

The regular meeting of the **PUBLIC WORKS COMMITTEE** for February 2021 was held this evening via web-conference, Chairman Mitchell Zygmund-Felt presiding. Members present were Commissioners Areman, Brockington, Holland, Pransky, and Rappoport. Also present was Ex-Officio Member Norris.

Staff present via web-conference were Christopher Clewell, Public Works Superintendent; Michael Fleming, Public Works Coordinator; Henry Sekawungu, Director of Planning and Zoning; Roger Phillips, Interim Township Engineer, Alyson Elliott, Assistant Township Manager; and Robert Zienkowski, Township Manager. Also present via web-conference was Joseph M. Bagley, Esq., Township Solicitor.

Mr. Bagley announced that the Board met in an executive session prior to this meeting to discuss personnel matters and matters that which if discussed in public would violate a lawful privilege.

Mr. Zygmund-Felt acknowledged the performance of the Public Works Department and staff that participated in handling the snowstorm. Mr. Clewell explained the process and the difficulty of trying to manage the storm. He addressed the reasons why roads were plowed more than once and thanked Cheltenham residents for their participation in managing the storm.

Mr. Zygmund-Felt called the meeting to order at 7:36 pm.

1. REPORT OF THE PUBLIC WORKS DEPARTMENT

- A. Upon motion of Mr. Zygmund-Felt, the Committee unanimously accepted the January 2021 Report of Highway Department.
- B. Upon motion of Mr. Zygmund-Felt, the Committee unanimously accepted the December 2020 Report of the Refuse and Recycling Department.
- C. Upon motion of Mr. Zygmund-Felt, the Committee unanimously accepted the January 2021 Report of the Parks Maintenance Department.
- D. Upon motion of Mr. Zygmund-Felt, the Committee unanimously accepted the January 2021 Report of the Code Administrator.
- E. Upon motion of Mr. Zygmund-Felt, the Committee unanimously accepted the January 2021 Report of the Street & Traffic Light Superintendent.
- F. Upon motion of Mr. Zygmund-Felt, the Committee unanimously accepted the Minutes of the January 14, 2021 Shade Tree Advisory Commission meeting
- G. Upon motion of Mr. Zygmund-Felt, the Committee unanimously accepted the Minutes of the January 11, 2021 Environmental Advisory Council meeting.
- H. Upon motion of Mr. Zygmund-Felt, the Committee unanimously accepted the Minutes of the January 21, 2021 La Mott Board of Historical & Architectural Review.

1) Upon motion of Mr. Zygmund-Felt, the Committee unanimously concurred with the issuance of a Certificate of Appropriateness for application L20-262 of Maggie McDevitt of Renewal by Andersen, representing Mr. & Mrs. Williams, for the replacement of four (4) double-hung windows and one (1) transom window with a 6 lite bow window unit that would have a full sized fiberglass screen on each unit, with no alteration to the window profile, on the front of the property located at 1704 Chelsea Road, La Mott, PA 19027.

2) Upon motion of Mr. Zygmund-Felt, the Committee unanimously concurred with the issuance of a Certificate of Appropriateness for application L20-264 of Cima Network on behalf of Paul Gilbert, Property Manager of the Rite Aid Pharmacy, for the replacement of the existing awning and wall signage for the property located at 1401 W. Cheltenham Avenue, Elkins Park, PA 19027.

I. Wyncote Board of Historical & Architectural Review – January 21, 2021 meeting cancelled.

2. REPORT OF THE TOWNSHIP ENGINEER: None.

3. REPORT OF THE PUBLIC WORKS DEPARTMENT

A. Update on Deer Management Program – Mr. Clewell stated that a total of 52 deer were culled for 2020-2021 at various locations throughout the Township.

Upon motion of Mr. Zygmund-Felt, the Committee unanimously accepted the update on the Deer Management Program.

- B. Update on Fall Leaf Collection – Mr. Clewell said they are doing well with leaf collection and though there may be a slight delay because of weather, but crews will be back on track when the weather clears.

Upon motion of Mr. Zygmund-Felt, the Committee unanimously accepted the update on the Fall Leaf Collection Program.

- C. Consider recommending the Board of Commissioners request another six-month extension for the Recycling Contract with J.P. Mascaro through the Montgomery County Consortium from April 21, 2021 through October 21, 2021.

**Recommendation to the Board of Commissioners:** Upon motion of Mr. Zygmund-Felt, the Committee unanimously voted to recommend the Board of Commissioners considers requesting another six-month extension for the recycling contract with J.P. Mascaro through the Montgomery County Consortium from April 21, 2021 through October 21, 2021.

- D. Consider recommending the Board of Commissioners adopt a Resolution granting conditional approval for CTDA #20-02 Land Development for 7320 Old York Road, (More Shopping Center) Elkins Park, PA 19027 for the proposed construction of two (2) additions to the rear of the existing building: 792sqft for storage and 7,145sqft for the H-Mart Grocery Store; realignment of the rear driveway, new concrete loading dock areas, reduction of the parking by 42 spaces, addition of a bike rack in the front of the building, and an underground infiltration basin on the west side of the building for this property located in the C-2 Commercial Zoning District.

Mr. Pransky expressed concerns about traffic flow and how new construction will impact accessing Old York Road. David Citro said signage will be placed at the proper locations and in multiple languages to accommodate the residents.

Ms. Rappoport asked about landscaping features and its contribution to stormwater management. Mr. Citro responded that a landscaping area and additional street trees will be added near the front entrance of the H-Mart.

Mr. Zienkowski raised the concern that H-Mart is a tenant proposing a large addition to the property which may pose issues if H-Mart vacates the property. Mr. Zienkowski wanted to know if H-Mart would be willing to get a multi-year agreement for the Commissioners to consider granting approval. Hal Lichtman said that is between H-Mart and the property owner and also wanted to assure the Township Manager that H-Mart is in for the long-haul. Mr. Zienkowski said H-Mart's leasing agreement will need further investigation to confirm the commitment.

Mr. Yanoff, representing Melrose Court Apartment, expressed many issues and violations that have been raised from this proposal, including the lack of buffer that is between commercial and residential properties. He stated the expansion will have a huge impact on residents living in the apartment adjacent to the H-Mart and will interfere with the Melrose Court Apartment parking area.

Upon motion of Mr. Zygmund-Felt, the Committee unanimously voted to table the consideration of recommending the Board of Commissioners adopt a Resolution granting conditional approval for CTDA #20-02- Land Development for 7320 Old York Road, (More Shopping Center) Elkins Park, PA 19027 contingent upon the receipt of a time extension.

- E. Consider recommending the Board of Commissioners adopt a Resolution granting conditional approval for CTDA #21-01 Land Development for 0 Greenwood Avenue, (PID# 31-00-12595-109) Wyncote, PA 19095 for the construction of a Single Family Dwelling with

a porous patio, three (3) parking spaces and a rain garden for stormwater management, in accordance with the requirements of the subdivision Record Plans dated August 16, 2006, for this vacant lot located in the R-1 Zoning District.

Steve Tabkelis, engineer for the applicant, said the applicant is looking to build a single-family home and a driveway on her property. Mr. Tabakelis is requesting waivers for the property as well as the number of trees that are required to be planted. The Committee and Mr. Tabkelis discussed the number of trees that should be planted on the property and whether a number of the required trees could be planted at another Township location. Mr. Bagley suggested that the applicant's Engineer offer a proposal of the number of trees that they can plant.

**Recommendation to the Board of Commissioners:** Upon motion of Mr. Zygmund-Felt, the Committee unanimously voted to recommend the Board of Commissioners consider adopting a Resolution granting conditional approval for CTDA #21-01 Land Development for 0 Greenwood Avenue, (PID# 31-00-12595-109) Wyncote, PA 19095 for the construction of a Single Family Dwelling with a porous patio, three (3) parking spaces and a rain garden for stormwater management, and in accordance with the requirements of the subdivision Record Plans dated August 16, 2006, for this vacant lot located in the R-1 Zoning District, conditioned on an acceptable proposal on the removal or credit of certain trees.

- F. Recommend the Board of Commissioners approve the purchase of a new salt cart for the Park 362 Truck in the amount of \$4,000.00.

Upon motion of Mr. Zygmund-Felt, the Committee unanimously approved to table the following item to the Finance Committee Agenda for February 10, 2021.

- G. Recommend the Board of Commissioners approve the purchase of a pre-wetting system for the Highway 601 Truck in the amount of \$6,009.95.

Upon motion of Mr. Zygmund-Felt, the Committee unanimously approved to table the following item to the Finance Committee Agenda for February 10, 2021.

- H. Recommend the Board of Commissioners approve the purchase of a new cooling unit for the server room in the Township Administration Building from Albert Bachman and Son, Inc. in the amount of \$3,200.

Upon motion of Mr. Zygmund-Felt, the Committee unanimously approved to table the following item to the Finance Committee Agenda for February 10, 2021.

- I. Recommend the Board of Commissioners approve the purchase of the following items per the request of the Street Lighting and Traffic Signal Superintendent:
- 1) One complete 4-way stop bar radar system in the amount of \$24,040.00
  - 2) One 20 ft ready pole for a School Zone signal replacement and the purchase of one base mount traffic control cabinet in the amount of \$11,835.00
  - 3) Battery monitoring equipment for the UPS systems installed in the traffic cabinets in the amount of \$7,800.

**Recommendation to the Board of Commissioners:** Upon motion of Mr. Zygmund-Felt, the Committee unanimously voted to recommend the Board of Commissioners approve the purchase of the above-listed items per the request of the Street Lighting and Traffic Signal Superintendent.

#### 4. REPORT OF THE TOWNSHIP MANAGER

- A. Recommend the Board of Commissioners concur with the recommendations made by Gannett Fleming to perform an inspection of the four (4) pedestrian bridges over Tacony Creek at the former Ashbourne Country Club.

- Upon motion of Mr. Zygmund-Felt, the Committee unanimously voted to table this item to the Public Affairs Committee Meeting Agenda for February 10, 2021.
- B. Upon motion of Mr. Zygmund-Felt, the Committee unanimously approved to extend the modified operational staff schedule until May 31, 2021, as proposed by the Township Manager.
5. OLD BUSINESS

- A. Review and public comment on the Wawa Final Land Development Plan for South Easton Road and Waverly Road in Glenside (the latest plan submissions are available on the Township website: <https://cheltenhampa.municipalcms.com/newsview.aspx?nid=6033>).

*Robert Hyslop, 211 Harrison Avenue, Glenside*, asked if Mr. Areman was satisfied with the plans to shift the direction of traffic towards parked cars on Harrison Avenue. Mr. Areman said this has been discussed with the Township Engineer and the developer has been encouraged to make sure that traffic calming measures are put in place appropriately. Mr. Hyslop also asked about conditions placed on the post development traffic study, clarification on the real estate appraisal report for 20 W. Waverly Road, the conditions of the SALDO, and concerns about seating in the Wawa and how it was developed.

*Theresa Camerota, 1112 Church Road, Wyncote*, asked if there has been conversation with Wawa regarding installation of electric car charging units. Mr. Pransky responded that Wawa will have charging stations at some point. Mr. Areman said he will continue to encourage a more carbon-friendly business model to the developer.

*Scott Duggan*, expressed concerns of the noise, the possibility of diesel fumes from idling vehicles, and the impact on residential pricing/property value in the area.

*Emily Steinberg, 411 Randall Road, Wyncote*, expressed concerns with the direction the community is going in and does not agree with the Wawa being developed in the Glenside community.

- B. Consider recommending the Board of Commissioners adopt a Resolution authorizing the Township Manager to execute and submit an Application for Traffic Signal Approval (PennDOT Form TE-160) to realign the west leg of Waverly Road at its intersection with Easton Road.

**Recommendation to the Board of Commissioners:** Upon motion of Mr. Zygmund-Felt, the Committee with a 6-1 vote recommended the Board of Commissioners adopts a Resolution authorizing the Township Manager to execute and submit an “Application for Traffic Signal Approval” (PennDOT Form TE-160) to realign the west leg of Waverly Road at its intersection with Easton Road (Ayes: Norris, Brockington, Holland, Pransky, Areman, Zygmund-Felt; Nays: Rappoport).

6. NEW BUSINESS: None.
7. CITIZENS’ FORUM: None.
8. There being no further business, upon motion of Mr. Zygmund-Felt, the meeting was adjourned at 10:20 p.m.

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Robert A. Zienkowski  
Township Manager

Submitted by: Ariel Sykes