

MINUTES OF MEETING
BOARD OF COMMISSIONERS
SPRINGFIELD TOWNSHIP

The Board of Commissioners of Springfield Township met in regular monthly meeting on Wednesday evening, February 12, 2025 at 7:30 PM in the Springfield Township Building for the purpose of transacting the general business of the Township. The meeting was also offered in a live streaming feature. All members of the Board were present, with the exception of Commissioner Ratsavong. Commissioner Lee presided.

Mr. Lee asked Mr. Taylor if any remote public comments were received prior to the meeting. Mr. Taylor reported that 3 comments were received. All three were generally in opposition to the Board scheduling a public hearing related to the property at 1103 Willow Grove Avenue.

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

Mr. Lee led the Pledge of Allegiance.

Motion (Wilson-McNamara) 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.

Mr. Lee acknowledged the absence of Ms. Ratsavong.

Mr. Lee announced that the Board of Commissioners conducted an executive session as part of their February 10, 2025 workshop meeting to discuss two litigation matters.

Mr. Lee invited John Corley, retired public works employee, to join Commissioner McNamara at the front of the room. Ms. McNamara read into the record Resolution No. 1659 recognizing and thanking John Corley for his 35 years of service to Springfield Township.

Motion (McNamara-Wilson) vote 6-0 to adopt Resolution No. 1659.

Mr. Lee invited John McClinton, retired public works employee, to join Commissioner McNamara at the front of the room. Ms. McNamara read into the record Resolution No. 1660 recognizing and thanking John McClinton for his 29 years of service to Springfield Township.

Motion (McNamara-May) vote 6-0 to adopt Resolution No. 1659.

Mr. Lee introduced the team from MKSD Architects, the firm hired to perform a Needs Assessment, Master Site Plan, and Design Services for the Recreation Center. The team provided a slide show presentation on their work to date. The presentation included, but was not limited to, an overview of the existing recreation center, feasibility study timeline, summary of

the needs assessment and data collection process, deficiencies and recommended improvements, and a cost estimate overview. Based upon the estimated cost to maintain the existing buildings, it was recommended that the Board of Commissioners authorize the architects to investigate a new, purpose-built recreation center on the existing site that would create a flexible use of space and provide an opportunity for additional programming.

Mr. Lee asked how many completed surveys were received. He was told approximately 2,200.

Mr. Wilson asked what the current square footage is of building A and B. He was told that Building A is 8,000 square feet and building B is 9,000 square feet.

Marie Kiessling, Oreland, addressed the Board regarding the recreation center and asked for a clarification as to what buildings would be demolished. She opined that the programs that are currently being held in these facilities are already expensive and will only be more expensive if a project moves forward.

James Sarsfield, Wyndmoor, stated his opposition to demolishing all three buildings. He believes the former church building should stay as the Township spent a lot of money renovating it to serve as the temporary library. He also stated that he never received a survey.

Mr. Lee opened the meeting to public comment.

Rightley McConnell, Wyndmoor, addressed the Board regarding the public hearing for the rezoning of 1103 Willow Grove Avenue. Mr. McConnell asked the Board to clarify that if the Board elects to not schedule a public hearing, it would end any rezoning consideration for the subject property. Mr. Lee stated that if the Board voted not to hold a public hearing, that would imply that the Board is not considering the rezoning request. Mr. McConnell then asked if the public hearing was held and the overwhelming public opinion was against the rezoning, is there certain criteria that the Board must consider when voting. Mr. Lee stated that every Board member can vote how they want. Mr. Lee commented that he remains open to hearing points of view from both sides. Mr. May stated that public input is critical, but he needs more information on the project. Ms. McNamara commented she would like to hear the perspective of the Wyndmoor Hose Company. Mr. Morris stated he also would need more information from the Wyndmoor Hose Company and a public hearing would provide that opportunity.

Mr. McConnell urged the Board not to schedule the public hearing.

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

P.D. Wilson, Chairman of the Community Development Committee, reported:

Motion (Wilson-Morris) vote 6-0 to appoint Angela Murray and David Sands to new, four-year terms of service as members of the Springfield Township Planning Commission. The new terms of service shall expire February 16, 2029.

Motion (Wilson-May) vote 6-0 to appoint Mark Penecale, Planning & Zoning Director, and Craig Lloyd, Assistant Manager/Finance Director, as the designated Building Code Officials for Springfield Township.

Mr. Wilson explained that Charles Baily is the current Building Code Official and he is retiring in May 2025.

Motion (Wilson-May) vote 5-1; Wilson opposed, to authorize the advertisement of a public hearing and possible enactment of an ordinance to amend the zoning code map by rezoning the parcel of land commonly referred to as 1103 Willow Grove Avenue, Wyndmoor, and more specifically described as Montgomery County Parcel #52-00-18457-00-4 and Springfield Township Tax Map Block 35, Unit 20 from “B” Residential to “B-1” Business.

Mr. Wilson commented that as the liaison to the Township Planning Commission, he has heard testimony from the public and 30 to 40 people spoke out against the rezoning, with one individual in favor of the rezoning.

Mr. Cobb noted that the majority of the Planning Commission recommended that the Board of Commissioners conduct a public hearing.

Mr. Lee commented that he is in favor of conducting a public hearing in order to gain more information about the proposal, but it does not mean that he will vote in favor of the rezoning.

Mr. Cobb, Chairman of Administrative, Fiscal Affairs and Zoning Committee, reported:

Motion (Cobb-McNamara) vote 6-0 to approve the January check reconciliation in the amount of \$469,668.78 and the February bill listing in the amount of \$637,544.26.

Motion (Cobb-McNamara) vote 6-0 to adopt Resolution No. 1661 authorizing the disposition of public records in accordance with the Pennsylvania Municipal Records Manual.

Motion (Cobb-McNamara) vote 6-0 to authorize the Township Solicitor’s Office to withdraw the Township’s Civil Action in the Montgomery County Court of Common Pleas: Springfield Township vs. Boucher and James, Inc., et al, (Case # 2021-01484), subject to the township’s receipt of fully executed Criminal Guilty Plea Agreements or other documentation satisfactory to the Township solicitor which reflects the obligation of David Jones to pay the Township a pro-rated portion of the \$100,000 fine paid to the Office of the Attorney General and the obligation of Ross Boucher to pay the Township the sum of \$100,000.

Mr. Cobb announced that the Springfield Township Zoning Hearing Board will meet on Monday, February 24, 2025 at 7:00 PM at the Springfield Township Building. Mr. Cobb summarized the Zoning Hearing Board agenda and announced that copies of applications and plans are on file in the Code Enforcement Office and may be viewed during normal business hours.

Motion (Cobb-May) vote 6-0 to authorize the Office of the Township Solicitor to represent the interest of the Board at any and all future meetings of the Zoning Hearing Board to oppose the petition submitted by Yogesh Patel seeking a variance from the Township Zoning Code to permit the placement of eight (8) amusement devices within the Oreland Market, 1339 Bruce Road, Oreland.

Mr. May, Chairman of Environmental Resources Committee, reported:

Mr. May announced that during the month of January 2025, Springfield Township residents recycled 199.54 tons of material with a householder participation rate of 70.4%. The net cost for the month was \$16,556.63.

Mr. May announced that Montgomery County recently notified municipalities that the Retrievr clothing and electronic waste collection program has been indefinitely paused by the vendor. Montgomery County residents who are interested in recycling items are encouraged to donate them to the Goodwill Keystone stores. Residents were instructed to visit www.YourGoodwill.org for more information.

Ms. McNamara, Chair of Public Works and Facilities Committee, reported:

Motion (McNamara-Cobb) vote 6-0 to adopt Resolution No. 1662 authorizing an application to the Montco 2040 Implementation Grant Program for the Walnut Avenue Trail, Phase 2. The proposed trail will connect Sandy Run Park with the Pizek Preserve to create a 1.15-mile trail spanning Springfield and Upper Dublin Townships. Resolution 1662 also authorizes the Township Engineer to prepare preliminary plans and specifications, and to secure any permits that may be necessary to facilitate the construction of the trail.

Mr. Morris, Chairman of the Cultural Resources Committee, had no report.

Mr. Lee opened the meeting to public comment. No public comment was received.

Motion (Wilson-McNamara) vote 6-0, to adjourn the meeting at

Respectfully submitted,

Michael Taylor
Manager/Secretary