

MAY 27, 2008

A Special Meeting of the Board of Commissioners was called to order by President Mahoney at 8:00 p.m. on Tuesday, May 27, 2008 in the Township Building.

The following other Commissioners were present: Messrs. McAndrews, Wechsler, Rudolph and Devenney. Messrs. Janiczek & Lanciano were absent. Also present were Mrs. Warner, Messrs. Byrne, LeFevre and Mastronardo.

Mr. Mahoney explained the purpose of the tonight's special meeting was to review the Reverse Subdivision and Land Development Plan for the K-1 Literacy Center for the Springfield School District. He then turned the meeting over to legal counsel for the School District, Don Petrosa. Mr. Petrosa summarized the history of the project, including the hearings before the Zoning Hearing Board and several hearings before the Township Planning Commission, as well as a review by the County Planning Commission. In addition to receiving the required zoning relief from the Zoning Hearing Board, the project has received favorable recommendation from the County and Township Planning Commissions. Mr. Petrosa then introduced Marilyn Gelzhiser of Burt-Hill.

Ms. Gelzhiser reviewed the site plan for the project, explained the building locations, parking, vehicular traffic patterns and pedestrian circulation. Ms. Gelzhiser also reviewed several features unique to the K-1 Literacy Center, including the alphabet walk and amphitheater. Following questions from the Board of Commissioners, Mr. Petrosa introduced Jeff Green of Orth Rodgers.

Mr. Green's presentation focused on the new access to the site at Woodland Avenue and Wyndmoor Road, the road taper on Woodland Avenue, the improvements to the access to the True Jesus parcel, the traffic stacking pattern on the site and the proposed crosswalk on Woodland Avenue. Following Mr. Green's presentation, there were extensive questions from the Board of Commissioners on the adequacy

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ROLL CALL

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of the road taper, the safety of the pedestrian crossing, the sightlines at the pedestrian crossing, improvements to the Woodland Avenue sidewalk and the adequacy of the stacking capacity on-site for pick-up and drop-off. Several members of the Board indicated the Township's consulting engineer, Pennoni Associates, continues to have reservations concerning the addition of a taper, rather than a full deceleration lane at this location. The Board's focus continued to be on the safety of both vehicular and pedestrian traffic.

Mr. Mahoney called for a brief recess for discussions of the Board prior to a formal vote. Mr. Mahoney reconvened the meeting and called for a motion. Mr. Wechsler moved the School District application for Preliminary/Final Subdivision approval, as well as the application for Land Development, along with requested waivers be approved, subject to compliance with the Springfield Township Engineer's comments and the Pennsylvania Department of Transportation approval of the road design, including the proposed taper and pedestrian crosswalk. Seconded by Commissioner Rudolph and unanimously carried.

ADJOURNMENT
(10:15 p.m.)

Mr. Devenney moved to adjourn the meeting. Seconded by Mr. Rudolph and carried.