

MEMORANDUM

TO: FILE

FROM: A.M. TAYLOR

SUBJECT: REGULAR MONTHLY WORKSHOP MEETING OF THE BOARD OF COMMISSIONERS HELD ON MONDAY, MARCH 9, 2026 AT 7:00 PM. ALL MEMBERS OF THE BOARD WERE PRESENT. MS. RATSAVONG PRESIDED. ALSO IN ATTENDANCE WAS THE TOWNSHIP SOLICITOR, TOWNSHIP MANAGER AND ASSISTANT TOWNSHIP MANAGER.

DATE: MARCH 27, 2026

Women's History Month. Ms. Ratsavong noted that March is Women's History Month and acknowledged the many contributions that have been made by women.

Public Comment. Mr. Taylor announced that the Board of Commissioners received ten public comments via the website link that was included with the advertised agenda. All ten comments were from Wyndmoor residents opposed to a proposed skate park at Laurel Beech Park.

Terminal Avenue Storm Sewer Improvements. Robert Jordan, Woodrow & Associates, addressed the Board of Commissioners regarding the Terminal Avenue Storm Sewer Improvements project. Mr. Jordan explained that the proposed work will extend the existing storm sewer system that terminates at the Montgomery Avenue/Terminal Avenue intersection to the Terminal Avenue/Erdenheim Avenue and Terminal Avenue/Yeakel Avenue intersections. The work will involve the removal and replacement of undersized pipes and the installation of additional storm sewer inlets to more effectively collect and convey storm water runoff from the neighborhood. Mr. Taylor explained that the project will be funded via a Pennsylvania Department of Community & Economic Development Small Water & Sewer grant in the amount of \$404,561. The Board will consider authorizing the advertisement of bids for the project.

28 Grove Avenue. Mr. Taylor informed the Board that the equitable owner of the subject property has requested that no action be taken this month by the Board of Commissioners with respect to the proposed subdivision/land development of the property. Mr. Taylor noted that there are additional details that must be worked out between the sellers and purchaser.

Sandra McClelland, 32 Grove Avenue, thanked the Planning Commission for facilitating a spirited discussion about the proposed development at 28 Grove Avenue at its most recent meeting. Ms. McClelland asked if it would be possible for the Board to require the developer to orient the proposed dwellings so that the larger side yard setback is adjacent to the existing dwellings on either side of the property instead of between the two new dwellings. The Board will ensure that the final plans include the desired modification.

Naturalized Landscape Ordinance. Martin Ryan, a member of the Township's Environmental Advisory Commission (EAC), addressed the Board regarding the interest of the EAC to adopt an

ordinance permitting landowners to replace traditional turf lawns with a variety of plant materials intended to be beneficial to the environment. Mr. Ryan noted that no invasive species would be permitted and that all naturalized lawn areas must be maintained. Mr. Taylor identified several locations within the Township where “naturalized” landscapes have been implemented. He also noted that the definition of “maintained” is subject to interpretation depending upon how one views a naturalized lawn versus a traditional lawn. He also observed that the proposed ordinance offered by WeConservePa lacks sufficient detail for enactment. The Board asked Mr. Ryan to work with the Code Enforcement Office to ensure that whatever ordinance is offered for consideration is clear with respect to landowner responsibilities and that violations are easily identified and understood for enforcement by Township employees.

Arthur Walters, Willow Grove Avenue, explained that he is a biomedical engineer and prefers traditional turf landscaping. However, he understands the purpose of naturalized landscapes and would be open-minded to the implementation of same.

Mr. May expressed his support for the proposed ordinance in concept but acknowledged that it is often difficult for him to distinguish a weed from a desired “natural” vegetation. Ms. Ratsavong asked if there were other municipalities that have enacted similar ordinances and how they are enforced.

Skate Park. Ms. Ratsavong explained that the purpose of tonight’s skate park discussion is to review information obtained by staff regarding best practices for locating skate parks in a community, and to understand the experiences of other municipalities that have constructed skate parks. Having said that, audience members would be given an opportunity to express their views on skate parks in general.

Bonnie O’Callahan, Laurel Lane, presented an aerial view of Laurel Beech Park depicting its close proximity to existing homes. She noted that a petition has been circulated among her neighbors with almost unanimous opposition to a skate park being located at Laurel Beech Park.

Mr. Morris explained that the discussion of a skate park at any location in the Township will require many more discussions before any further steps are taken in this regard.

Diane Bush, Laurel Lane, stated her opposition to a skate park at Laurel Beech Park and the anticipated increase of traffic that would result.

Mr. Lee indicated that he is generally in support of finding a solution for a skate park since there are multiple fields and facilities to support team activities, but very few to support individual athletes. He offered to be part of a working group to identify an appropriate location for a skate park.

Mr. Goldberg suggested that a small skate park is better than no skate park at all.

Mr. May acknowledged the opposition from nearby residents but reminded them that parks are not private property and are open to use by all residents.

Arthur Walters, Willow Grove Avenue, noted that his property is adjacent to the existing playground, which has been shown as the proposed location for a skate park. He noted the

playground attracts undesirable activities once the sun sets and is concerned about the types of activities that a skate park could attract.

Matt Thomas, Willow Grove Avenue, stated his concerns that Laurel Beech Park is the only land under consideration for a skate park.

Sandra Hogue, Laurel Lane, indicated that it was her belief that the only reason the subject has arisen is that the skate association needs to obtain a recommendation from the Township in order to obtain donations and grants for the skate park.

Kelly Bush, Laurel Lane, expressed her concerns about a skate park at Laurel Beech Park, including increased traffic and unmonitored activities.

Steven Haasis, Beech Lane, suggested that a more suitable location for a skate park is at the former Tank car property on Walnut Avenue.

Ginger Rohlfing, Gate Road, introduced herself as the mother of five children, including a daughter with special needs. She noted that it is difficult to access Mermaid Park due to the lack of a consistent sidewalk network.

Carmel Archdekin, Wyndmoor, asked the Board of Commissioners for direction so that the skate park organizers could proceed with the project. She noted that approximately \$25,000 has been raised towards the effort and that if the project does not proceed, the money should be returned to the donors.

Amusement Device Ordinance. The Board of Commissioners reviewed the latest draft of an ordinance to amend chapters 4 (Amusement Devices) and 114 (Zoning) to regulate the placement of amusement devices. Mr. Taylor explained that due to advertising and review requirements imposed by the Municipalities Planning Code, a public hearing and possible vote on the ordinance will be scheduled for May 13, 2026.

Willow Grove Commons. The Board of Commissioners reviewed and will consider accepting a letter from J34 Development granting an extension to the 90-day land development review process for the consolidated redevelopment of several properties located in the 1000 block of Willow Grove Avenue. The subject of the development is a four-story mixed-use building consisting of 2,510 square feet of retail space, 2,500 square feet of office space and 21 apartments. The extension of time will allow the developer and design engineer to address comments raised by the Township Engineer.

LaSalle College High School. The Board reviewed and will consider adopting a resolution granting a waiver to the formal land development review process for LaSalle College High School so that it may construct a 1,896 square foot restroom/storage building near the Lower Bartley athletic fields. The approval will be conditioned upon review and approval of the stormwater management facilities and landscaping improvements.

Historical Commission. Mr. Morris summarized the March 3, 2026, meeting of the Historical Commission and their discussion of a historic resources inventory. The Historical Commission believes that a list of historical properties is necessary to review subdivision/land development applications. Mr. Morris expressed his opinion that 50 years of age is too broad of a starting point

to begin establishing the list. The Board will ask the Historical Commission to review the existing ordinance and offer suggestions for voluntary listing.

Manager's Report. The Board reviewed the March 5, 2026 report of the Township Manager and discussed the following items in detail: (1) a police commendation ceremony that is to be held as part of the April 8, 2026 meeting of the Board of Commissioners, (2) a special badge that will be worn by police officers to commemorate the 250th anniversary of the United States of America, (3) an offer to host the wards 2-2 and 2-3 polling locations at the Township's Recreation Center due to planned renovations at the Wyndmoor Hose Company later this year, (4) the observance of No Stigma/No Shame Day on April 18 and the interest of the Springfield Township Opioid Action Committee to address the Board at its April 8 meeting, (5) a survey that is being solicited through March 13 to obtain opinions about the whitetail deer population, (6) the opening of a 30-day public comment period for the Township's Total Maximum Daily Load and Pollution Reduction Plan as required by the Municipal Separate Storm Sewer System permit, (7) the first of four Public Safety Forums that is to be held on Thursday, March 19 at 7 PM, (8) the results of the annual deferred compensation plan review and benchmarking report, and desire of the Tax Collector to begin contributing to the plan, which will be accommodated, (9) the interest of the Board of Commissioners to obtain a proposal from Natural Lands for open space preservation and conservation assistance, (10) a general update on the Orphan's Court litigation involving the Trustees of Robert Carson and Public Health management Corporation.

Bill Listing. The Commissioners reviewed the February check reconciliation and March bill listing and found all items to be in order for payment.

Resolution 1687 – Ed Fox. The Board reviewed and will consider adopting a resolution honoring Ed Fox for 31 years of volunteer service. Mr. Taylor indicated that Mr. Fox and several current and former members of the Zoning Hearing Board are expected to be in attendance.

Zoning Hearing Board Agenda. The Board reviewed the March 23, 2026, agenda of the Zoning Hearing Board and will take no action on the four new petitions to be heard.

Recycling Report. The Commissioners reviewed the February 2026 recycling report and will make an announcement regarding same.

Environmental Advisory Commission. The Board reviewed a letter from Patrick Hynes indicating that he is resigning his position as a member of the Environmental Advisory Commission. The Board will await a recommendation from the Environmental Advisory Commission before announcing the vacancy.

Geotechnical Engineer. The Board reviewed and will consider authorizing the solicitation and advertisement of proposals for geotechnical engineering services related to the Recreation Center Project. The engineering is necessary to identify infiltration rates for stormwater management and structural stability for building footings and slabs.

2026 Highway Resurfacing Program. The Board reviewed and will consider authorizing the advertisement of bids for the 2026 highway resurfacing program.

Snow and Ice Ordinance. The Board reviewed a draft ordinance to amend Chapter 92 to regulate the clearing of ice and snow from public sidewalks. Mr. Kirk noted one typographical error and

several commissioners expressed concern regarding the maximum amount of the proposed fine for failure to clear ice and snow from sidewalks. Mr. Taylor explained that the Township does not seek to issue fines and only does so if a warning is ignored. In addition, the Magisterial District Justice sets the amount of the fine up to the maximum permitted by ordinance.

Committee Reports. Mr. Kirk noted that the Shade Tree Commission is working on the annual Arbor Day celebration and is looking to plant more trees in Township parks. Mr. Morris reported that the Friends of the Library are considering various projects to be funded. Mr. May indicated that the Environmental Advisory Commission has set a date for the annual native plant sale which will be held on May 9 at the Library. Ms. McNamara reported that the Emergency Services Board has established standardized protocols for the arrival of emergency apparatus and is working to secure emergency response plans for all of the continuing care facilities in the Township. She also noted that a Domestic Violence Forum is to be held April 29 at the Township Administration Building. Mr. Goldberg noted that the Parks and Recreation Advisory Committee has recommended the installation of automated external defibrillators (AED's) at Cisco Park and Laurel Beech Park. Staff will be asked to research the availability of grants to purchase the devices.

Bob Wilmot. Ms. McNamara asked if it would be possible to acknowledge the recent passing of Bob Wilmot, Jr., a life member of the Flourtown Fire Company and prior Chief. Mr. Taylor will create an announcement in this regard.

Public Safety Forum. The Board will make an announcement regarding the first Public Safety Forum that is to be held Thursday, March 19 at 7 PM.

AMT:jld
3/27/2026