

**MINUTES OF MEETING  
BOARD OF COMMISSIONERS  
SPRINGFIELD TOWNSHIP**

The Board of Commissioners of Springfield Township met in regular monthly meeting on Wednesday evening, June 9, 2021, at 7:30 PM for the purpose of transacting the general business of the Township. Due to social distancing guidelines in effect at the time of the meeting, the meeting was conducted utilizing the Zoom video conferencing platform. All members of the Board were present with the exception of Commissioner Graham. Mr. Standish presided.

Mr. Standish requested everyone to join the Board of Commissioners in a moment of silent reflection honoring the service men and women who place themselves in harm's way in order to help preserve our safety at home and overseas.

Mr. Standish led the Pledge of Allegiance.

Motion (Wilson-Maxwell), vote 6-0, 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.

Announcements

Mr. Standish announced that the Board of Commissioners conducted a special executive session meeting on May 26, 2021 to discuss one matter of litigation, and another executive session meeting as part of the regularly scheduled workshop meeting on June 7, 2021 to discuss three personnel matters and two matters of litigation.

Mr. Standish announced that, due to the recent easing of COVID-19 mitigation measures by the Commonwealth, together with increasing vaccination rates and declining cases of COVID-19 infections in Montgomery County, beginning July 1, 2021, all meetings of the Board of Commissioners and advisory board meetings will be conducted in-person. Additionally, the Board is also planning to incorporate an Internet streaming feature for the Board of Commissioners workshop and business meetings so that residents can view the actions of the Board in real time.

Mr. Standish announced that later this evening the Board of Commissioners would be conducting a public hearing and may consider the adoption of a proposed ordinance to amend the Township zoning code by adding a deadline for the issuance of use & occupancy permits, and to provide for the extension of the expiration of zoning relief in certain circumstances. If individuals had questions or comments related to the proposed ordinance they were instructed to hold them until the public hearing is conducted.

Mr. Standish opened the meeting to public comment and drew particular attention to those items listed on the agenda.

Chris Weth, Oreland, stated his belief that the traffic flow within the Flourtown Shopping Center is rather confusing. He believes the owner should be encouraged to revisit the entire entrance/exit scheme as part of any new construction in the shopping center. Mr. Weth was

encouraged to voice his concerns to the local Planning Commission when this land development proposal will be discussed. Mr. Harbison informed Mr. Weth that everyone agrees with his comments. Mr. Garrity informed all that the Township Engineer will be recommending traffic pattern improvements in his reviews of the land development.

Christine Hesser, Oreland, inquired as to the status of the Tank Car Corporation of America litigation matter. Mr. Harbison stated he will be providing an update on the status of litigation as part of his report later this evening.

Betsy Wallace, Wyndmoor, inquired as to the Board's opposition to the zoning petition of FoxLane Homes for lot #1 in the Falcon Hill development. Mr. Garrity explained that the Board is opposing the petition so as not to set a precedent. Mr. Garrity indicated he spoke with the developer's attorney who suggested they may be investigating alternate ways to accommodate the home on the subject lot.

Mr. Standish, Chairman of Community Development Committee, reported:

On March 15, 2021, Federal Realty Investment Trust, owner of the Flourtown Shopping Center, submitted an application to Springfield Township seeking land development approval to expand the existing shopping center via the construction of a 4,500 square foot pad site. The Township Engineer recently provided Federal Realty with a review letter providing various comments and deficiencies that must be addressed before approval is granted.

Motion (Standish-Cobb) vote 6-0, to accept a letter dated May 4, 2021 from Craig R. Lewis, counsel for Federal Realty Investment Trust, extending the 90-day subdivision/land development plan review period up to and including August 31, 2021. The extension of time will provide Federal Realty the opportunity to revise their land development plans to be in compliance with the Springfield Township Code.

The Washington Manor subdivision is located on the north side of Pennsylvania Avenue in both Springfield and Upper Dublin Townships. The main access to the development is via Emlen Way, a 315 foot length of which is located in Springfield Township closest to Pennsylvania Avenue. The remainder of the roads serving the development are located in Upper Dublin Township. During the subdivision/land development review process both municipalities agreed that all roadways would be dedicated to and become the responsibility of Upper Dublin Township, including the 315' section of Emlen Way located in Springfield Township.

Motion (Standish-Lee) vote 6-0, to adopt Resolution No. 1534, a resolution authorizing the dedication of road right of way and any attributable liquid fuels taxes to Upper Dublin Township, for the length of all roadways within the Washington Manor Subdivision.

Mr. Wilson commented that there are no other public improvements within the Washington Manor subdivision that are located in Springfield Township.

Mr. Harbison, Chairman of Internal Affairs and Library Committees, reported:

Motion (Harbison-Wilson) vote 6-0, to approve the May check reconciliation in the amount of \$391,896.52, and the June bill listing in the amount of \$398,860.57.

Mr. Harbison stated that on October 30, 2015, Springfield Township filed a Declaration of Taking for the property located at 1725 Walnut Avenue, Oreland. On May 4, 2016, the owners, Tank Car Corporation of America, tendered possession of the property to the Township. Tank Car was subsequently granted \$150,000 of estimated just compensation for the property. On March 6, 2017, Tank Car filed a Petition for Appointment of Board of Viewers challenging the estimated just compensation paid by the Township for the property. On September 13, 2018, both the Township and Tank Car filed appeals with the Montgomery County Court of Common Pleas from the Report and Award of the Board of Viewers. A nonjury trial was then held by videoconference from February 22 – 24, 2021, and a decision was rendered by the Court on May 18, 2021, granting Tank Car an additional \$521,000 in just compensation for the property.

Tank Car recently appealed the decision of the Montgomery County Court of Common Pleas regarding the appropriate damages to be paid for the Township's condemnation of the property.

Motion (Harbison-Wilson) vote 6-0, to authorize the Office of the Township Solicitor to appeal any part of the trial court's decision deemed to be adverse to the township, and to take all appropriate steps to protect the township's interests in such appeals.

Mr. Cobb asked Mr. Garrity when the appeal will be taken. Mr. Garrity responded that it can be taken as soon as post-trial motions are decided upon by the trial judge. Mr. Garrity informed the audience that there were four major issues in the condemnation case, 3 of which were decided in the Township's favor.

Mr. Wilson, Chairman of Cultural and Environmental Resources Committee, reported:

Mr. Wilson announced that during the month of May 2021, Springfield Township residents recycled 176.25 tons of materials with a householder participation rate of 82.7%. The net cost for the month was \$23,627.96.

Motion (Wilson-Cobb) vote 6-0, to appoint Zeta Cross, Desiree Rammon and Aaron Stemplewicz to new, three-year terms of service as members of the Springfield Township Environmental Advisory Commission. The new, three-year terms of service for these individuals shall expire June 14, 2024. Mr. Wilson noted that these three individuals are extremely involved on the Commission and are valuable assets to the community.

Mr. Standish announced that the Parks and Recreational Resources Committee had no report.

Mr. Maxwell, Chairman of Public Safety Committee, had no report.

Mr. Cobb, Chairman of Zoning Committee, reported:

Mr. Cobb announced that the Springfield Township Zoning Hearing Board will meet on Monday, June 28, 2021 at 7:00 PM via the Zoom virtual meeting platform. Mr. Cobb summarized the Zoning Hearing Board Agenda, and announced that copies of the applications

and plans are on file with the Code Enforcement Office and may be viewed during normal business hours.

Motion (Cobb-Maxwell) vote 6-0, to authorize the office of the Township Solicitor to represent the interests of the Board in opposition to the application of FoxLane Homes @ Falcon Hill Estates, LLC for the property known as Lot 1, Henry Way of the Falcon Hill Estates subdivision. The applicants have requested a dimensional variance to increase the building coverage on the site from a maximum permitted coverage of 15% to 18.7% of the total lot area.

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

On Tuesday, June 1, 2021, bids were received for the Township's 2021 Highway Resurfacing and Milling Program, and that bids were received from four (4) contractors: Glasgow, Inc. Allan Myers, LP, James Morrissey, Inc. and Highway Materials, Inc. The bids ranged from a low of \$487,507.75 to a high of \$534,085.75.

Motion (Lee-Wilson) vote 6-0, to award a contract to Glasgow, Inc. of Glenside, PA to mill and resurface specified Township streets for their low bid price of \$487,507.75.

Motion (Maxwell-Cobb) vote 6-0, to recess the June 2021 business meeting of the Board of Commissioners in order to conduct a public hearing on a proposed zoning code amendment.

Motion (Cobb-Maxwell) vote 6-0, to convene a public hearing on a proposed ordinance to amend the Township zoning code as announced earlier in the meeting.

The Board of Commissioners conducted a Public Hearing.

Motion (Cobb-Wilson) vote 6-0 to reconvene the June 9, 2021 business meeting of the Board of Commissioners.

Motion (Cobb-Wilson) vote 6-0 to enact Ordinance No. 970 known as the Use & Occupancy Decision Deadline and Extension of Zoning Relief Expirations ordinance.

Mr. Standish opened the meeting to public comment.

Betsy Wallace, Wyndmoor, requested the opportunity to take a picture of the last Zoom meeting of the Board of Commissioners. That request was accommodated.

Motion (Lee-Maxwell) vote 6-0, to adjourn the meeting at 8:15 pm.

Respectfully submitted,

Michael Taylor  
Secretary

AMT;cmt  
6/8/2021

