

APRIL 8, 2008

The Regular Meeting of the Board of Commissioners was called to order by President Mahoney at 8:00 p.m. on Tuesday, April 8, 2008 in the Township Building.

The following other Commissioners were present: Messrs. McAndrews, Janiczek, Wechsler, Rudolph, Devenney and Lanciano. Also present were Mr. LeFevre, Mrs. Warner and Kelly Sullivan, Esq. of McNichol, Byrne and Matlawski. Mr. Byrne arrived at 8:15 p.m. replacing Mrs. Sullivan.

The Invocation was given by Pastor Robert Novak of Life Christian Fellowship Church, which was followed by the Pledge of Allegiance led by members of VFW Post 5705.

Mr. Wechsler read a Proclamation naming April 26, 2008 as "Loyalty Day" in Springfield Township. The Proclamation was presented to the members of the VFW Post 5705.

Mr. Rudolph read a Proclamation declaring May 4-11, 2008 as "Children's Mental Health Awareness Week" in Springfield Township.

On motion of Dr. Janiczek, the minutes of March 11, 2008 were approved as transcribed. Seconded by Mr. Rudolph 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.

Mr. Wechsler reported at the April 3rd meeting of the Planning Commission, the K1 Literacy was reviewed and approval was recommended based on the Township Engineer's recommendations. The Planning Commission also met on April 8th to review zoning map and text amendments regarding the Springfield Mall. Approval was also recommended.

REGULAR MEETING

ROLL CALL

INVOCATION

PROCLAMATION

PROCLAMATION

MINUTES

PUBLIC COMMENT

COMMITTEE REPORTS

Planning

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Environmental

Mr. Rudolph reported the Environmental Committee is continuing to work on the stormwater management project. He announced there will be spring clean-up along Darby Creek on April 26 and CRC Streams Clean-up on May 3.

Public Works

Mr. McAndrews reported the Public Works Department is in the process of inspecting all streets for the 2008 overlay season. Total tons of paper collected for recycling for the month of March was 137 tons.

Golf Course

Mr. McAndrews read the monthly maintenance report for the month of March. He reported total rounds were 1,096, bringing the year-to-date total to 2,193 rounds. Total revenue was \$53,288, bringing the year-to-date total revenue to \$88,834.

Parks

Mr. Devenney read the monthly progress report for the Parks Department. The installation of a new fence along the front the Parks maintenance building was completed. All playing fields have been aerified, seeded and fertilized.

Library

Mr. Lanciano congratulated two Springfield students who won First Place in the annual Delaware County "2008 Create a Bookmark Contest"; David Bingaman from the 2nd grade and Aksay Kattukanbathil of the 8th grade. He also congratulated students who were winners in the county-wide Young Poets of Delaware County Poetry Competition. First place was awarded to David Matej of the 2nd grade, second place winners were Alyssa Sweeney, 3rd grade, and Barbara Matejova, 12th grade. He announced the Spring Book Sale will be held April 19, 20 and 21 in the Township Building.

Fire Company

Mr. Mahoney reported during the month of March, the Fire Company responded to 13 fires, 45 non-fires, 13 mutual aid and held 11 drills/work sessions. Total fire loss was \$16,000.00.

TREASURER'S
REPORT

On motion of Mr. Devenney, seconded by Mr. McAndrews, the Treasurer's Reports for January through February 2008 were accepted and ordered filed.

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

Mr. Wechsler moved for adoption of Ordinance No. 1473 creating a stop intersections at Wyndmoor & Thornridge Roads, S. Rolling & Thorn ridge Roads, Wynmoor and Wayfield Roads and S. Rolling & Wayfield Roads. Seconded by Mr. Rudolph and carried.

Mr. McAndrews moved to award the bid for milling to the lowest responsible bidder in the amount of \$86,277.00 to Joseph Sucher & Sons. Seconded by Mr. Devenney and seconded.

Mr. McAndrews reported three bids were received for the 2008 Overlay Program. He moved that the bid be awarded to the lowest responsible bidder. Joseph A. Sucher & Sons, Inc. in the amount of \$371,389.35. Seconded by Dr. Janiczek and carried.

Mr. Rudolph read a proposed ordinance creating a "No Parking" zone on the southerly side of Overhill Road extending northwestwardly 90 feet from N. Highland Road. He moved that the proposed ordinance be accepted for its first reading and advertised. Seconded by Mr. Wechsler and carried.

Mr. McAndrews read a proposed ordinance by creating a one-way stop intersection at Glendale Circle & West Avenue and a three-way at Bellevue & West Avenues. He moved that the proposed ordinance be approved for its first reading and advertised. Seconded by Mr. Devenney and carried.

Mr. Rudolph moved for the adoption of Resolution No. 5-08 authorizing the Springfield Fire Company and Ambulance Corps to perform certain extended duties in addition to the normal fire-fighting, rescue and emergency medical duties. Seconded by Mr. Lanciano and carried.

BILLS SUBMITTED

ORDINANCE #1473
Stop Signs

BIDS: 2008 Milling

BIDS: 2008 Overlay

PROPOSED ORDINANCE
No Parking

PROPOSED ORDINANCE
Stop Sign

RESOLUTION #5-08
Fire Company
Ambulance Corps

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RESOLUTION #6-08
Mowing Agreement

Mr. Devenney moved for the adoption of Resolution No. 6-08 authorizing the proper officers of the Township to execute a one year Mowing Agreement with the Pennsylvania Department of Transportation. Seconded by Mr. McAndrews and carried.

PRELIMINARY/FINAL
SUBDIVISION-Denied

Dr. Janiczek moved to deny a preliminary/final subdivision of Cornell Ventures, 518 Prospect Road, based on non-compliance with provisions of the Township Code. Seconded by Mr. Wechsler and carried.

PROFESSIONAL
SERVICES

Mr. Lanciano moved that the Township retain the services of Casaccio Architects and Remington Group, Inc. to Master Planning Study of the Library and Township Building at a total cost \$28,000.00. Seconded by Dr. Janiczek and carried.

RELEASE OF
ESCROW FUNDS

Mr. Lanciano moved authorized the Township Engineer be authorized to release \$37,626.75 from the escrow account for Springfield Chase Subdivision. Seconded by Mr. Devenney and carried.

BIDS AUTHORIZED

Mr. Wechsler moved that the proper officers of the Township be authorized to advertise for receipt of bids for Police Cameras along portions of Baltimore Pike to be received by May 2, 2008 by 10:00 a.m. Seconded by Mr. Rudolph and carried. Mr. Mahoney thanked State Representative William Adolph for obtaining grant funding for this project.

ENVIRONMENTAL
COMMITTEE

On motion of Mr. Wechsler, Rebecca Carey, 42 Mansion Road, was appointed to a three year term on the Environmental Committee. Seconded by Mr. McAndrews and carried.

UCC BOARD

Mr. Lanciano moved to appoint Christopher Canada, 701 Beatty Road, to an unexpired term on the UCC Board. Seconded by Mr. McAndrews and carried.

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Mr. Greg Lingo of Cornell Ventures stated he is planning on deeding over a portion of the property at 518 Prospect Road to two adjacent neighbors. He asked Board that the neighbors would not have to go through the subdivision process. Mr. Byrne responded they would need to submit a new subdivision application and go through the standard steps of review before the Delaware County and Springfield Planning Commissions.

Mr. Mahoney turned the public hearing over to Mr. Byrne.

Mr. Byrne announced the purpose of this evening's hearing is to review zoning text and map amendments. He presented the following Board exhibits:

1. Daily Times Proof of publication of the two zoning ordinances – advertised March 24 & 31, 2008
2. Certification that the Notice of the Rezoning of the 5.3 acres was posted by Mr. Cervino at all four corners of the property
3. Letter from the Springfield Planning Commission recommending approval

Mr. Damico representing Pennsylvania Real Estate Investment Trust (PREIT) announced the public hearing this evening involves two applications. The first proposed ordinance is a proposed rezoning of a 5.3 acre tract adjacent to the Springfield Mall to "SC" Shopping Center District. The second one contains various text amendments required or the revitalization of the mall.

Mr. Damico submitted the following exhibits.

1. Ordinance rezoning a 5.36 acre parcel of land adjacent to the Springfield Ball to SC Shopping Center District.
2. Ordinance proposing various text amendments to the Zoning Code

PUBLIC COMMENT

PUBLIC HEARING
ZONING AMENDMENTS

3. Delaware County Planning Commission's report recommending approval of the amendments and rezoning
4. Improved area site plan
5. Overall site plan
6. Colored rendering of proposed frontage of Springfield Mall buildings

Mr. Damico gave a brief history of the applications involving the Springfield Mall and the need for the rezoning and zoning text amendments. The parcel of ground proposed to be rezoned is located on the northeast side of the Mall. He noted that after PREIT acquired the mall portion of the property with the 5.3 acres parcel, informal meetings began with the Township in December 2005. Part of this revitalization also includes Target's proposal to remove the existing Strawbridge's building and build a new Target building. The sketch plan application was presented to the Planning Commission on October 11, 2007. Additional hearings were held on February 7, March 6 and April 7, 2008. At the April 7, 2008 hearing, the Springfield Township Planning Commission recommended approval of rezoning and zoning text amendments. He noted the Delaware County Planning Commission recommended approval of the same at their February 21, 2008 meeting.

Mr. Damico stated the proposed Ordinance involves rezoning the 5.3 acre parcel adjacent to the mall from "A" Residence District to "SC" Shopping Center District. The ground will be deeded as open space. Rezoning will enable this parcel to be calculated as part of the shopping center for percentage of impervious coverage and building coverage. The proposed plan will be well within the code requirements.

Mr. Damico reviewed each following zoning text amendments:

- 143-9.B - Definitions for "Building Height" and "Gross Leaseable Area"
- 143-59.B - Parking Garage as a permitted accessory use in a Shopping Center District

- 143-60 - Maximum height of buildings to 50 feet from the current regulation of 45 feet
- 143-61.D - Building setbacks within 100 feet of a building and 200 feet from an existing dwelling zoned residential.
- 143-62.A.3 - Distance between buildings – no two buildings shall be not less than 12 feet.
- 143-62.D.1 - Off-Street Parking and loading areas shall be designated on the Land Development Plan requiring approval by the Board of Commissioners
- 143-92.A - Off-Street Parking Space – Calculations of parking spaces based on gross leaseable area of greater than 400,000 sq.ft. to 4 ½ for every 1,000 sq.ft. of gross leaseable area.
- 143-96.E - Design of Off-Street Loading Facilities – Two-way driveways shall be a minimum of 24 feet in with and one-way driveways a minimum of 12 feet in width
- 143-113.H - Traffic control – Level of Service: Current level of service at signalized intersection within 500 feet of he Land Development shall adversely affect traffic flow

Mr. Byrne announced the applicant's Exhibits #1 – 6 will be accepted as part of the record.

Mr. Byrne asked the Board members if they have any questions.

Mr. Wechsler asked if the kiosks in the mall are included as gross leaseable area. Mr. Damico stated the kiosks are part of the gross leaseable area and parking would have to be included in calculation of those areas.

Mr. Rudolph raised a question regarding the decrease of the number of parking spaces based on the size of the shopping center greater than 400,000 sq. ft. Mr. Damico replied they would meet 4 ½ spaces per 1,000 sq. feet of

leaseable gross area standard. If the theater is built with the parking garage, the plan would exceed the standard slightly.

Mr. McAndrews asked in regard to the other malls owned by PREIT, if any of the requests presented before the Board of Commissioners are out of line with what they have seen in other communities when going through an upgrade to a facility? Mr. Chris Mrozinski of PREIT replied they have had similar proposals which have been successful.

Mr. Devenney asked if the parking garage is this based with or without the movie theater? Mr. Mrozinski replied that without the theater there would be no parking garage and there will still be ample parking for the mall.

Mr. Lanciano asked if there was a timeline on Phase II (movie theater & garage)? Mr. Mrozinski replied there is not a lease yet for the movie theater, but they expect one within 3 – 6 months. After obtaining lease, they will come back with the land development application.

Mr. McAndrews asked when they expect Phase I (Target, Bank & front of mall) to be completed? Mr. Mrozinski stated they propose to begin mid-May or June 2008 and be completed by October 2009.

Mr. Mahoney stated when Phase II comes along with the garage and movie theater, it looks like the passageway between the buildings is tight to get a fire truck through there. Mr. Damico replied the fire code requires a minimum of 20 feet in width between buildings and the plan shows a passageway of 31 feet between buildings.

Dr. Janiczek raised his concerns that they would have to come back to the Township additional zoning changes after obtaining a movie tenant. Mr. Mrozinski replied they are presenting all the text amendments this evening that will be applicable to entire plan.

Mr. Wechsler questioned the times of loading and unloading of commercial vehicles. Mr. Damico replied the current requirement will not change. Mr. Wechsler asked how making trucks are expected to be loading and unloading at Target. Mr. Chris Case, representing Target, stated approximately two trucks a day. A trailer is dropped off and an empty one picked up.

Mr. McAndrews asked if it is still the plan to keep the Target on Route 420 open. Mr. Case replied they still plan to keep both stores open. The existing store is overburdened and the new store will bring relief to this store.

Dr. Janiczek asked if there are plans to upgrade the existing Target? Mr. Case replied that there are plans to upgrade, but are waiting until next fall to see what impact the mall store brings and the merchandising strategy of the current store.

Mr. Wechsler asked if the Fire Marshal and/or the Township Engineer reviewed the plans in regard to the fire trucks. Mr. Lanciano replied the Fire Marshal has reviewed the plans. Mr. Damico stated the Township Engineer reviewed the plans and they meet the Code and Fire Marshal's requirements.

Dr. Janiczek asked if the proposed bank has to come before the Board of Commissioners for permission? Mr. Byrne replied a new bank is a permitted use. If they need some zoning relief they would have to go the Zoning Hearing Board, but they will come before the Board of Commissioners for land development plan approval. There is a set back change that would require the bank to have a 100 ft. setback from the right-of-way.

Mr. Lanciano asked if there was anyway to enhance the trolley stop at the mall other than the walkway that is proposed. Mr. Damico replied they have agreed before the

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Planning Commission to work with Septa and would do what they could to encourage people to use the Septa trolley.

Mr. Byrne asked for public comment. Seeing none, the public hearing was deemed closed. Mr. Mahoney made motion to close the hearing. Seconded by Mr. McAndrews and carried.

Mr. McAndrews summarized the proposed ordinance on zoning text amendments and noted the full copy is on file at the Township Building for the public to review and moved for the adoption of Ordinance No. 1474. Seconded by Mr. Lanciano. Dr. Janiczek requested a roll call vote.

Dr. Janiczek – aye; Mr. Wechsler – aye, Mr. Rudolph – aye, Mr. McAndrews – aye, Mr. Devenney – aye, Mr. Lanciano – aye, Mr. Mahoney – aye. The ordinance was passed unanimously with a 7-0 vote.

Mr. McAndrews read the proposed ordinance amending the zoning map by rezoning a 5.36 acre parcel contiguous to the mall from “A” Residence District to “SC” Shopping Center District. He moved for the adoption of Ordinance No 1475. Seconded by Mr. Devenney. A roll call vote was taken:

Dr. Janiczek – aye; Mr. Wechsler – aye, Mr. Rudolph – aye, Mr. McAndrews – aye, Mr. Devenney – aye, Mr. Lanciano – aye, Mr. Mahoney – aye. The ordinance was passed unanimously with a 7-0 vote.

ADJOURNMENT
(9:45 P.M.)

Dr. Janiczek moved to adjourn the meeting. Seconded by Mr. Devenney and carried.