

NOVEMBER 10, 2015

The Regular Meeting of the Board of Commissioners was called to order by President Rudolph at 8:00 p.m. on Tuesday, November 10, 2015 in the Township Building.

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

The Invocation was given by Pastor Pamela McShane of Princeton Presbyterian Church and was followed by the Pledge of Allegiance.

Mr. Byrne announced the Board met earlier this evening in Executive Session. The Board had some questions for the Solicitor concerning the Conditional Use application for the Springfield Mall. Mr. Byrne noted a quasi-judicial proceeding is permitted in the hearing of a Conditional Use application.

Mr. Rudolph reported that a public hearing was held at 8:00 p.m. this evening on the Zoning Amendment for a SC-1 Shopping Center District, clarifying the definition of "Co-Located" as well as a Conditional Use Hearing for outdoor seating at the Springfield Mall. A court reporter was present to take verbatim testimony.

Mr. Rudolph asked for Public Comment on the Zoning Amendment and Conditional Use Hearing. Seeing none, the meeting continued.

Mr. Lanciano moved for the adoption of Ordinance #1564 amending the Zoning Code by defining "Co-Located" which pertains to the placement of a building or buildings at or near the entrance of the principal building in a shopping center or shopping mall to be part of the entranceway. The two proposed restaurants at the Springfield Mall will be located near the main entrance with a walkway to the mall.

REGULAR MEETING

ROLL CALL

INVOCATION

EXECUTIVE SESSION

PUBLIC HEARING
Zoning Amendment

PUBLIC COMMENT

ORDINANCE #1564
Zoning Code–Co-located

CONDITIONAL USE
Springfield Mall

Mr. Rudolph noted that ordinance is available for at the Township Building for anyone who wishes to review the Ordinance. The motion was seconded by Mr. Layden and carried.

Mr. Lanciano moved to approve a Conditional Use Application for the BJ Brew House site to allow outdoor seating in the Springfield Mall and moved to approve the Conditional Use concept for the second restaurant, subject to the condition that the tenant of the second site will appear before the Board for final Conditional Use review of the items in the Zoning Code, Section 143-59. Seconded by Mr. Layden and carried.

REVISED LAND
DEVELOPMENT
Springfield Mall

Mr. Lanciano moved to reaffirm the Revised Land Development Plan and Conditional Use application to construct two restaurants with outdoor seating, adjacent to the main entrance of the Springfield Mall's entrance, contingent upon meeting all the requirements itemized in the Township Engineer's October 1, 2015 letter. Seconded by Dr. Janiczek and carried.

PUBLIC COMMENT

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

COMMITTEE REPORTS

Mr. Rudolph called for Committee Reports.

Golf Course

Mr. Kelly reported total rounds for the month of October was 2,336 bringing the year-to-date total to 20,271. Total revenue for the month of October was \$77,133 bringing the year-to-date revenue total to \$835,486. He also reported the Golf Shop total merchandise sales for October was \$8,069, bringing the year-to-date sales to \$90,288.

Parks

Mr. Kelly read the Parks Department maintenance report for October. The Department cleaned the creek line in Williams Park. This included the removal of dead trees and shrubs, and was done to enhance the sightlines into the Park.

Mrs. Sage reported the Zoning Hearing Board will meet on November 19, 2015 to hear an application of Quinta Raddison, Inc. seeking use and dimensional variances to permit the use of the premises as a business office at 1521 Wallingford Road.

Zoning

Mr. Wechsler thanked the Veterans who we honor tomorrow on Veterans Day. He also thanked State Representative, William Adolph, for honoring all veterans by hosting a breakfast of thanks.

Veterans Day

Dr. Janiczek announced the Library's annual direct mail fund drive has begun. The Library is once again providing a drop-off site for the U.S. Marine's Toys for Tots program. Fall session 2 Youth Programs began on November 2 and will continue until December 11.

Library

Dr. Janiczek reported due to the Thanksgiving holiday, there will be no trash or recycling collection on Thursday, November 26 & Friday, November 27.

Dr. Janiczek stated the Township sends out to all residents a Township calendar. The calendar is supported by and paid for by an outside vendor. The calendar is a very important tool because it marks dates that are coming up and activities that are occurring.

Township Calendar

Mr. Layden announced the Ice Skating Rink is now open for all skating activities. Public skating is every Friday and Saturday evenings from 8:00 – 9:30 p.m. and Sunday afternoons from 2:00 – 3:30 p.m. All skating sessions are open to the general public.

Ice Rink

Mr. Lanciano reported for the month of October, the Township collected 887 tons of trash versus 924 tons in October 2014. Again, for the month of October, the Township collected 95 tons of paper versus 120 tons in 2014. Plastic single stream pick up was 89 tons versus 61 tons in 2014.

Environmental

NOVEMBER 10, 2015

BILLS SUBMITTED

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

TREASURER'S REPORT

On motion of Mrs. Sage, seconded by Mr. Lanciano, the Treasurer's Report for October 2015 was accepted and ordered filed.

BIDS: Gasoline &
Gasoline & Diesel Fuel

Mrs. Sage reported two bids were received for gasoline and diesel fuel. She moved that the bid be awarded to the lowest responsible bidder, Riggins, Inc. at the cost of \$1.5823 per gallon for gasoline and \$1.6484 per gallon of diesel fuel. Dr. Janiczek noted the price for gasoline has dropped approximately 43¢ from last year and diesel fuel has dropped approximately 81¢. The motion was seconded by Mr. Wechsler and carried.

PROPOSED ORDINANCE
Stop Signs

Dr. Janiczek read a proposed ordinance creating a 4-way stop intersection at Summit and N. Hillcrest Roads and Stop Sign and a one-way stop intersection at Summit and N. Hillcrest Roads. He moved that the proposed ordinance be approved for its first reading and advertised. Seconded by Mr. Lanciano and carried.

RESOLUTION #18-15
Zoning Hearing Board

Mr. Wechsler moved for the adoption of Resolution #18-15 appointing George Troilo, 453 Maplewood Road, from alteranate to full member. Seconded by Mr. Lanciano and carried.

ENVIRONMENTAL
COMMITTEE

Mr. Layden moved for the appointment of Mr. Bo Elia, 467 E. Springfield Road, to a vacancy on the Environmental Committee. Seconded by Dr. Janiczek and carried.

AUDIENCE

Gene Conboy, 100 Wood Road, stated a couple months ago he wrote a letter to the editor of the Springfield Press concerning Springfield School Taxes and asked to read the letter for a matter of record. He requested that property owners 80 years of age and older be given a break from this tax, possibly a flat tax of \$1000.

Kevin Dion, 913 Stewart Road, suggested a mobile app of the Township calendar's information.

Mr. George Miller, 311 Alliston Road, commented on the grass issue at the Golf Course. Mr. Kelly replied the goal for the moment is a two grass system (over-seeding of rye and the Bermuda grass). Mr. Rudolph stated the Township has hired a turf management consultant who is leading us through this so we don't have this issue again. Mr. Miller commented about the cost of switching over to Bermuda grass. Mr. Layden replied three years ago we had a big problem with the grass burning up and dying and that is when the USGA advised the Township to Bermuda grass which wasn't the best of ideas. Mr. Miller asked for an update on the concrete issue at the the pool. Mr. Fulton replied a contractor has been retained and will assess the issue in the spring. Mr. Miller asked to show on the treasurer's report the hotel and spa's revenue separately. Mr. Fulton said he would provide the breakdown to him. Mr. Miller commented on dead and dying trees in the township and asked if the Shade Tree Commission would review this issue.

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

ADJOURNMENT
(9:30 p.m.)