

**AGENDA**  
**WORKSHOP MEETING – BOARD OF COMMISSIONERS**  
**MONDAY, JULY 11, 2022, 7:00 PM**

**ZOOM MEETING ID: [813 3280 9809](https://us02web.zoom.us/j/81332809809)**  
**[MEETING PASSODE: TOWNSHIP](#)**

**LINK TO LIVE BROADCAST: <https://us02web.zoom.us/j/81332809809>**

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**In response to the rising number of positive COVID cases in Montgomery County, masks are strongly encouraged for this meeting.**

**PUBLIC COMMENT:** Residents who plan to attend the meeting in person are encouraged to comment on agenda items or bring new business to the attention of the Board of Commissioners at the beginning of the meeting.

Residents who will be attending remotely are encouraged to submit their comments or questions to the Township Manager prior to the close of the business day on the date of the meeting using the link below:  
**[SUBMIT PUBLIC COMMENT](#)**

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1. **Resolution No. 1571 – Land Development – LaSalle College High School** – construction of a 6,500 SF addition to serve students with special learning needs
2. **Recycling Report** – review the monthly recycling activities
3. **Environmental Advisory Commission** – consider the appointment of an Associate Member of the Commission
4. **Renewable Springfield** – receive an annual update on the Renewable Springfield program, including requests from the EAC to conduct a summer energy audit of municipal buildings, and to participate in the National Solar Tour
5. **1725 Walnut Avenue** – consider the award of a professional services contract to oversee building abatement and demolition activities at the former Tank Car property
6. **Resolution No. 1572** – a resolution authorizing application to the Montgomery County Transportation Program to mill and resurface specified streets
7. **Paper Mill Run Streambank Stabilization** – authorize the advertisement of bids for the stabilization of streambanks in the 8800 block of Carlisle Road and within Cisco Park
8. **Shade Tree Commission membership** – consider the reappointment of one existing member
9. **Tree Donation Program** – consider changes to the program as recommended by the Shade Tree Commission
10. **Township Manager’s Report** – discuss operational issues as outlined in the Monthly Report

11. **July Bill Listing** – review and approve the monthly bill listing and check reconciliation of the previous month
12. **Telecommunications Policy** – review a draft policy to permit Board members to participate in township meetings via telecommunications devices
13. **Tax Collector - Compensation and Reimbursement Agreement** – authorize the execution of an agreement with the Tax Collector for the collection of refuse fees, and the reimbursement of office expenses
14. **Lease Purchase Agreement** – authorize the execution of a Lease-Purchase Agreement for 3 pieces of replacement office equipment
15. **Zoning Hearing Board Agenda** – announce the agenda of any special or regular meeting of the Zoning Hearing Board
16. **Fireworks Display** – consider a request by North Hills Country Club to conduct a professional fireworks display on September 4, 2022
17. **Bid - Bysher Field ADA Project** – review bids received and consider awarding a contract

Michael Taylor  
Township Manager

MT:cmt  
7/6/22

**NOTE: AGENDA ITEMS ARE SUBJECT TO CHANGE WITHOUT FURTHER NOTICE!**

**ANY INDIVIDUAL WITH A DISABILITY WISHING TO ATTEND THE ABOVE SCHEDULED MEETING AND REQUIRING AN AUXILIARY AID, SERVICE OR OTHER ACCOMMODATION TO PARTICIPATE IN THE PROCEEDINGS, PLEASE CONTACT THE OFFICE OF THE TOWNSHIP MANAGER AT 215-836-7600, 72 HOURS PRIOR TO THE MEETING.**

**To access the live broadcast of the meeting via zoom, residents can watch:**

- VIA WEB BROWSER: Copy and paste this link into your web browser: <https://us02web.zoom.us/j/81332809809>; type in the passcode: TOWNSHIP, when prompted.
- VIA ZOOM APP: if you have the Zoom App on your smartphone, tablet, or computer, open the program, click join a meeting, and enter the Meeting ID: **813 3280 9809**; type in the passcode: TOWNSHIP, when prompted.
- VIA CALL-IN: Dial +1 646 558 8656 and enter the Meeting ID: **813 3280 9809**; type in the passcode: TOWNSHIP, when prompted.

**RESOLUTION NO. 1571**

**PRELIMINARY / FINAL LAND DEVELOPMENT APPROVAL**

**“LaSalle College High School – David Center Building Addition”**

**WHEREAS**, LaSalle College High School (“Developer”) is the owner and developer of a certain tract of land consisting of approximately 46.63 ± gross acres commonly referred to as “LaSalle College High School” and located at 8605 Cheltenham Ave in Springfield Township, Montgomery County, Pennsylvania, and which tract is more particularly identified as Montgomery County Tax Parcel No. 52-00-03274-00-4 (the “Property”); and

**WHEREAS**, Developer proposes to construct a 6,500 square foot (footprint) addition to the high school building, relocate existing utilities and other campus facilities, and install storm water management facilities and related improvements on the Property (the “Development”); and

**WHEREAS**, the Development is more particularly shown on plans prepared by Hunt Engineering Company, being plans consisting of seventeen (17) sheets dated April 28, 2022, bearing no revisions (the “Plans”); and

**WHEREAS**, Developer has previously obtained and supplied or will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development and any necessary offsite easements to legally discharge stormwater or connect to utilities; and

**WHEREAS**, the Developer desires to obtain preliminary/final land development approval of the Plans from Springfield Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

**NOW, THEREFORE, BE IT RESOLVED** that Springfield Township hereby grants preliminary/final approval of the land development shown on the Plans described herein, subject, however, to the following:

1. At this time, the Springfield Township Board of Commissioners waives strict compliance with the following provisions of the Springfield Township Subdivision and Land Development Ordinance:

a. Sections 95-7 and 95-11.H., requiring a survey depicting various information regarding the subject property. A partial waiver is granted to permit the Developer to depict the required information on only the portion of the Property in the vicinity of the Development. Notwithstanding this grant of a partial waiver, the Developer shall provide a full survey of the campus containing information satisfactory to the Township Engineer, prior to the issuance of a use and occupancy permit for the building addition.

b. Sections 95.11.I and 95-11.I.(12), related to landscaping requirements. A waiver is granted from the landscaping requirements set forth in these sections; provided that, Township staff shall “field-view” the Development after construction to determine whether landscaping is required to screen certain views of the Development. Developer shall install such landscaping at the direction of Township staff following such determination.

2. Prior to the recording of the Plans, the Developer shall revise the Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Engineer’s review letter dated May 19, 2022, the entire contents of which are incorporated herein by reference and a true and correct copy of which is attached hereto as Exhibit “A”.

3. Prior to recording the Plans, Developer shall enter into a Land Development and Financial Security Agreement (“Agreement”) with Springfield Township. The Agreement shall be satisfactory to the Township Solicitor and the Developer shall obligate itself to complete all of the public improvements shown on the Plans in accordance with Township criteria and specifications as well as to secure the completion of the said public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.

4. Although the maintenance of all stormwater collection, detention and conveyance facilities shall be the responsibility of Developer, its successors and assigns, Developer shall, prior to the recording of the Plans, execute a declaration to reserve easements in favor of the Township so that the stormwater facilities may be maintained by the Township



(with all expenses charged to the Developer) in the event that the maintenance responsibilities of the stormwater facilities are not fulfilled after reasonable notice to do so. The terms and conditions of the declaration shall be satisfactory to the Township Solicitor, and the declaration shall be recorded simultaneously with the Plans.

5. Prior to recording the Plans, Developer shall provide the Township with all required approvals from any outside agencies having jurisdiction over the Development, including, but not limited to: the Montgomery County Conservation District, the Pennsylvania Department of Environmental Protection, PennDOT, and the Bucks County Water and Sewer Authority.

6. The Development shall be constructed in strict accordance with the content of the Plans, notes on the Plans and the terms and conditions of this Preliminary/Final Approval Resolution.

7. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, notes to the Plans and this Preliminary/Final Approval Resolution shall be borne entirely by Developer and shall be at no cost to the Township.

8. Prior to the start of construction, Developer shall notify the Township Manager and the Township Engineer and schedule a preconstruction meeting with the Township. Developer shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hours notice prior to the initiation of any grading or ground clearing (regardless of whether such grading or ground clearing is for the construction of private or public improvements) so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.

9. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended), the payment of all applicable fees and the funding of all escrows under the Agreement must be accomplished within ninety (90) days of the date of

this Resolution, unless a written extension is granted by Springfield Township. Until the applicable fees have been paid and the escrows fully funded, the final plat or record plan shall not be signed or recorded. In the event that the fees have not been paid and the escrow has not been funded within ninety (90) days of this Resolution (or any written extension thereof), this contingent preliminary/final approval shall expire and be deemed to have been revoked.

10. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Commissioners upon preliminary/final approval. In the absence of an appeal or a notice of rejection filed in writing within thirty (30) days from the date of this Resolution, the conditions set forth herein shall be deemed to have been accepted by Developer. If the Township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, this approval and the waivers granted in Paragraph 1 (which waivers are granted contingent upon the acceptance of the conditions set forth herein) shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the sections set forth in Paragraphs 1 and the conditions set forth above, all as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.

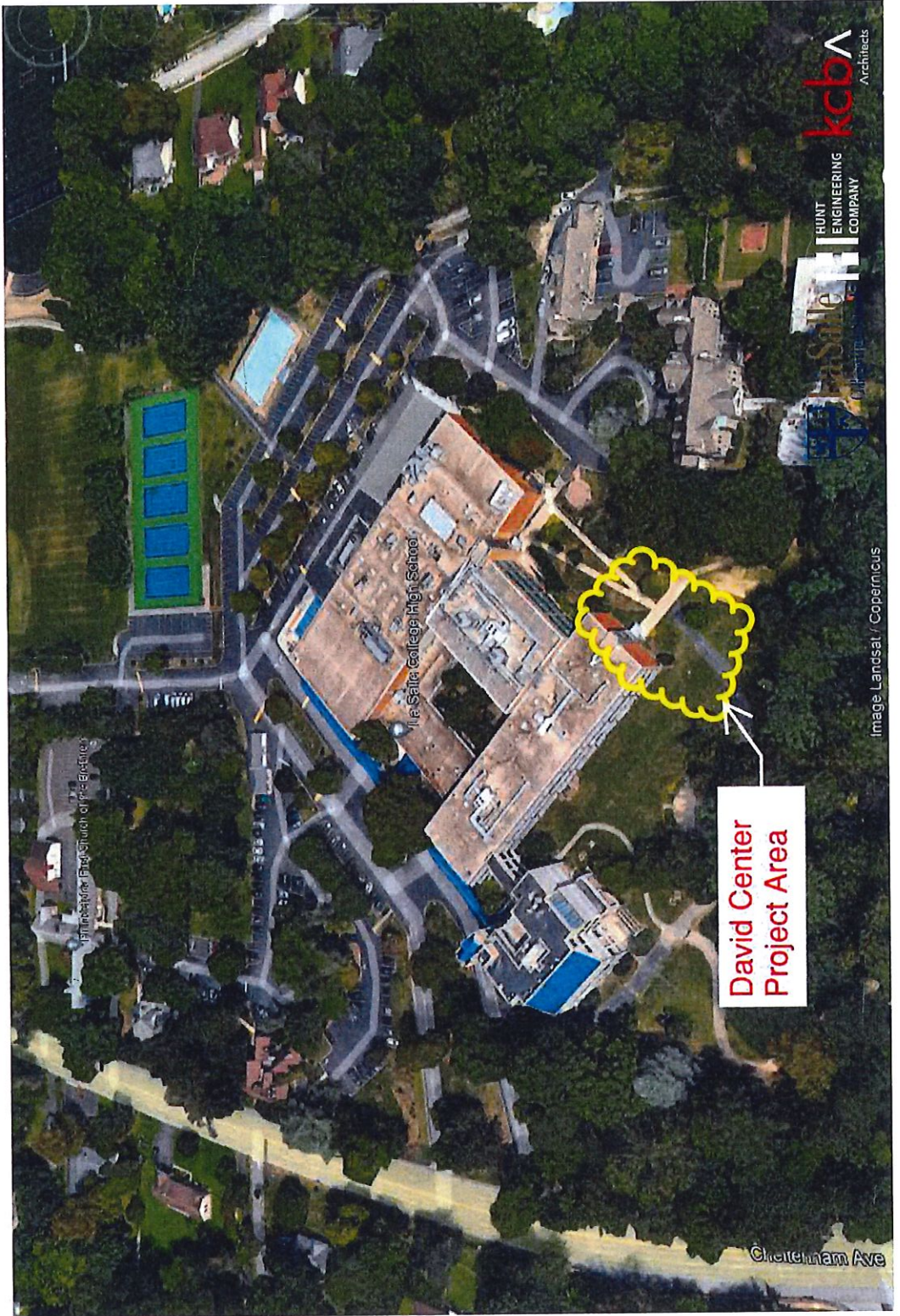
**APPROVED** at the public meeting of the Springfield Township Board of Commissioners held on July 13, 2022.

**SPRINGFIELD TOWNSHIP**

By: \_\_\_\_\_  
**Eddie T. Graham**, President,  
Board of Commissioners

Attest: \_\_\_\_\_  
**A. Michael Taylor**, Secretary





St. Ignace Parish Church of the Episcopate

The Santa College High School

David Center  
Project Area

Chatham Ave

kcb  
Architects

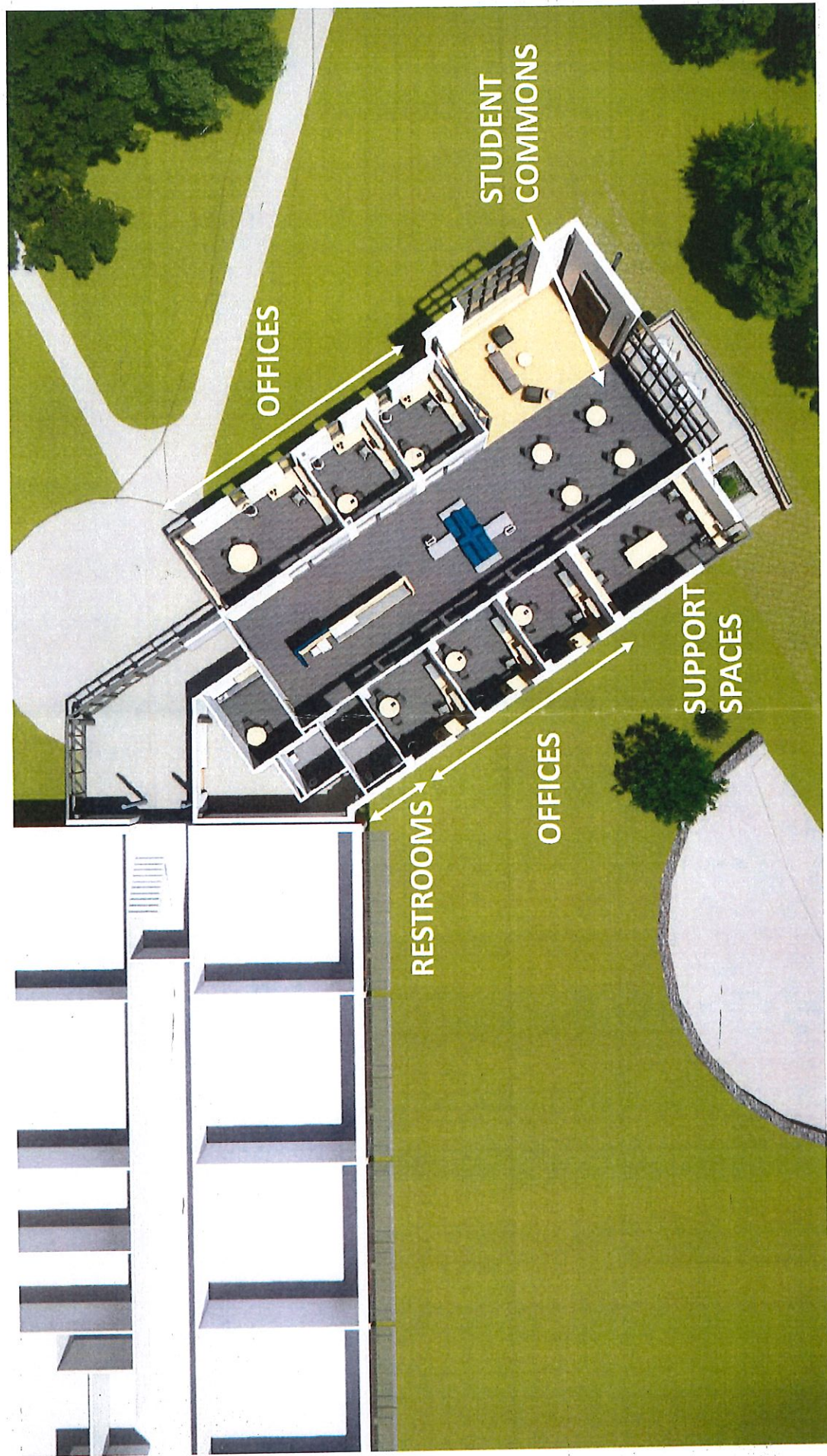
HUNT  
ENGINEERING  
COMPANY

Image Landsat / Copernicus



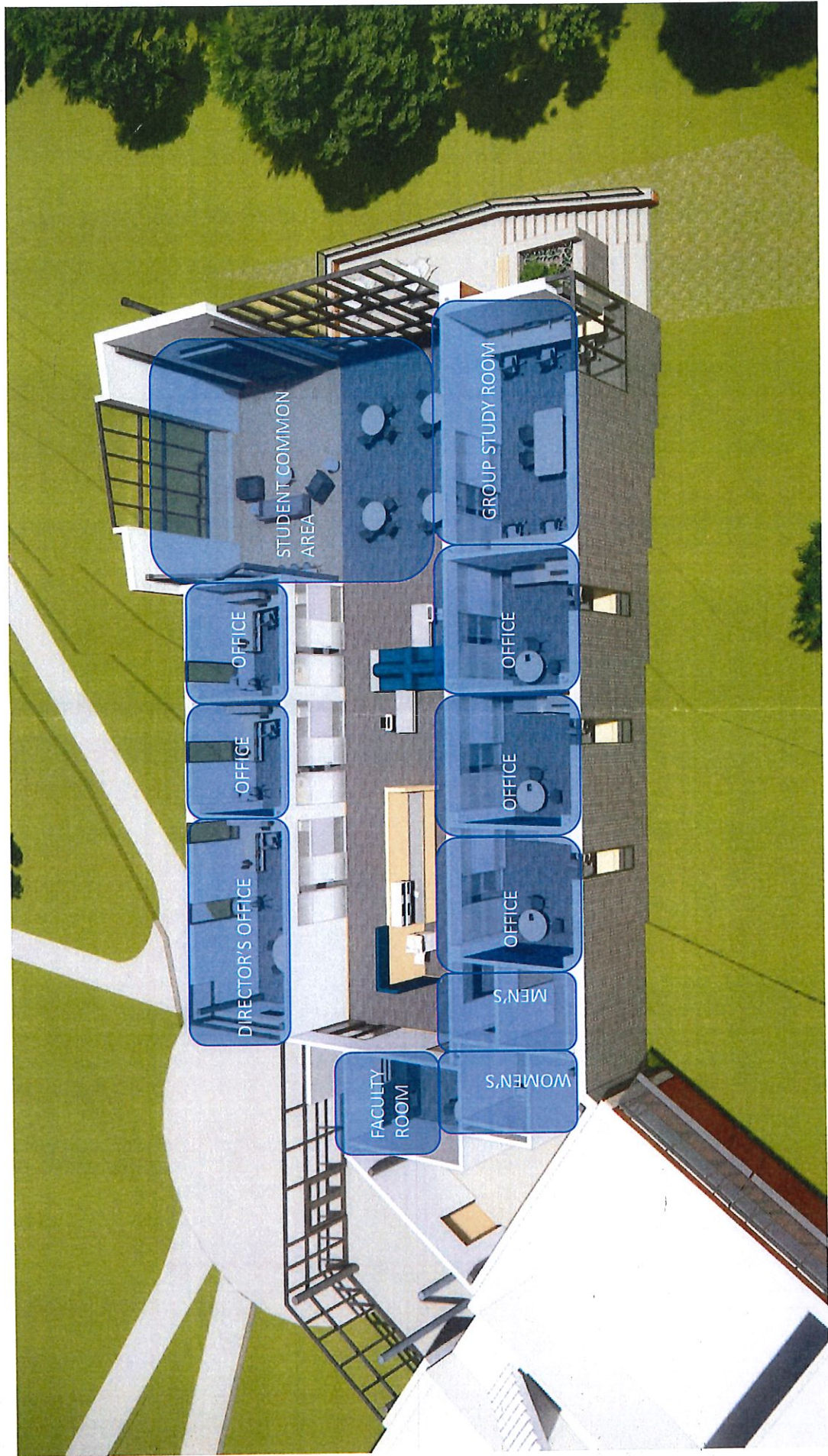






RECOMMENDED OPTION





RECOMMENDED OPTION





EXTERIOR













EXTERIOR

**RESOLUTION NO. 1572**

**A Resolution Authorizing Application to the  
2022 Montgomery County Transportation Grant Program for the  
Springfield Township Supplemental Road Resurfacing Project**

WHEREAS, Montgomery County has established the County Transportation Program as a competitive funding program to assist municipalities with improving transportation infrastructure throughout the county; and

WHEREAS, the County is accepting grant applications to fund transportation projects that meet the eligibility requirements for County Fee for Local Use funds, including construction and repair of public roads and bridges, acquisition and maintenance of traffic signs and signals, lane and crosswalk painting and marking, and curb ramps; and

WHEREAS, the Springfield Township Board of Commissioners desires to ensure the regular maintenance of approximately 131 lane miles of local roadway under the responsibility of the Township that are necessary for local economic activity as well as the almost daily travel needs for the 20,000 residents of the community; and

WHEREAS, Springfield Township wishes to obtain \$125,179 from the 2022 County Transportation Program to match the local funding commitment for the Springfield Township Supplemental Road Resurfacing Project.

NOW, THEREFORE, BE IT RESOLVED: that the Board of Commissioners of Springfield Township, Montgomery County, Pennsylvania, does hereby endorse and authorize application to the 2022 Montgomery County Transportation Program for the Springfield Township Supplemental Road Resurfacing Project.

UNANIMOUSLY ADOPTED this 13<sup>th</sup> day of July, 2022.

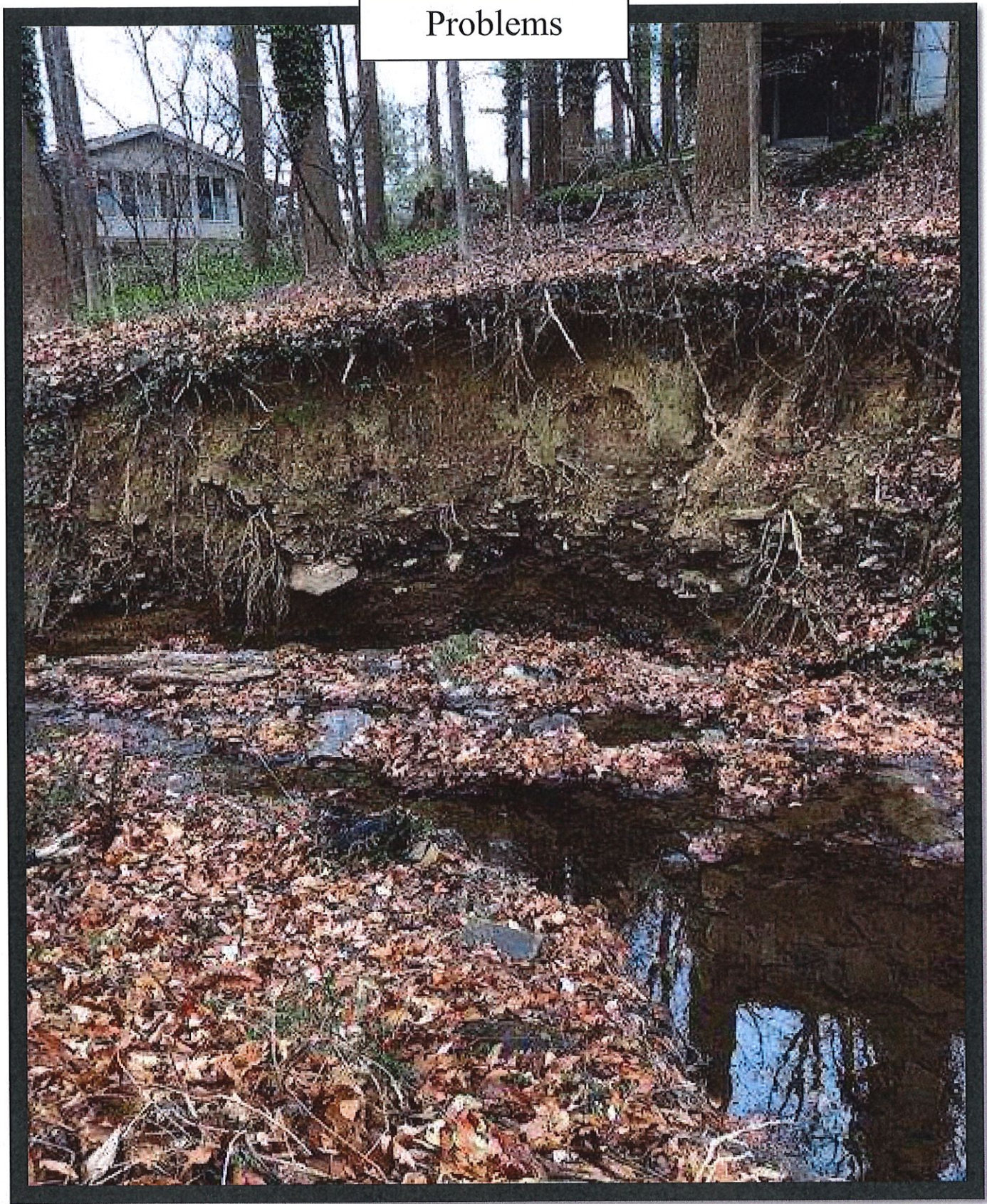
BOARD OF COMMISSIONERS OF  
SPRINGFIELD TOWNSHIP

By: \_\_\_\_\_  
Eddie T. Graham, Esq., Vice-President

Attest: \_\_\_\_\_  
A. Michael Taylor, Secretary

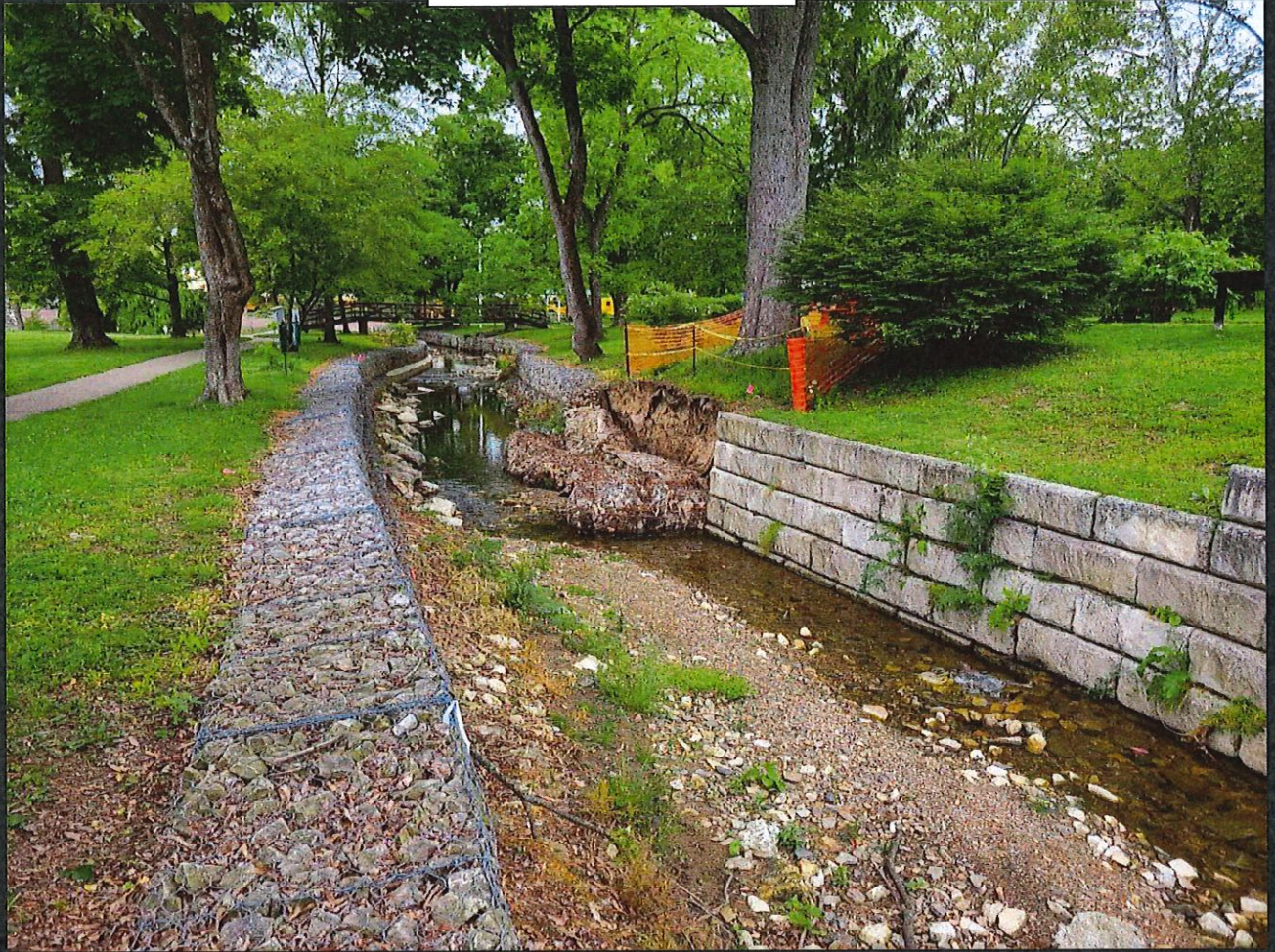


# Problems





# Problems





Problems





# Problems





# Repairs

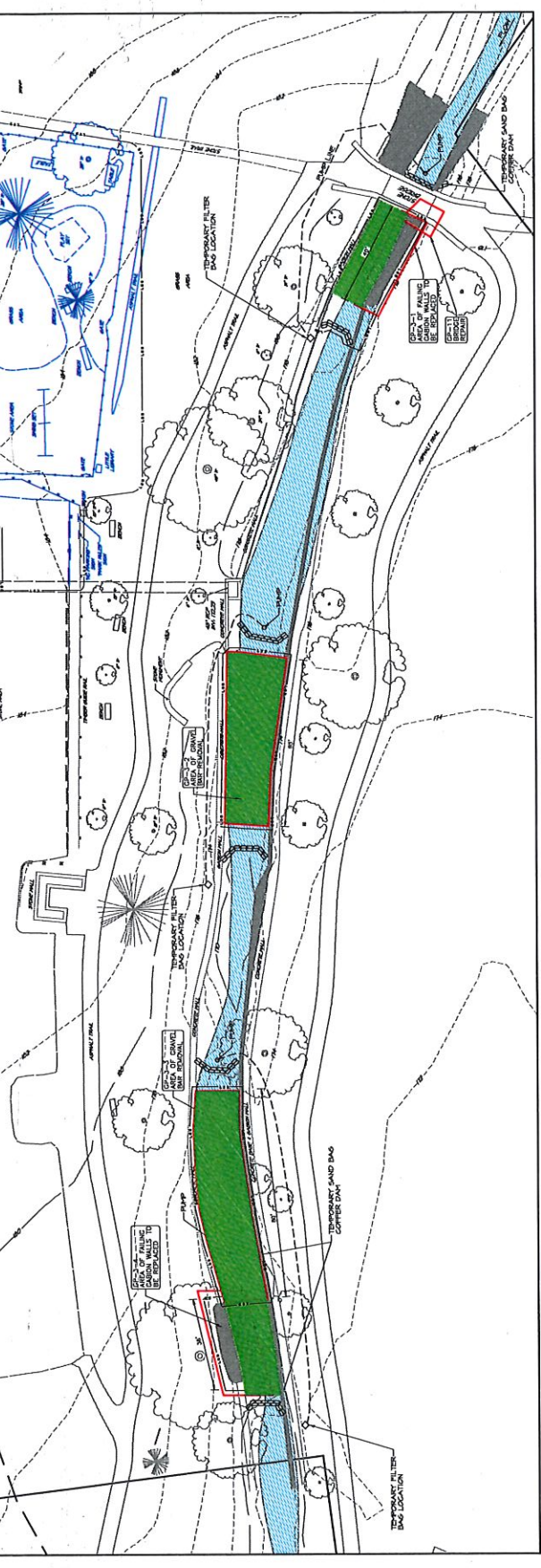




# Repairs







**GENERAL PLAN NOTES**

1. SEE EXISTING CONDITIONS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DENVER ZONING ORDINANCE, THE DENVER CONSTRUCTION CODE, AND THE DENVER WATER AND SEWERAGE DEPARTMENT REGULATIONS.
3. THE WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL MAINTAIN THE STRENGTH AND INTEGRITY OF ALL EXISTING UTILITIES.
6. THE CONTRACTOR SHALL MAINTAIN THE STRENGTH AND INTEGRITY OF ALL EXISTING STRUCTURES.
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**IMPACT AREA SCHEDULE**

GENERAL PERMIT	TEMPORARY IMPACT	PERMANENT IMPACT
<b>GABION BASKET WALL REPLACEMENT (GP-3-1)</b>	791 (84 Linear Ft)	1,110 (84 Linear Ft)
<b>GABION BASKET WALL REPLACEMENT (GP-3-2)</b>	405 (84 Linear Ft)	815 (84 Linear Ft)
<b>GABION BASKET WALL REPLACEMENT (GP-3-3)</b>	1,460 (84 Linear Ft)	1,460 (84 Linear Ft)
<b>GABION BASKET WALL REPLACEMENT (GP-3-4)</b>	530 (84 Linear Ft)	1,220 (84 Linear Ft)
<b>GABION BASKET WALL REPLACEMENT (GP-3-5)</b>	570 (84 Linear Ft)	915 (84 Linear Ft)
<b>BRIDGE REPAIR (GP-11)</b>	185 (84 Linear Ft)	185 (84 Linear Ft)
<b>BRIDGE REPAIR (GP-11)</b>	125 (84 Linear Ft)	125 (84 Linear Ft)
<b>GRAVEL BASKET WALL REPLACEMENT (GP-3-1)</b>	1,200 (84 Linear Ft)	1,200 (84 Linear Ft)
<b>GRAVEL BASKET WALL REPLACEMENT (GP-3-2)</b>	1,225 (84 Linear Ft)	1,225 (84 Linear Ft)

**PERMANENT IMPACTS TO WATERS (3,875 Sq.Ft.)**

GENERAL PERMIT	TEMPORARY IMPACT	PERMANENT IMPACT
<b>GRAVEL BASKET WALL REPLACEMENT (GP-3-1)</b>	1,200 (84 Linear Ft)	1,200 (84 Linear Ft)
<b>GRAVEL BASKET WALL REPLACEMENT (GP-3-2)</b>	1,225 (84 Linear Ft)	1,225 (84 Linear Ft)

**ENGINEER'S CERTIFICATION**

I, the undersigned, being a duly Licensed Professional Engineer in the State of Colorado, do hereby certify that the above is a true and correct copy of the original as shown to me by the contractor, and that the same conforms to the requirements of the applicable laws and regulations of the State of Colorado.

DATE: 05/18/2022

**WOODROW & ASSOCIATES, INC.**  
 1000 W. 10TH AVENUE, SUITE 200, DENVER, CO 80202  
 PHONE: (303) 733-1100  
 FAX: (303) 733-1101  
 WWW.WOODROW-PA.COM





**Springfield Township  
Zoning Hearing Board  
July 25, 2022  
7:00 P.M.**

**7:00 P.M. Call to Order:**

**Pledge of Allegiance:**

**Roll Call: Ed Fox; Esq. Chairman, Zoning Hearing Board  
Jennifer Guckin, Vice Chair, Zoning Hearing Board Member  
Megan McDonough; Esq., Zoning Hearing Board  
James Brown; Zoning Hearing Board Alternate Member  
Kate M. Harper, Esq.; Solicitor, Zoning Hearing Board**

**Decisions:** There are no pending Order & Opinions to render.

**New Business:**

**Case #22-03:** This is the application of **William & Cathy Murphy**, owners of a vacant lot on Carolton Way, known as Parcel #52-00-03025-01-9, and located in the A – Residential District of Ward #6 of Springfield Township (“Property”). The applicants request the following relief to construct a single-family dwelling with attached garage and rear deck on the Property. (1) An appeal of the Zoning Officer’s determination that section 114-12B3.A “Regulations for Areas of Steep Slopes” is applicable to the development of the Property, based on the approved and recorded subdivision plan, or in the alternative a variance from section 114-12B3.A to permit more than 40% of the total lot area to be regraded; and (2) a variance from section 114-54.A(1) “Front Yards” to permit a 30’ front yard setback rather than the required 40’.

**Case #22-13:** This is the application of **Zachary & Christine Cregar**, owner of the property located at 508 Oreland Mill Road, Oreland, PA 19075, known as Parcel #5200-1270-6004. The applicants have requested a dimensional special exception to allow for the construction of a 286 square foot, single story addition, to the side of the home that will reduce the side yard setback to 0 feet and have an aggregate side yard dimension of 10 feet. The property is required to maintain one side yard of at least 10 feet and have two side yards totaling a minimum of 25 feet. The applicants



have requested a dimensional special exception from Section 114-64.B of the Springfield Township Zoning Ordinance, based on the property having 60 feet of street frontage. The property is zoned within the B-Residential District of Ward #3 of Springfield Township.

**Case #22-14:** This is the application of **Deepta Hiremath**, owner of the property located at 8100 Douglas Road, Wyndmoor, PA 19038, known as Parcel #5200-0497-2007. The applicant has requested a dimensional variance to allow for the construction of an 803 square foot addition to the Douglas Road façade of the home that will reduce the required 40 foot front yard to 22 feet in depth. The applicant has requested a dimensional variance from Section 114-54.A.2 of the Springfield Township Zoning Ordinance. The property is zoned within the A-Residential District of Ward #2 of Springfield Township.

**Case #22-15:** This is the application of **Jessica Lynch & Paul Severin**, owners of the property located at 1203 St. Clair Road, Oreland, PA 19075, known as Parcel #5200-1633-0007. The applicant has requested a dimensional variance to allow for the construction of an addition to the side of the home that will reduce the required 10 foot side yard to 7 feet, 3.75 inches in depth and reduce the aggregate side yard setback from the required 25 feet to 21 feet, 10.25 inches in depth. The applicant has requested a dimensional variance from Section 114-64.B.1 of the Springfield Township Zoning Ordinance. The property is zoned within the B-Residential District of Ward #3 of Springfield Township.

**Case #22-17:** This is the application of **Amy & Joshua Rothstein**, owners of the property located at 7700 Orchard Way, Wyndmoor, PA, 19038, known as Parcel #5200-1257-1004. The applicants have requested a dimensional variance to allow for a six foot fence to be installed three feet from the property line adjoining Mermaid Lane instead of the required 15 foot setback. The applicants have requested a dimensional variance from Section 114-135.A of the Springfield Township Zoning Ordinance. The property is zoned within the B-Residential District of Ward #5 of Springfield Township.

**Adjournment:**

**Note:** The next meeting of the Zoning Hearing Board is scheduled for Monday, August 15, 2022 with a 7:00 P.M. start time. This meeting will be held at the Springfield Township Administration Building located at 1510 Paper Mill Road, Wyndmoor, PA 19038







**BID OPENING**  
**BYSSHER FIELD – PAVING OF EXISTING TRAIL**

	<b><u>Bidder</u></b>	<b><u>Total Bid</u></b>
1.	Polaris Construction Warminster, PA	\$42,334
2.	Twining Construction Co., Inc. Richboro, PA	\$54,020