

Cheltenham Township, believing that public input is appropriate on any items coming before the Commissioners, will recognize any citizen wishing to address a specific item prior to the vote on that issue. In order to be recognized, please raise your hand.



## AGENDA

### COMMISSIONERS' MEETING

Wednesday, May 18, 2022

7:30 p.m. | Curtis Hall/Via Zoom Web Conference

To Join Zoom Video Meeting: [Click Here](#)

or dial by your location:

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 841 2657 9810, Password: 705203

**REVISED 5/17/2022**

1. Pledge of Allegiance
2. Roll Call
3. Sunshine Act Announcement
4. Approval of the Board of Commissioners' Regular Meeting Minutes dated April 20, 2022.
5. Acceptance of the Executive Summary Financial Report of the Manager/Secretary for the month of April 2022.
6. Acceptance of the Accounts Paid Report for the month of April 2022.
7. In accordance with the Home Rule Charter, Article VII, Section 702.A.(2), the Township Manager requests the advice and consent of the Board of Commissioners for the appointment of Jessica Barto to the position of Chief of Operations for EMS.
8. Approval of Expenditures over \$2,500
  - a. Approval of all expenditures recommended for approval at the May Public Works, Public Safety, and Public Affairs Committee meetings.
9. Consider approval of the recommendations of the Public Works Committee and acceptance of its Regular Meeting Minutes dated May 4, 2022.
  - a. Adoption of a **Resolution** granting conditional approval for CTDA #21-04 – Land Development Plan for 450 S Easton Road (Arcadia University Student Recreation), Elkins Park, PA 19027 for the proposed construction of a new 20,678 SF Student Recreation Center at the northwest end of their campus, adjacent to existing tennis courts and sports field, at the existing parking and storage area.
  - b. Approval of a Stormwater Fee Credit Policy ([see attached](#)).
  - c. Approval of a **Resolution** amending the Fee Schedule of Cheltenham Township to include application fees to review requests for credits from the Stormwater Management Fee.
  - d. Approval of a purchase order for Bergey's Truck Center in the amount of \$305,936.00 for two new packer truck cabs and Chassis for refuse recyclers 606 and 607 and a purchase order for GranTurk in the amount of \$250,000 for two new packer bodies for the new refuse trucks.
  - e. Approval to enter into a seven-year agreement with Bortek through NCL Government Capital to lease a Vactor, Camera Truck and Street Sweeper at a total cost of \$1,067,265.63, with an annual lease payment of \$178,827.06, with the first payment to be made in 2023, conditioned upon invoicing, billing and delivery of the Vactor and Camera Truck not jeopardize potential award of a Local Share Account Grant for those pieces of equipment.

10. Consider approval of the recommendations of the Building and Zoning Committee and acceptance of its Regular Meeting Minutes dated May 4, 2022.
11. Consider approval of the recommendations of the Public Safety Committee and acceptance of its Regular Meeting Minutes dated May 11, 2022.
  - a. Adoption of an **Ordinance** amending Chapter 285, Vehicles and Traffic, Section 285-43, Street and Parking Regulations, of the Cheltenham Township Code to amend traffic regulations to DELETE No Parking on Easton Rd, east side Cheltenham Ave 1500' north and ADD No Parking Any Time Easton Rd–East Side – Cheltenham Ave to SR309 (see attached).
  - b. Authorization to advertise the Board of Commissioner’s intention to consider and possibly vote to adopt an Ordinance amending Chapter 285, Vehicles and Traffic, Section 285-43, Street and Parking Regulations, of the Cheltenham Township Code to amend traffic regulations to ADD Handicap parking in front of 471 Valley Rd, Melrose Park PA.
  - c. Authorize a purchase order for Stryker in the amount of \$21,899 to install Power Load auto-lifters on the new ambulance.
12. Consider approval of the recommendations of the Public Affairs Committee and acceptance of its Regular Meeting Minutes dated May 11, 2022.
  - a. Approval of a reimbursable not-to-exceed \$5,000 payment to the Friends of Curtis Arboretum for a pond study to be paid for out of the stormwater fee, conditioned upon provision of a quote for the pond study from the consultant before the Board of Commissioners meeting.
  - b. Adoption of a **Resolution** authorizing the submission of a grant under the Pennsylvania Department of Community and Economic Development’s Greenways, Trails and Recreation Program in the amount of \$250,000 to improve pedestrian and vehicular access and safety at Curtis Arboretum.
  - c. Adoption of a **Resolution** authorizing the submission of a grant under the Pennsylvania Department of Community and Economic Development’s Watershed Restoration and Protection Program in the amount of \$300,000 for design and construction of the Robinson Park Wetland Enhancement Project.
  - d. Adoption of a **Resolution** authorizing the submission of a grant under the Pennsylvania Department of Community and Economic Development’s Flood Mitigation Program in the amount of \$500,000 for the acquisition of property and demolition of structures for the Pennsylvania Department of Environmental Protection’s Glenside Flood Control Project.
  - e. Adoption of a **Resolution** authorizing the submission of a grant under the Pennsylvania Department of Community and Economic Development’s Keystone Communities Program in the amount of \$50,000 for the purchase and installation of 10 signs to install at nine Township parks.
  - f. Authorize the extension of remote meetings for all Township Committees and the Board of Commissioners until September.
13. Consider approval of the recommendations of the Pension Board and acceptance of its Regular Meeting Minutes dated May 6, 2022.
14. Old Business
15. New Business
  - a. Status update on La Mott Community Center boiler.
  - b. Status update on the Township Human Relations Commission.
  - c. Appointment of Sandra Stephens, 7701 Woodlawn Avenue, Elkins Park, PA 19027, to the Substance Abuse and Mental Health Committee.
16. Citizens’ Forum
17. Adjournment

  
Robert Zienkowski  
Township Manager

**CHELTENHAM TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION NO. \_\_\_\_-22**

**ARCADIA UNIVERSITY – STUDENT RECREATION CENTER  
PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL**

**WHEREAS**, Arcadia University (“Developer”) is the owner and developer of a 65.01 acre tract of land located at 450 South Easton Road (containing the Arcadia University campus) and is proposing the construction of a 20,717 square foot student recreation center building and related improvements on the tract (the “Development”); and

**WHEREAS**, the Development is more particularly shown on a set of plans prepared by Pennoni Associates dated August 25, 2021, last revised February 25, 2022 (the “Plans”); and

**WHEREAS**, the Township Engineer issued a review letter dated May 12, 2022; and

**WHEREAS**, the Township Zoning Hearing Board issued certain zoning relief concerning the Development on February 28, 2021 in Appeal No. 20-3631 (the “Zoning Decision”), which decision is incorporated herein by reference as though set forth at length herein.

**NOW, THEREFORE, BE IT RESOLVED** that the Cheltenham Township Board of Commissioners hereby **GRANTS PRELIMINARY/FINAL APPROVAL** of the land development as shown on the Plans described herein subject, however, to the following conditions:

1. At this time, the Cheltenham Township Board of Commissioners waives strict compliance with the following provisions of the Cheltenham Township Subdivision and Land Development Ordinance:

a. the requirement per §260-12 to file and obtain approval of a preliminary plan prior to filing and obtaining approval of a final plan. A waiver is granted to permit the Plans to be processed and considered for preliminary/final approval.

2. Prior to recording the Plans, the Developer shall revise the Plans to resolve to the satisfaction of the Township Engineer all issues set forth in the review letter of the Township Engineer, dated May 12, 2022, the entire contents of which are incorporated herein by reference. A true and correct copy of review letter of the Township Engineer is attached hereto as Exhibit “A”.

3. Prior to recording the Plans, Developer shall enter into a Land Development and Financial Security Agreement (“Financial Security Agreement”) with Cheltenham Township. The Financial Security Agreement shall be satisfactory to the Township Solicitor and the Developer shall obligate itself to complete all of the public improvements including, but not limited to, all proposed stormwater management facilities, shown on the Plans in accordance with Township criteria and specifications as well as to secure the completion of the said public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code (“MPC”).

4. Although the maintenance of all stormwater collection, detention and conveyance facilities shall be the responsibility of Developer, its successors and assigns, Developer shall, prior to the recording of the Plans, execute a declaration to reserve easements in favor of the Township so that the stormwater

facilities may be maintained by the Township (with all expenses charged to the Developer) in the event that the maintenance responsibilities of the stormwater facilities are not fulfilled after reasonable notice to do so. The terms and conditions of the declaration shall be satisfactory to the Township Solicitor, and the declaration shall be recorded simultaneously with the Plans.

5. Prior to recording the Plans, Developer shall provide the Township with all required approvals from outside agencies having jurisdiction over the Development, including, but not limited to, approval from the Pennsylvania Department of Transportation, the Pennsylvania Department of Environmental Protection (“DEP”), Aqua Pennsylvania Wastewater, Inc., the Montgomery County Conservation District and the Montgomery County Department of Assets and Infrastructure, as applicable.

6. The Development shall be constructed in strict accordance with the content of the Plans, notes on the Plans, the Zoning Decision and the terms and conditions of this Preliminary/Final Approval Resolution.

7. Prior to the start of construction, Developer shall notify the Township Manager and the Township Engineer and schedule a preconstruction meeting with the Township. Developer shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hours notice prior to the initiation of any grading or ground clearing (whether for the construction of public improvements or in connection with individual buildings or additions) so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.

8. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, notes to the Plans, this Preliminary/Final Approval Resolution, and the Financial Security Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.

9. Consistent with Section 509(b) of the MPC, as amended, the payment of all applicable fees and the funding of all escrows under the Financial Security Agreement shall be accomplished within ninety (90) days of the date of final approval unless a written extension is granted by Cheltenham Township. Any such extensions granted by Cheltenham Township shall only apply to the time restriction set forth in Section 509(b) of the MPC and shall not modify or affect any other time restriction set forth in the MPC.

10. Under the provisions of the MPC, the Developer has the right to accept or reject conditions imposed by the Board of Commissioners upon preliminary or final approval. In the absence of an appeal filed in writing within thirty (30) days from the date of this Resolution, the conditions set forth herein shall be deemed to have been accepted by the Developer. If the Township receives written notice of an appeal of any of the conditions set forth herein filed within thirty (30) days from the date of this Resolution, this approval and the waivers granted in Paragraph 1 (which waivers are granted contingent upon the acceptance of the conditions set forth herein) shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the sections set forth in Paragraph 1, all as authorized by Section 508 of the MPC.

**ADOPTED** and **APPROVED** by the Cheltenham Township Board of Commissioners at its public meeting held on **May 18, 2022**.

**ATTEST:**

**TOWNSHIP OF CHELTENHAM  
BOARD OF COMMISSIONERS**

\_\_\_\_\_  
**Robert A. Zienkowski**  
*Township Manager and Secretary*

By: \_\_\_\_\_  
**Daniel B. Norris, *President***

Exhibit "A"

Township Engineer Review Letter



**CHELTENHAM TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. \_\_-22**

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**AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF  
CHELTENHAM TOWNSHIP, MONTGOMERY COUNTY,  
PENNSYLVANIA, TO AMEND THE CODE OF THE TOWNSHIP  
OF CHELTENHAM, CHAPTER 285 THEREOF, ENTITLED  
VEHICLES AND TRAFFIC, BY AMENDING CERTAIN STREET  
AND PARKING REGULATIONS**

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The Board of Commissioners of the Township of Cheltenham hereby ordains:

**SECTION 1.** The Code of the Township of Cheltenham, Chapter 285, entitled “Vehicles and traffic,” Article IV, entitled “Schedule of traffic regulations,” Section 285-43, entitled “Street and parking regulations” thereof is hereby amended by **DELETING** the following:

Easton Rd. (1106 D) No Parking east side Cheltenham Ave 1500' north

**SECTION 2.** The Code of the Township of Cheltenham, Chapter 285, entitled “Vehicles and traffic,” Article IV, entitled “Schedule of traffic regulations,” Section 285-43, entitled “Street and parking regulations” thereof is hereby amended by **ADDING** the following:

Easton Rd. (W) No Parking Any Time – East Side – Cheltenham Ave to SR309

**SECTION 3.** That in all other respects Chapter 285 of the Code of the Township of Cheltenham is hereby approved and accepted as amended, and shall continue in full force and effect.

**SECTION 4.** This Ordinance shall take effect and be in force from and after its approval as required by law.

**ENACTED** into an Ordinance this **18<sup>th</sup>** day of **May, 2022**.

**ATTEST:**

**TOWNSHIP OF CHELTENHAM  
BOARD OF COMMISSIONERS**

\_\_\_\_\_  
**Bob Zienkowski**  
*Township Manager and Secretary*

By: \_\_\_\_\_  
**Daniel B. Norris, President**