Mr. Devenney read a Certificate of Appreciation for Sergeant James Devlin for honorable service in the U.S. Army. Mr. Devenney stated he would personally present the certificate to Mr. Devlin. He also thanked all veterans who have served our Country.

RESOLUTION

Dr. Janiczek presented a Resolution of Commendation to Alexander William Shegda for obtaining the coveted award of Eagle Scout.

POLICE  
COMMENDATIONS

Chief Daly presented a Citizen's Commendation to Elana Beidelman for reporting on September 14, 2009 suspicious behavior of a male & female who were subsequently arrested for theft from unlocked vehicles.

A Citizen's Commendation was also presented to Crossing Guard, Natale LaPresti. On September 11, 2009 while crossing a youth on Thomson Avenue, due to his quick action he pulled the 13 year old out of the path of the car directly bearing down on them. Mr. LaPresti's devotion to duty, his quick thinking under pressure and decisive action and immediate rendering of first aid contributed to diverting a tragedy.

Detective Daniel McNeely and Detective Robert Nulty received Special Commendations of Merit for their activities on October 22, 2008 investigated an armed robbery that occurred at the Silver & Gold Connection in the Springfield Mall. The gunman was arrested and his accomplice was identified and apprehended.

On motion of Mr. Lanciano, the minutes of October 13, 2009 were approved as transcribed. Seconded by Mr. Devenney and carried.

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

Mr. Mahoney called for Committee Reports.

Mrs. Sage reported a 20% reduction in State Aid will impact a variety of Library services in 2010. She asked the community to get involved with "Rally around the Library" to see if we can make up that 20%. She noted several services that can help the Library are the annual fund drive, Acme tapes, year-round book sale, as well as several fund raisers events.

Mr. Wechsler reported the Ice Rink is now opened for public skating and hockey. He read the list of public skating sessions. Admission to all sessions is still \$5.00.

Mr. Wechsler stated on November 5<sup>th</sup> the Planning Commission reviewed a report from the Township Engineer concerning the Saxer Avenue/Brookside Road project. A revitalization study that is now in its final draft stage. When completed, the Township will be able to apply for a Transit Oriented Development Grant. The purpose of this project is to improve the streetscape, landscape, lighting and give a boost to the retail districts.

MINUTES

PUBLIC COMMENT

COMMITTEE REPORTS

Library

Ice Rink

Planning

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Silver Star Recipient

Mr. Wechsler thanked all Springfield veterans. He also noted the Township received a call from a Mr. Comroy informing the Township that a childhood friend of his is being considered or perhaps been awarded posthumously the Silver Star. He is looking for relatives of this individual to attend a ceremony in Washington DC honoring him. This individual is being awarded the Silver Star graduated from Springfield High in 1960 or 1961. His name is Barry Burnite. Mr. Burnite was killed in 1965 in the Battle of the Ia Drang Valley.

Environmental

Mr. Rudolph advised all residents that the Environmental Committee will meet on December 15 at 7:00 p.m. instead of December 22. He reported Dynamic Solar has installed solar panels on the Library and Township Building, as part of the Township's green initiative. On December 1 at 10:00 am, the panels will be commissioned and 26.5 kilowatts of power will be generated resulting in a significant energy savings for the Township.

Public Works

Mr. Rudolph reported the Public Works Department began their leaf collection program on November 2nd. Due to Veterans' Day on Wednesday, November 11<sup>th</sup>, there will be no trash or recycling collection, as well as the collection of bulk items. Due to Thanksgiving holidays on Thursday, November 26 and Friday, November 27, trash, paper and commingled recycling will not be collected. Total tons of paper collected for recycling for the month of October was 140. tons. Total tons of commingled collected for October was 69 tons. He noted currently we are paying \$23.45 per ton to have our trash hauled out and we receive \$71.00/ton for paper collected.

Parks

Mr. Devenney reported the Parks Department has been busy with weekly football and soccer field maintenance. New panels and fencing were installed on the in-line hockey rink at Crowell Park and new dugouts were installed at the baseball field at Church Road Park.

Mr. Lanciano read the golf course weather summary for the month of October. The golf course was open 28 days, closed 3 days. Total rainfall was 8.25". He read the golf course maintenance report. Total rounds for the month of October were 2,950 rounds, bringing the year-to-date total to 32,278. Total revenue for the month of October was \$105,140, bringing the year-to-date total to \$1,235,707. Fall rates are in effect until the end of the month.

Golf

Mr. Mahoney read the monthly police incident report. As a result of littering, vandalism to Old Center School and a few minor drug arrests, the police department has provided extra patrols to address these conditions. Chief Daly contacted Wawa Corp. and in the interest of being a good neighbor, they have installed additional video cameras to monitor the lot and old Central school. He also noted there has been numerous thefts from unlocked vehicles, the Chief recommended residents to remove valuables from the car, keep the car doors locked and also keep bushes and shrubs around the house trimmed. If you hear anything unusual call 911.

Police

Mr. Mahoney reported the Fire Company will be buying a new piece of fire apparatus. This vehicle will carry the usual fire fighting equipment, as well as specialized medical equipment. This piece of equipment was purchased by the volunteer firefighter Relief Association at no cost to the taxpayers of Springfield.

Fire Company

Mr. Mahoney stated the Board has recently heard some concerns about the lack of trees in Springfield. He reminded residents that Township Code requires each home to have a minimum of two shade trees. One in the front yard and the second one in the backyard. He noted Springfield was once again awarded "Tree City USA" for the seventeenth year.

Shade Trees

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BILLS SUBMITTED

Mr. Rudolph moved that all bills approved for payment by the appropriate chairperson be paid. Seconded by Mr. Devenney and carried.

TREASURER'S REPORT

On motion of Mr. Wechsler, seconded by Mr. Lanciano, the Treasurer's Report was accepted and ordered filed.

ORDINANCE #1500  
Road Dedication

Mr. Rudolph moved for the adoption of Ordinance No. 1500 accepting dedication of N. Highland Road, Phase 2 of Coventry Woods. At this time, this does not include dedication of the stormwater facilities, open space easements, or off-road sanitary sewer utility/easements. These facilities are deferred until final dedication of the public improvements associated with all phases of development are completed. Seconded by Mr. Devenney and carried.

BIDS: Diesel  
Fuel/Gasoline

Mrs. Sage moved to award the sole bid for Diesel Fuel/Gasoline to Superior Plus Company at \$2.3536 per gallon for diesel fuel and \$2.3709 per gallon for gasoline. Seconded by Dr. Janiczek and carried.

PROPOSED ORDINANCE  
Zoning Code

Mr. Lanciano moved to approve the first reading of a proposed ordinance amending the Zoning Code. He stated this is an extensive code and will be available at the Township for public viewing. Seconded by Mr. Devenney and carried.

PROPOSED ORDINANCE  
No Left Turn

Mr. Wechsler read a proposed ordinance prohibiting a left turn on Saxer Avenue, northbound traffic on Saxer Avenue, between Powell Road and the SEPTA right-of-way, into the angle parking spaces on the westerly side of the street. He moved that the proposed ordinance be accepted and advertised. Seconded by Dr. Janiczek and carried.

RESOLUTION #15-09  
Surplus Equipment

Mr. Devenney moved for the adoption of Resolution No. 15-09 authorizing the disposal of surplus equipment to be offered for sale on MunicibiBid to the highest bidder. Seconded by Mr. Lanciano and carried.

Mr. Damico, representing PR Springfield Associates, LP, and PRD Springfield Limited Partnership, primary owners of the Springfield Square East Shopping Center, reviewed the history of the plan. Also present were Claude deBotton, one of the principals of the shopping center, David Damon, Engineer and Dick Orth, Traffic Consultant

LAND DEVELOPMENT  
Spfld. East Shopping

Mr. Damico stated the property is zoned "SC-Shopping Center. The original plan was revised in September 2008. That plan required dimensional zoning relief and was granted the necessary variances. He reviewed the main revisions to the plan.

- redesign of the entrance and exit to Woodland Avenue
- redesign of the parking lot and parking spaces
- elimination of the ring road
- revisions at the entrance to Baltimore Pike.

The applicant proposes to construct a freestanding bank building at the lower portion of the property near Route 420. The major change was the realignment of the parking spaces and providing a dual drive-thru lane for Chick-Fil-A. On April 17, 2009, an amended Land Development Plan was filed including the revisions. The Springfield Township Planning Commission reviewed the plan and four requested waivers.

1. Provision to utilize corrugated polyethylene storm sewer pipe,
2. Construct a portion of the building, parking lot and driveway on areas of steep slopes and construct portions of the driveway on very steep slopes.
3. Provide a stream buffer with a minimum width of 27' in lieu of 50' from the top of bank.
4. Permit the filing of a Preliminary/Final Plan, as opposed to a Preliminary Plan.

Mr. Damico stated the Planning Commission recommended approval of the plan, which included several conditions relating to compliance of the following:

1. Compliance with Township Engineer's review letter of June 3, 2009;
2. Additional plantings in the rear of the property, in the riparian buffer area, around the building façade and perimeter of the rear parking lot;
3. The southern entrance to Route 420 be designed with a "pork-chop" to prevent left turns onto Route 420;
4. The use of the building designated as a "one story building" in rear parking lot be limited to a bank or credit union;
5. Cooperation between the Township and PennDOT in regard to corridor improvement program on Route 420.

Mr. Wechsler asked Mr. Damon to show the area where the steep slope is located. Mr. Damon replied the steep slope is located in the south-end of the shopping center. Construction of the drive-through entrance for the bank will require disturbance of a few thousand square feet of the steep slope area. Mr. Wechsler questioned the buffer area that goes into the park. Mr. Damon stated that buffer will not be affected adversely. Mr. Wechsler questioned the current occupancy of the shopping center. Mr. deBotton replied there is only a small 2000 sq ft. area unoccupied.

Mr. Lanciano referenced a recommendation from the Planning Commission in regard to cooperation between the Township and PennDOT regarding the corridor improvement program for Route 420. He questioned if an additional lane will be added. Mr. Dick Orth replied that in 2004 PennDOT authorized a study to develop a corridor improvement plan for Woodland Avenue from Baltimore Pike to Ridley. One recommendation was to widen a section of Woodland Avenue along the site frontage up towards Baltimore Pike.

According to the PennDOT plan, there would only be a small amount of additional right-of-way that would have to be acquired.

Mr. Rudolph asked what the net gain or loss of redoing this parking lot. Mr. Damico replied they had previously received a variance to have 1,104 parking spaces and the currently relief was to reduce that to 1,082.

Mr. Wechsler raised a question in regard to approving the plan for one story structure, a bank or credit union. Would it preclude second story being added, or the use other than a bank or credit union. Mr. Byrne replied right now the approval would be for one story bank or credit union. In the future if there are any physical changes of the building they would have to come back for permits and at that time it will be determined if it is land development or if they need to go to the Zoning Hearing Board for a special exception or variance.

Mr. Damico commented the variance received for parking was for the number of parking spaces associated with a one-story building of the size shown on the plan. If that were to change we would have to go back to the Zoning Hearing Board for another variance.

Mr. Wechsler asked if there was still a tenant for the proposed bank/credit union. Mr. Damico replied the agreement with Sun East has expired. With this approval, hopefully they will come back.

Dr. Janiczek moved to approve the Preliminary/Final Land Development Plan of Springfield Square East Shopping Center, subject to comments of the Planning Commission, Township Engineer and granting waivers requested and outlined in Mr. Damico's letter dated September 25, 2009. Seconded by Mr. Lanciano.

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AUDIENCE

Dr. Janiczek asked for a roll call vote.  
Mrs. Sage – aye, Dr. Janiczek – aye, Mr. Wechsler – aye,  
Mr. Rudolph – aye, Mr. Devenney – aye, Mr. Lanciano – aye,  
Mr. Mahoney – aye. Motion passed with 7-0 vote.

Mr. Dallas Scott, 338 Ashwood Road, representing AARP, Chapter 1279 stated he was here to voice their objection to the billboards that are being proposed for Baltimore Pike. He noted they are planning on going door-to-door asking residents to sign a petition in opposition.

Mr. Mahoney replied that on election day the Board of Commissioners had petitions for voters to sign opposing billboards.

Mr. Byrne stated the application is pending before the Zoning Hearing Board. The Board of Commissioners will not make a decision on the billboard application. The Board has taken a stance to defend our Zoning Ordinance objecting the application. He advised Mr. Scott to attend the next Zoning Hearing Board meeting on November 19 which is the more appropriate forum to go to present your petition.

ADJOURNMENT  
(9:25 p.m.)

Dr. Janiczek moved that the meeting be adjourned to November 17, 2009 at 8:00 p.m. for the public hearing on the Zoning Amendments and adjourned to 8:30 p.m. for the proposed 2010 budget. Seconded by Mr. Devenney and carried.