

JULY 9, 2013

The Regular Meeting of the Board of Commissioners was called to order by President Rudolph at 8:00 p.m. on Tuesday, July 9, 2013 in the Township Building.

REGULAR MEETING

The following Commissioners were present: Mrs. Sage, Messrs. Rudolph, Culp, Janiczek, Wechsler, Layden and Lanciano. Also present were Messrs. Fulton and Byrne, as well as Mrs. Warner.

ROLL CALL

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

INVOCATION

Chief Daly presented a Police Commendation of Bravery to Sgt. David Welsh for his extraordinary act of bravery in handling a confrontation with an armed felon.

PRESENTATION

On motion of Mr. Culp, the minutes of June 11, 2013 were approved as transcribed. Seconded by Dr. Janiczek and carried.

MINUTES

Mr. Rudolph asked if anyone in the audience wished to comment on any of the agenda items. Seeing none, the meeting continued.

PUBLIC COMMENT

Mr. Rudolph called for Committee Reports.

COMMITTEE REPORTS

Mr. Culp reported the "Science in the Summer" program is now in session. Children in grades 2 through 6 are attending this popular program. This year's topic is bioscience. The Summer Reading Club programs began on June 24. The theme this year is "Dig into Reading". Mr. Culp also stated that reading material is available for homebound residents. Delivery is provided by the Women's Club of Springfield.

Library

Mr. Wechsler reported the Zoning Hearing Board will convene on July 25th to hear the continuation of applications ZH-13-01 and ZH-13-02 challenging the validity of the

Zoning

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Township's Zoning Ordinance to permit off-premises signs at several locations along Baltimore Pike.

Public Works

Dr. Janiczek reported total tons of recycled paper collected for the month of June 2013 was 114.13 tons. Total tons of commingled collected for the month of June 2013 was 69.59 tons and 6.91 tons for single stream recycling.

Golf Course

Mr. Layden reported that during the month of June, total rounds were 4,540, bringing the year-to-date total to 14,944 rounds. The total revenue for the month was \$196,126, bringing the year-to-date total to \$572,411. He read the golf course weather during the month of June. Total rainfall for the month of June was 10.55", resulting in one day being closed. The golf course is working with the U.S.G.A. to convert all the fairways over to Bermuda grass. The golf course is temporarily closed due to the grass conversion. The golf course is expected to reopen on Friday, July 19.

Parks

Mr. Lanciano read the Parks Department maintenance report for the month of June. The Parks crew installed a new scoreboard in Netherwood Park. This board will be used for both baseball and soccer. The crew also trimmed trees and removed storm damaged trees in several parks. The area around the new district court addition was graded and sodded.

Pool

Mr. Lanciano read the pool revenue report for the month of June. Year-to-date pool revenue total is \$204,208. He noted there were two life guard saves during the month of June. The pool will be open seven days a week until Labor Day.

Police

Mr. Rudolph reported the Township continues to experience overnight thefts from vehicles. He reminded residents to simply remove their valuables from their vehicle and ensure the vehicle is locked when unattended. Mr. Rudolph announced on August 6th the Police Department will host the annual National Night Out celebration at the Springfield Country Club from 6:00 – 9:00 p.m.

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Mr. Rudolph read July's fire safety tips relating to pool safety and barbecue safety.

Fire Company

Mr. Lanciano moved that all bills approved for payment by the appropriate chairperson be paid. Seconded by Mr. Culp and carried.

BILLS SUBMITTED

On motion of Mrs. Sage, seconded by Mr. Wechsler, the Treasurer's Report for June 2013 was accepted and ordered filed.

TREASURER'S REPORT

Mr. Wechsler moved for the adoption of Resolution #13-13 approving the transfer of funds from the Philadelphia Trust Company in the amount of \$278,132.00 into the Township's General Fund. Seconded by Mr. Lanciano and carried.

RESOLUTION #13-13
Transfer of Funds

Mr. Layden moved for the adoption of Resolution #14-13 adopting the Amendment to the Articles of Incorporation of the Darby Creek Joint Authority to increase the term of existence of the authority to December 31, 2063. Seconded by Mr. Lanciano and carried.

RESOLUTION #14-13
DCJA

Mr. Byrne announced the Board will be considering the Preliminary/Final Land Development Application of Patient First, 417 Baltimore Pike. Mr. Byrne reported that at the Zoning Hearing Board's January 2013 meeting, the applicant was granted zoning relief from various sections of the "E-Business" Zoning District and TND-3 Overlay District. The applicant plans to construct a walk-in healthcare facility. After a couple revisions to the plan, the Township Engineer submitted his latest comment letter today, July 9, 2013.

LAND DEVELOPMENT
Patient First

Mr. Byrne informed the Board that pursuant to the Municipality Planning Code, the date a decision needs to be made on this land development application expires on July 31, 2013. Since this is the last meeting in July for the Board and without any further extensions granted by the applicant, a decision would have to be made tonight. If not,

the application would gain approval. Mr. Byrne stated if the application is denied this evening, the Township will have to issue a letter within 15 days detailing the reasons for the denial.

Mark Damico, Esq., representing Patient First, gave a brief review of the proposed development. He stated Patient First is a first class medical care facility and will provide walk-in primary care and urgent care, 8 am to 10 pm, 365 days a year. This would be a complete redevelopment of the Springfield Inn site at 417 Baltimore Pike. The medical facility will be approximately 7,000 s.f. and would include storm water management, which currently does not exist. The front of the building will comply with the TND-Overlay ordinance, so there will be substantial landscaping along Baltimore Pike. Mr. Damico noted that both Springfield Township Planning Commission and the Delaware County Planning Department recommended approval and the applicant's engineer will follow-up with Township Engineer's comment letter dated today.

Mr. Damico stated that the building permit application has been submitted to the Township and if they were to get approval from the Board this evening, they would be proceeding forward with the hope that construction would begin sometime later this summer.

Mrs. Sage raised her concerns regarding making a left turn movement out of the property onto Baltimore Pike. Mr. Damico replied the first parking spot has been eliminated to provide for stacking of cars. He noted the applicant has attempted to obtain access to the rear of the site. The property is completely surrounded by the Stoney Creek Shopping Center and presently both parties could not come to terms on an agreement for an access easement on their property. The current plans are designed so that it could get done in the future.

Dr. Janiczek asked if they would still be amenable to working with the adjoining shopping center about exiting from the rear of the property. Mr. Damico replied that the

applicant, Mr. Wright, has been in contact with the owner of the shopping center. The shopping center owner wants the medical building relocated further back on the property so that it aligns with the buildings in his shopping center. He said by doing so, it would not allow access in the back of the property and it would be contrary to the TND-overlay, which encourages buildings to be built closer to the road.

Dr. Janiczek asked Mr. Byrne that if the Board accepts the plan this evening, would they be able to amend the plan in the future allowing for the rear exit. Mr. Byrne replied they would probably have to come back to the Township with an amended plan.

Mr. Wechsler questioned the number of parking spaces, employees and patient turnover. Mr. Wright stated the 40 parking spaces on the plan are ample for their needs. There will be between 6 to 12 employees and the number of patients would be approximately 100 per day. Mr. Wechsler questioned the type of physicians that will staff the facility. Mr. Wright replied there will be certified primary care and ER physicians.

Mr. Layden asked about the loading area for deliveries. The Township requested that deliveries be restricted to box trucks. The applicant stated the delivery vehicles are mostly vans. There will be no 18-wheelers. Mr. Layden asked if they would make exiting the property onto Baltimore Pike right-turn only. Mr. Wright stated that they have obtained from PennDOT approval for design with full access movements for left turn in and left turn out onto Baltimore Pike.

Mr. Rudolph raised his concerns about the amount of traffic on Baltimore Pike and the issue with allowing a left turn out of the property. He urged the applicant to continue discussions with the adjoining property owner to allow for rear access through an aisle of the Stoney Creek Shopping Center.

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Mr. Rudolph asked if in the future the owner of the shopping center was to give permission to use their property would it be possible to have that access to the rear alley of the shopping center in order to wrap around Andrews Road and then out to the traffic light. Mr. Damico replied the rear of the parking lot will currently be used for a turn-around and that they would be able to redesign the area.

While most clients have insurance, Mr. Lanciano asked if they would treat a person without insurance. Mr. Wright replied that Patient First is a for-profit business, but they wouldn't let anybody die.

The Board convened in Executive Session. The Board reconvened 6 minutes later.

Mr. Byrne requested the floor be opened for public comment.

Mrs. Regina Sheerer, 34 Old State Road, would like to see the exit matter resolved prior to taking a vote.

Mr. Damico replied they had a traffic engineer analyze the traffic movements and PennDOT has reviewed the engineer's findings. PennDOT has granted design approval of the project as presented today.

Mr. Damico offered the Board a 30 day extension under the MPC time clock.

Mr. Layden moved to accept the extension on voting on the plan until the next Board of Commissioner meeting scheduled on August 13, 2013. Seconded by Dr. Janiczek and carried.

Mrs. Sage moved authorizing the Township Engineer to release \$151,944.00 in the escrow account for the Chuck E Cheese Redevelopment, 381 Baltimore Pike. Seconded by Mr. Lanciano and carried.

RELEASE OF
ESCROW FUNDS

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Dr. Janiczek moved authorizing the Township Engineer to release \$174,350.60 in the escrow account for Beneficial Bank, 537 Baltimore Pike. Seconded by Mr. Lanciano and carried.

RELEASE OF
ESCROW FUNDS

Dr. Janiczek moved that the meeting be adjourned. Seconded by Mr. Culp and carried.

ADJOURNMENT
(8:58 p.m.)