

MAY 13, 2008

The Regular Meeting of the Board of Commissioners was called to order by President Mahoney at 8:00 p.m. on Tuesday, May 13, 2008 in the Township Building.

The following other Commissioners were present: Messrs. Janiczek, Wechsler, Rudolph, Devenney and Lanciano. Mr. McAndrews was absent. Also present were Messrs. Byrne and LeFevre, as well as Mrs. Warner.

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

On motion of Mr. Rudolph, the minutes of April 8, 2008 were approved as transcribed. Seconded by Mr. Wechsler 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 noted on April 26th, Loyalty Day was held honoring our soldiers from Springfield, as well as our first responders. On behalf of the Board of Commissioners, he thanked our police department, fire department and ambulance corps for their service to the Township.

Mr. Wechsler read the Swim Pool maintenance report. The pool is in the process of being filled. Maintenance has been extensive, which included re-caulking seams, replacing missing and broken tiles, repair broken coping, patching walls, acid washing and painting the pools. For safety reasons, the diving board is being removed and replaced with a turbo slide.

REGULAR MEETING

ROLL CALL

INVOCATION

MINUTES

PUBLIC COMMENT

COMMITTEE REPORTS

Loyalty Day

Pool

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Ice Rink

Mr. Wechsler reported the Springfield Ice hockey league submitted a check for \$1550 for Children's Hospital. This check is a result of a raffle that was run in honor of the memory of Springfield resident, Michael DeMarco, who participated in the hockey league.

Planning

Mr. Wechsler reported at the May 1st meeting of the Planning Commission, they reviewed the preliminary/final plan reverse subdivision and two waivers for the Springfield Mall. The Planning Commission recommended approval, contingent upon the Township Engineer's review letter of April 29, 2008.

Environmental

Mr. Rudolph reported the Environmental Committee has been very busy with multiple creek and stream clean-ups along Darby Creek on April 26 and CRC Streams Clean-up on May 3. The Public Works Department is making special pick-ups of branches and shrubbery on the 3rd Wednesday of each month from January through September. These materials will be recycled at a compost farm.

Parks

Mr. Devenney read the monthly progress report for the Parks Department. Under-drain systems were installed around the playground equipment in Jane Lownes Park. A tree planting ceremony was held for Arbor Day. A northern red oak was planted at the Township Building. The Township was again presented with the Tree City USA award for the 16th consecutive year.

Library

Mr. Lanciano reported 150 children and their families attended a special program "Super Saturday with Super WHY" on April 12th. For the fifth consecutive year, the Library is the proud recipient of a We the People Bookshelf grant from the National Endowment for Humanities. This year's theme is "Created Equal". The books are featured in two displays at the Library.

TREASURER'S
REPORT

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

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Mr. Wechsler moved that all bills approved for payment by the appropriate chairperson be paid. Seconded by Dr. Janiczek and carried.

Mr. Rudolph moved for adoption of Ordinance No. 1476 creating a “No Parking” zone on the southerly side of Overhill Road extending northwestwardly 90 feet from N. Highland Road. Seconded by Mr. Wechsler and carried.

Mr. Devenney moved for the adoption of Ordinance No. 1477 creating a one-way stop intersection at Glendale Circle & West Avenue and a three-way at Bellevue & West Avenues. Seconded by Mr. Lanciano and carried.

Dr. Janiczek read a proposed ordinance creating a “No Parking” zone on northeasterly side of Thomson Road extending 85 ft. southeasterly from Powell Road. He moved that the proposed ordinance be accepted for its first reading and advertised. Seconded by Mr. Lanciano and carried.

On motion of Mr. Wechsler, Resolution No. 7-08 was adopted making application to the Pennsylvania Department of Transportation for approval of the expenditure of funds for the resurfacing of Township streets. The estimated cost of the project is \$512,000.00. Seconded by Dr. Janiczek and carried.

Mr. Lanciano moved for the adoption of Resolution No. 8-08 accepting formal dedication of Kelli Lane as a Township roadway, dedication for Lots 20 & 21, which will be maintained as open space, as well as drainage and sanitary sewer easements. Seconded by Mr. Rudolph and carried.

Mr. Wechsler moved approving the Supplemental Agreement with the Central Delaware County Authority accepting Edgmont, Newtown & Upper Providence membership in the authority. Seconded by Dr. Janiczek and carried.

BILLS SUBMITTED

ORDINANCE #1476
No Parking

ORDINANCE #1477
Stop Signs

PROPOSED ORDINANCE
No Parking

RESOLUTION #7-08
2008 Overlay Program

RESOLUTION #8-08
Road Dedication

CDCA Agreement

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A copy of the agreement is on file at the Township for anyone interested in reviewing the document.

RELEASE OF
ESCROW FUNDS

Mr. Lanciano moved authorized the Township Engineer be authorized to release \$19,550.78 from the escrow account for Springfield Chase Subdivision. Seconded by Mr. Devenney and carried.

RELEASE OF
ESCROW FUNDS

Mr. Devenney moved authorized the Township Engineer to release \$138,375.00 from the escrow account for Springfield Knoll Subdivision. Seconded by Mr. Rudolph and carried.

RELEASE OF
ESCROW FUNDS

Dr. Janiczek moved authorizing the Township Engineer release \$75,999.82 from the escrow account for Woodland Hollow Land Development. Seconded by Mr. Lanciano and carried.

RELEASE OF
ESCROW FUNDS

Mr. Lanciano moved authorizing the Township Engineer release \$88,112.12 from the escrow account for the Willow Bay Land Development. Seconded by Dr. Janiczek and carried.

RELEASE OF
ESCROW FUNDS

Mr. Lanciano moved authorizing the Township Engineer to release the remaining funds in the escrow account (\$176,715.00) for McKee North Building, 940 W. Sproul Road. Seconded by Mr. Devenney and carried.

SHADE TREE
COMMISSION

On motion of Mr. Wechsler, Helen Lightcap, 66 S. Shelburne Road, was appointed to a five year term on the Shade Tree Commission. Seconded by Dr. Janiczek and carried.

LAND DEVELOPMENT
SPRINGFIELD MALL

Mr. Damico, representing the Pennsylvania Real Estate (PREIT), primary owners of the Springfield Mall, stated this application involves four separate matters; a reverse subdivision of the 5.3 acre parcel on the mall property located at the northwest end of the property, a reverse

subdivision of the 1.3 acres on the northeast side of the mall property (known as the realtor's building) and two waivers. The application (Phase I) is for two waivers from the Subdivision & Land Development Agreement. Section 123-28.B.20 – Setback right-of-way be measured from the “real legal right-of-way” and Section 123.12 & 123.13.A – Waiver from preliminary plan phase requirements and go directly to Preliminary/Final Land Development. Mr. Damico added a full history of the application was presented at the April 8th Board of Commissioners meeting, whereby the zoning text amendments and rezoning of the 5.3 acres to the “SC” District was approved.

Mr. Damico stated on May 1, 2008, the Springfield Planning Commission recommended approval of the Land Development Plan, Reverse Subdivisions and request for the two waivers. The Delaware County Planning Commission has reviewed and approved both the Land Development Plan and the Reverse Subdivision Plan. He noted they will also comply with the Township Engineer's review letter.

Dr. Janiczek asked for clarification that a proposed movie theater complex and parking structure in the rear has been eliminated from this plan. Mr. Damico replied the plan tonight is the Phase 1 of the plan, which excludes the theater and the parking garage.

Mr. Wechsler asked the timeframe when Target will begin demolition of the old Strawbridges and the opening of the new store. Chris Mrozinski replied demolition would start in June and will open for business in October 2009. Mr. Wechsler noted the plans show two restaurants and asked if the one includes Carrabba's. Mr. Mrozinski replied two new additional restaurants will be added.

Mr. Rudolph asked for clarification that the applicant was in receipt of the engineer's report and that they will comply with his comments. Mr. Damico replied they would basically comply, but there are one or two minor issues that they want to resolve.

Mr. Devenney asked when the renovations to the mall would begin and be completed? Mr. Mrozinski replied a portion would start this year, but the majority will be done in 2009, with an opening at the same time as Target. Mr. Devenney asked if safety precautions for the bank are in place since the building will be located separately from the mall. Mr. Mrozinski replied security will be integrated in with the rest of the property.

Mr. Lanciano expressed his appreciation to PREIT for their professionalism and patience with working with him through this process. He requested PREIT continue to work with SEPTA to improve lighting and sidewalk leading from the trolley stop. Mr. Mrozinski stated they have incorporated improved access and lighting in their plans and will continue to work with SEPTA. Mr. Lanciano also requested the developer extend the sidewalk on Sproul Road

Mr. Mahoney asked if any updating of the existing stores in the mall would take place. Mr. Mrozinski stated interior renovations to the mall, includes improved lighting, painting, furniture and plants. They also plan to help with remerchandising the mall.

Mr. Mahoney called for a five minute recess. The meeting reconvened.

Mr. Lanciano moved to approve the following:

1. Reverse Subdivision for the parcel adjacent to the mall,
2. Reverse Subdivision for the parcel described as "old realtor's building"
3. Land Development Plan, Phase I

4. Granting of waivers:

- Setback ultimate right-of-way
- Preliminary/Final Plan to be heard as one contingent on satisfying the Engineer's comments and entering into a Land Development agreement

The motion was seconded by Dr. Janiczek and unanimously carried.

Jimmy Johnson, 219 Harwicke Road, raised his concerns over security at the mall. He stated only one person patrols the parking lot, where two or three should be driving around. Mr. Lanciano replied he would find out how the mall is patrolled.

Rob Pessa, Springfield High School student, asked why another Target is being opened when there is one already on Baltimore Pike? Mr. Mrozinski stated that Target is convinced they will be able to draw customers from a different trade area. Mr. Lanciano stated Target tracks their customer base very well. Their store on Baltimore Pike does a tremendous volume and feel that some of that volume may go up to the mall, but they may draw from other parts of the county due to easy access from the Blue Route.

Bob DiLodovico, 237 Sunnybrook Road, stated he has a contribution for the police department. If his idea was to be used, he wants their word that he receives credit for his idea. He said during the past few years he heard on KYW that undesirables in our society have attacked the police from behind and remove their weapon from their holster and used it against him. His suggested a special holster and belt could enable an officer to release his sidearm from the side position and lock the weapon in the front position. Mr. Mahoney asked if he has addressed this to the police? Mr. DiLodovico replied he has not contacted the Police Department. Mr. Mahoney directed Mr. LeFevre contact Lieutenant Clark or the Chief and asked that they meet with him.

PUBLIC COMMENT

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Mr. Johnson brought to the Board's attention that he was ripped off by a contractor. He paid a contractor over \$7,000 who did not finish the job. He stated he has been to District Court, County Court and has a judgment against the company. The contractor was not registered with the Township and had no permits. He stated R & S Home Improvements is registered in the son's father's name, but the son was the contractor and judgment is in the father's name instead of the son's. Mr. Mahoney stated he would check into the matter with Code Enforcement, Judge Scanlon and County office.

Devenney noted any resident who is going to have work done at their house should check with code enforcement before they proceed to make sure the contractor is licensed and insured.

ADJOURNMENT
(9:10 p.m.)

Dr. Janiczek moved to adjourned the meeting to Executive Session. Seconded by Mr. Devenney and carried.