

MARCH 14, 2023

REGULAR MEETING

The Regular Meeting of the Board of Commissioners was called to order by President Rudolph at 8:00 p.m. on Tuesday, March 14, 2023, in the Township Building.

ROLL CALL

The following Commissioners were present: Mrs. Sage, Messrs. Rudolph, Layden, Kelly, Lanciano, Kennedy, and Dion. Also, present was Messrs. Fulton, Lucas and Byrne.

INVOCATION

The Invocation was given by Rev. Mark Terry, Covenant United Methodist Church, followed by the Pledge of Allegiance by Mr. Layden.

MINUTES

On motion of Mr. Dion the minutes of February 14, 2023, were approved as submitted. Second by Ms. Sage and carried.

PUBLIC COMMENT

President Rudolph asked if anyone in the audience wished to comment on any of the agenda items.

None

COMMITTEE  
REPORTS

President Rudolph called for Reports of Committees.

ICE RINK

Mr. Kelly gave the ice rink report and noted the following, the ice rink final public skating sessions will be March 17<sup>th</sup>, 18<sup>th</sup> & 19<sup>th</sup>. The rink will remain open through April for Hockey playoffs and tournaments, skating lessons and birthday parties. The Ice Rink entertained 5,500 skaters at our winter sessions. For more information on skating, ice rentals and parties, please visit [Springfieldicerink.com](http://Springfieldicerink.com).

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COMMUNITY  
SOCIAL EVENTS  
REPORT

Mrs. Sage said after missing the last three years the St. Patrick's Day Parade went off as planned and despite being a little chilly, a great time was had by all. Thank you to all planners and participants, especially the Springfield Fire Company. With spring starting soon, the Township is hard at work scheduling the Summer Events Series. The full schedule will be released soon, for now there are two Dining on Saxer events planned, a few concerts, Newspaper Taxis, The Beatles Tribute Band and a Jazz Under the Stars night with the Springfield School District Jazz Bands; movie nights, Christmas in July; and a bigger better food truck party with LeCompt. Keep your eyes on the Township's social media pages for more information!

HEALTH

Mr. Dion gave the monthly Health Report for February, and reported there were 11 restaurant inspections, 7 retail and 1 emergency, Chick Fil A, a sprinkler burst. There were two dog bites and one homeless person that needed help. The CRC's 25<sup>th</sup> Annual Creek Clean up will be Saturday, March 25, 2023, from 9:00am to 11:30am., for more Information or to sign up for a clean-up go to [www.crcwatersheds.org](http://www.crcwatersheds.org), DCVA's 39<sup>th</sup> Annual Watershed Clean-ups will be held on multiple Saturdays throughout April from 9:00am to Noon. Various sites can be found on the Darby Creek website. A Springfield clean-up is scheduled for April 22<sup>nd</sup>, meeting at Springfield Swim Club or Indian Rock Park at 9:00am. Contact [admin@dcva.org](mailto:admin@dcva.org) with questions.

LIBRARY

Mr. Dion gave the Library Report. The Library thanked everyone who made the Library Book Sale a success, first time in twenty some years that a sale was held back at the Library. Plans for the June 10<sup>th</sup> sale are underway. The Library is always accepting gently used books, DVDs' and CD's for sale. Growing Herbs and Vegetables – March 27th,

at 7:00pm., 2023 Teen Art Contest, “Food is a Connector of People” sponsored by the Delco Libraries., Springfield Library Book Group and Youth Programs, Winter II Session started on February 27<sup>th</sup>. For a complete schedule of activities, visit our website at [www.springfieldtwplib.org](http://www.springfieldtwplib.org) or on our Facebook page.

ZONING

Mr. Kennedy gave the Building Regulations and Zoning Committee monthly report and stated the Zoning Hearing Board convened a Public Meeting on February 23, 2023, at 7:30p.m., at the Township Building, 50 Powell Road, to hear and render a decision on the following zoning hearing applications: **ZH-23-02:** The Board denied the Use Variance Application of Kimco Realty Corporation, owner, to permit the use of a tenant space for a non-boarding veterinarian clinic. The property is known as 751 W. Sproul Road, Springfield Shopping Center. **ZH-23-03:** The Board granted the dimensional variance application of 658-662 E. Leamy Ave., LP, owner/petitioner to permit the subdivision of the property into two lots. The property is located in the “B” Residence District. **ZH-23-04:** The Board granted the sign variance application of Bob’s Mobile Servicing, Inc., to permit the installation of two 18 SF animated LED messaging signs. The property is located in the Shopping Center – 2 District, as depicted on the Zoning Map, and is known as 1198 Baltimore Pike.

PARKS

Mr. Kennedy gave the Parks Report for the month of February and reported the following: Put down new wood carpet at playground at Williams Park. Installed re-finished Parks entrance signs at Ellson Glen, Williams, Jane Lownes and Rolling Green Parks. Repaired broken ladder on playground at Church Rd., and the door to the gaga ball pit at Williams Park. Completed all parks department responsibilities with the set-up, and clean up of the Townships St. Patrick’s Day Parade, cleaned up the fence line at the rear of the Rolling Rd., retention basin. Continuing with weekly trash removal in all Parks and Township owned properties.

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GOLF COURSE

Mr. Layden gave the Golf Course Report and stated for the month of February, the total golf rounds were 1,867, bringing the year-to-date total to 3,462 rounds. The golf course has benefitted greatly from the mild winter we are having and the total revenue for the month was \$81,688.00 dollars, bringing the course year to date revenue total to \$150,702.00. The seven-year moving average for this time is \$45,600.00 bringing us a positive variance of \$105,102.00. The Golf shop total revenue for the month of August was \$8,127.00, bringing the shops year to date total sales to \$13,824.00. They completed all Country Club snow and ice removal responsibilities throughout the month of February. The winter equipment maintenance and repair program is winding down, approximately 80 percent completed and ready for the upcoming season. The crew has been focused on cleaning up the course, finalizing a few winter projects and get the course ready for the fast-approaching golf season.

PRESIDENT  
RUDOLPH'S  
MESSAGE

President Rudolph gave the Springfield Fire Company February 2023 report on Escape plans. Everyone should have an escape plan, there should be two ways out of every room in escape plans, designate a location to meet outside the building, verify smoke alarms are installed, verify the doors in your travel do not require a key and can be accessed from the inside, be aware of anyone with a disability requiring special assistance, conduct a role call verifying everyone is accounted for, pets included and practice, practice, practice.

President Rudolph talked about an email he received from a resident with regards to public safety. He stated this is a concern and we can be better, the life of our resident's matter. Each of us on this board are very concerned and have taken several steps to improve public safety. President Rudolph composed a letter and addressed it to the following:

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PRESIDENT  
RUDOLPH CONTD.

Chief Joseph Daly, J. Lee Fulton, Township Manager, Stephen Lucas, Assistant Township Manager, Board of Commissioners, James J. Byrne, Township Solicitor, Jennifer O'Mara, State Representative 165<sup>th</sup> District, Tim Kearney, State Senator, Bruce Lord, President of the Springfield School Board, Anthony Barber and Don Mooney. President Rudolph noted he included the above people because not every street is owned by Springfield Township, there are different jurisdictions, but he wanted to reach out to everyone and anyone who had the ability to effect change. State Road sees over 100,000 cars a day, Springfield has become a cut through, people use our main roads as well as our side streets. President Rudolph read his letter regarding Pedestrian safety and his hope is to have a multifaceted approach that will show results in driving habits and courtesies extended to all our precious pedestrians, including walkers, bicyclists and runners. President Rudolph also stated if you are out driving and you see something that is not right, then you see something say something, dial 911, you don't have to give your name. April is distracted drivers month, all the commissioners will go and work with the crossing guards at their post maybe once or maybe a couple of times too see what they see.

BILLS SUBMITTED

Mr. Kelly made a motion to approve the bills as submitted by the department heads, second by Mr. Lanciano and carried.

UNFINISHED  
BUSINESS  
State Rd. Sanitary  
Sewer Project

Mr. Lanciano made a motion to award Contract # SPFLD22506, State Road Sewer Replacement to JMC Contractors, Inc., of Glen Mills PA with a total base bid of \$444,404.00, contingent upon their execution of the Contract and supply of the required Bonds and Insurance. The Township has worked with the low bidder before and have found their work to be satisfactory, second by Mr. Layden and carried.

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UNFINISHED  
BUSINESS CONTD.  
Crowell Park Parking  
Lot Extension

Mrs. Sage made a motion to award Contract#21507 Springfield Township Crowell Park Rehabilitation to Buck Frank Excavation, Inc. of Folcroft, PA, with a total base bid of \$538,932.50, contingent upon the execution of the contract and supply of the required bonds and insurance. The Township has worked with the low bidder several years ago and did not take issue with their work. Second by Mr. Lanciano and carried.

N. Bishop Avenue  
Curb Installation

Mr. Layden made a motion to award Contract#21502 Springfield Township Bishop Avenue Curb Replacement to Albert G. Cipolloni Jr. & Sons, Inc. of Morton, PA, with a total base bid of \$37,698.00, contingent upon the execution of the contract and supply of the required bonds and insurance. The Township has worked with the low bidder before and has found their work to be satisfactory. Second by Mr. Lanciano and carried.

Estates of Coventry  
Woods

Mr. Byrne, Solicitor, stated that the Estates at Coventry Woods Phase 2A.1 Preliminary Land Development Plan has been around for a long time even as far back as 40-50 years. We have a motion on the agenda for tonight to grant a Land Development Plan approval for a section of the project. Mr. Byrne suggested getting a motion on the table first, get a second and then have a discussion on the motion. Mr. Kennedy stated the Estates at Coventry Woods is a residential development that is off State Road between Rolling Road and Springfield Road. Mr. Kennedy would like to recommend the approval of the Estates of Coventry Woods Phase 2A.1, Preliminary/Final Land Development Plan dated March 17, 2022, last revised March 7, 2023, including the waivers listed below and contingent upon the following:

1. Complying with the Township Engineer's letter dated March 3, 2023.

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Estates of  
Coventry Woods Contd.

2. Complying with the Thomas Comitta Associates, Inc. and G.D. Houtman & Sons, Inc., Phase 2A.1 Landscape Street Frontage Plan dated March 6, 2023.
3. Obtain all required approvals from outside agencies including but not limited to: Letter of Map Amendment (LOMA) from FEMA; approval from DEP for the reallocation of sanitary sewer capacity from the previously approved Phase 1A Land Development application; NPDES permit approval from Delaware County Conservation District; all required permits from DEP for the construction of utility connections in regulated areas; and construction and acceptance of the State Route 1 (State Road) improvements by PennDot prior to issuance of occupancy permits within the development.
4. At the discretion of the Board of Commissioners, the developer shall plant replacement trees for each tree of twelve-inch-caliper or more remove.

Waivers Granted:

1. From §123-41.1.C (2) (b) [1] to permit roads, storm sewer driveways and building in steep slope areas as exhibited on the plan.
2. From §123-41.1.C (2) (b) [1] [a] to permit stormwater management facilities in steep slope areas as exhibited on the plan.
3. From §123-41.1.C (1) (b) [3] to permit utilities, easements and rights-of-way in very steep slopes as exhibited on the plans.
4. From §123-41.1.C (1) (b) [5] to permit roads in very steep slopes as exhibited on the plans.

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5. From §123-29.A to permit concrete curbs in lieu of Granite curbs.
6. A partial waiver from §119-24.A to permit an encroachment into the riparian buffer for building units 15 through 25 as exhibited on the plans.

Mr. Mark Damico was present along with Vince Barbieri, Chris Pecorara, both from National Developers as well as Mr. Matthew Houtman, PC, Civil Engineer for the project. Mr. Damico gave a brief overview of the property and indicated the following:

1. This is a large project that is being developed in phases going back to the original phase known as Coventry Woods, which has been before the Planning Commission and Board of Commissioners and all of those homes have been sold in that phase. There are Multiple phases on this site. The next phase that we are working on is the first Phase of 28 townhomes, Phase 2A.1, temp cul-de-sac. Beautify the frontage. Full landscaping plans by Mr. Committa, which will be memorialized on the plan, all this landscaping will be done during this phase before any other phases are done. There is a construction mound now which will all be graded and seeded, go along with full landscaping along the frontage. Agreed to do all the grading out to State Road in this phase which will be used for a second emergency access.

Board of Commissioners Comments and Concerns:

1. Mr. Kennedy asked about the South East of State Rd., Stormwater management basin #1 easement, if you continue east there is additional land that is owned by the developer, we would like to with regards to water runoff and stormwater management issues, like to see



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Coventry Woods Contd.

if the owner would be willing to take that land and place it into a conservation easement so that way it is protected and will not be developed upon in the future.

2. Mr. Dion asked why can't Mr. DeBotton do this now? One of the things we are very proud of in Springfield is we have a mature tree canopy, we have 23 beautiful parks, wooded areas that create an atmosphere so we don't have this big open space. We really want significant landscaping along State Road, not small bushes. It has been so long that the view on State Road has been ugly. It is important for the Board of Commissioners.
3. Mr. Dion and the Board want to make sure there will not be any more clear cutting of the other trees.
4. Mr. Kelly wanted to go on record to say he thought that Conservation easement was addressed so he also would like to discuss in executive session this evening before making a motion.

Mr. Damico response:

1. There is 11 acres of land where you are referring to and it separates Coventry Woods from the Estates at Coventry Woods. One of the conditions way back when during the Coventry Woods phase the developer agreed to place that land a conservation easement. The developer is not willing to do that now.
2. The developer is committed to beautifying the front of the area along state road. The landscaping plans that were promised and delivered show significant landscaping. There may be some clearing to be able to make room for the road. We will do what we can to minimize the cutting of more trees.

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Coventry Woods Contd.

President Rudolph asked about the land/property with regards to the Conservation easement and expressed concern with the steep slopes in that area behind the homes

Mr. Houtman stated that the area in question is Phase 2 C and the reservation shows 8 homes in that area which is consistent with the plan. it is in a difficult area to develop you have to cross a stream, you have some slope issues to deal with and your yield on that side is not very large. Mr. DeBotton is aware of that and because the road is not completely boxing off that area, he would like to keep his options open, maybe an active recreation area ie., walking path. Phase 2A.2 which is a continuation of the loop road right in right out onto the state highway, at that point in time a decision has to be made about Phase 2C because you are closing off your access.

President Rudolph continued about completing the road in a rough area where Emergency Vehicles could access it, we talked about saving as many trees until we get to that area and also talked about beefing up the front landscaping. This leads me back to the area that we are talking about with regards to the conservation easement or recreation. The Board feels that this was going to be a part of this discussion this evening and the fact that it is not put's serious concern on moving forward with this plan. I am aware that we are going into executive session to discuss the legal issues. We are just making you aware.

Mr. Kelly asked if the developer where to put the shovel in the ground now, are there sufficient edu's for the townhomes that are proposed to be built now? Do we have a timeline of when we would see 28 townhomes lived in?

Mr. Damico said we do have enough edu's, as per Mr. Houtman, they have to be transferred, there are 36 edu's

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Coventry Woods Contd.

that were approved for Phase 1B and they will be transferred from 1B to 2A.1. Mr. Houtman has been in contact with Ms. Stephanie Rittenhouse at DEP and she said it would not be a problem for the transfer, a matter of a formal request would have to be done and it should not take long.

Mr. Damico will ask Mr. Houtman to estimate what the time would be with regards to the third parties. Mr. Houtman stated one of the longest lead times has been approved and permitted. The Highway Occupancy Permit, not only covered the intersection at State Road opposite Weymouth Rd., also covered the intersection at State and Rolling Road, PennDot required that the timing from Rolling Road to Springfield Road be timed and interconnected so that the signals talked to each other to improve traffic flow. That project is out for bid now and way ahead of schedule. The Planning modules as stated prior we have them, we just have to transfer them. The longest lead time will be completing the NPDES permits which should be about 3 months. So we should start after that which would be in the middle of the summer.

Mr. Byrne confirmed with Mr. Damico and Mr. Houtman that you are here tonight for final approval of the Preliminary Final Land Development Plan for Phase 2A.1. Mr. Damico confirmed yes only Phase 2A.1 and we will have to come back and go through the whole process for Phase 2A.2 and all the other phases. Mr. Byrne confirmed with Mr. Damico that the applicant has already received approval from the Springfield Planning Commission and Delaware County Planning Commission and also received Zoning relief from the Zoning Hearing Board back in August. Mr. Byrne asked Mr. Damico about the timeline and starting in the middle of the summer. Mr. Damico confirmed that they hoped to start in the middle of the summer. Mr. Byrne asked about extensions and Mr. Damico stated that they were granted one extension and depending on this evenings decision might have to apply for another extension. Mr. Byrne explained to the public Attorney

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client privilege and that under the Sunshine Law, Act 65 the Board of Commissioners are allowed to go into an executive Session to discuss items on the agenda if needed. Mr. Byrne stated that in the executive session, legal issues were discussed and one of the big issues is the conservation easement to the north of the easement that is already issued. The Board of Commissioners are prepared to make a decision tonight, they feel there is some miscommunication as to what was said or heard. The Board of Commissioners can make a decision tonight or we can make a decision next month. Mr. Damico agreed to request a continuance and waives all the timeline requirements if there are any outstanding right now. The Board of Commissioners will make a decision next month.

NEW BUSINESS  
Conditional Job Offer  
Police Department

Mr. Dion stated due to the retirement of Sergeant John DiTrollo, a vacancy was created within the ranks of the Police Department. There is currently a Civil Service Commission list of eligible candidates. Contact was made with the top three candidates. After the interviewing and hiring process, a recommendation was made to appoint a candidate. As a result it is recommended that the Board of Commissioners approve or authorize the Township Manager to make a conditional job offer to the accepted candidate. The anticipated start date would be at the beginning of June. I so move, second by Mrs. Sage and carried.

ANNOUNCEMENT  
OF BIDS

Mr. Lanciano reported sealed bids will be received by Marple Township, Springfield Township and Swarthmore Borough electronically through PennBid until 11:00am on April 5, 2023, at which time and place they will be publicly read at the Marple Township administrative office, 227 S. Sproul Road, Broomall, PA 19008 for: CONTRACT NO. 2023-03, MARPLE TOWNSHIP, SPRINGFIELD TOWNSHIP & SWARTHMORE BOROUGH This project involves Road milling, base repair,

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ANNOUNCEMENT  
OF BIDS CONTD.

placement of Superpave wearing course, pavement marking, ADA curb ramps and appurtenant work. Mr. Lanciano made a motion to authorize the receipt of bids on Project #2023-03, second by Mr. Layden and carried.

Resolution #6-23  
Disposal of Records  
Springfield Police  
Department

Mrs. Sage made a motion to approve Resolution #6-23 authorizing the disposal of municipal records in accordance with the schedule set forth in the Municipalities Record Act (P.L. 428). Second by Mr. Layden and carried.

Resolution #7-23  
County Aid

On motion of Mr. Layden Resolution #7-23 was requesting County Liquid Fuel Aid in the amount of \$27,918.00 to be used for the improvement of Township roadways. Estimated total cost of the project is \$605,000.00 Seconded by Mr. Lanciano and carried.

Resolution #8-23

Mr. Kennedy made a motion to approve the sale of Surplus Equipment/and or vehicles(s) which are no longer required for Township service and are hereby authorized, to dispose of said equipment and/or vehicles(s) and offer for sale on Municibid ([www.municibid.com](http://www.municibid.com)). Second by Mr. Lanciano and carried.

Purchase –  
Sutphen Fire Apparatus  
Aerial Tower Truck

Mr. Kelly gave a little background regarding the purchase of an Aerial Tower Truck for the Fire Department and the need for a new Aerial Tower Truck, these trucks take 3 years to construct. This purchase comes out of Springfield Township ARPA funds. Mr. Kelly made a motion to approve the purchase of a Fire/Apparatus/Fire Co., Aerial Truck, by Sutphen Corporation of Dublin Ohio, utilizing COSTARS Contract Number 013-E22-254, in the amount of \$1,673,993.67, I so move, second by Mr. Layden and carried.

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Reappointments:  
Muckinipates Authority

Mr. Kennedy made a motion to re-appoint Mr. Charles Hopkins, 447 Kerr Lane, to the Muckinipates Sewer Authority for another 4-year term which will expire on January 13, 2027, I so move, second by Mr. Lanciano and carried.

PUBLIC COMMENT

Mr. Joseph Pettine, 244 Ballymore Road, expressed concerns about pedestrian safety.

Mr. Will Crowe, 101 Summitt Road, expressed concerns about pedestrian safety and the need for transparency.

Mr. James Bergman, 514 Maplewood Road, expressed concerns about pedestrian safety, bike safety etc.

Ms. Melodie DiPietro, 433 Glendale Circle, expressed concerns about pedestrian safety, more crossing guards and flashing lights.

Mrs. Lauren Pafumi, 162 Netherwood Drive, expressed concerns about pedestrian safety, view the Kindergarten line.

Mrs. Amy WallMonte, 129 Overhill Road, expressed concerns about pedestrian safety, talked about the petition for safer streets 700 names.

Mrs. Joan Wider, 359 Springvalley Road, expressed concerns about pedestrian safety.

Mrs. Karen Crowe, 101 Summit Road, expressed Concerns about pedestrian safety, not enough crossing guards.

Mr. Alex Ramos, 7 Windsor Circle, expressed concerns about pedestrian safety.

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PUBLIC COMMENT

Contd.

Mr. Scott Brady, 79 Nield Rd., expressed traffic and pedestrian safety concerns.

Mr. Rudolph explained to Mr. Brady, that we don't set the fines, this is not a money thing like people think, it is an enforcement thing.

Mr. Rudolph moved to adjourn the meeting and wished everyone Happy St. Patrick's Day.

ADJOURNMENT

The meeting adjourned at 9:53pm.