

The regular meeting of the **PUBLIC WORKS COMMITTEE** for July 2020 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; Mark Eisold, Township Engineer; Alyson Elliott, Assistant Township Manager; and Terry Fedorchak, Interim 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 tonight's meeting to discuss personnel and legal matters.

Mr. Zygmund-Felt called the meeting to order at 7:33 p.m.

Mr. Zygmund-Felt expressed gratitude to Mr. Clewell for allowing him to participate in an educational ride-along to experience the unique assets that Cheltenham Township offers. Mr. Zygmund-Felt said it was an exceptional experience that opened his eyes to some things he was not aware of and the importance of how properly maintaining the Township affects the residents.

1. REPORT OF THE PUBLIC WORKS DEPARTMENT

A. Review of the June Report of the Highway Department:

Mr. Zygmund-Felt asked if there was an investigation on the May 29, 2020 discharge at the creek on Coventry Avenue between Valley Road and Cheltenham Avenue and asked if any additional information was available from the Pennsylvania Department of Environmental Protection (DEP). Mr. Clewell said that he and Highway Superintendent, Robert Coyle were on location with DEP, but DEP has not provided additional information on the issues.

Mr. Zygmund-Felt also expressed concern with respect to illegal dumping and how to address and monitor for possible future incidents.

Upon motion of Mr. Zygmund-Felt, the Committee unanimously approved the June 2020 Report of the Highway Department.

B. Upon motion of Mr. Zygmund-Felt, the Committee unanimously approved the May 2020 Report of the Refuse/Recycling Department.

C. Review of the Report of the Parks Maintenance Department:

Mr. Zygmund-Felt asked if a lot of trees were damaged or had fallen along the Parkway and commented that the Township has both the resources and the time to begin to address those issues in a number of areas throughout the Township. Mr. Clewell said that he canvassed along Tookany Creek Parkway and other areas of the Township. There were several trees/limbs to deal with and crews are working diligently to address the issues. He also stated that he and Mr. Fedorchak have asked an arborist to evaluate the trees to assess if they need to be removed.

Mr. Brockington said on the trail side of Tookany Creek, vegetation is starting to cover the trail. Mr. Clewell said he will work with the Parks Superintendent to address the issue.

Mr. Holland noted an issue with a small tree on the northern end of Green Valley Road, on the side of the cul-de-sac. Mr. Clewell responded that the area is residential and he will contact the Code Administrator to address the issue.

Upon motion of Mr. Zygmund-Felt, the Committee unanimously approved the June 2020 Report of the Parks Maintenance Department.

D. Upon motion of Mr. Zygmund-Felt, the Committee unanimously approved the June 2020 Report of the Code Administrator.

- E. Upon motion of Mr. Zygmund-Felt, the Committee unanimously approved the June 2020 Report of the Street & Traffic Light Superintendent.

2. REPORT OF THE TOWNSHIP ENGINEER

- A. Consider recommending the Board of Commissioners adopt a Resolution granting conditional approval of CTDA No. 19-05, Land Development and Lot Consolidation Plan of Sergio Polyakov for 100 East Comly Street, Philadelphia to permit a parking lot for the adjacent vehicle repair business in the R-1 Residential District.

Mr. Eisold stated that a number of reviews were completed for this plan and all issues had been addressed, except for stone to be placed around the border for stormwater management control. Mr. Eisold said he will inspect the site later this week. Mr. Nick Rose, P.E., of ProTract Engineering and the applicant's engineer, confirmed that the stones have been placed around the border.

Mr. Brockington clarified that the subject property is in his Ward, but accessible only from Philadelphia; Philadelphia residents were opposed to this development. Mr. Eisold has not heard any negative feedback.

Mr. Pransky inquired if the property was below or above the railroad tracks. Mr. Eisold said it is above the tracks. Mr. Pransky expressed concerns that adding more paving and vehicles will force water to run down toward the tracks, contributing to the Township's flooding issues. Mr. Eisold stated that he met with the applicant and engineer and they have addressed the stormwater concerns and provided some controls to their parking lot by adding stone and a small pipe that goes under the railroad to address the low-lying area.

Mr. Pransky also asked what materials will be used to surface the lots after they are consolidated. Mr. Eisold said the majority of the lot is stone to keep the weeds and the grass down and so it doesn't allow the water to infiltrate into the ground.

Ms. Rappoport expressed concern about considering a recommendation because the site has not been inspected recently. She suggested correcting any outstanding issues and the Zoning Hearing Board's concerns prior to the Commissioners' vote. Mr. Eisold stated that the Zoning Hearing Board's concern with the parking is that it should be buffered in accordance with the Manager's recommendation, but did not specify if it was a landscape buffer; however, there is a fence which provides a buffer and satisfies the requirements.

Mr. Brockington also suggested tabling this vote at this time. Mr. Bagley commented that the review period expires on July 31, 2020 and suggested it be extended until August 31, 2020. Mr. Rose responded that he will accept the extension.

Upon motion of Mr. Zygmund-Felt, the Committee unanimously agreed to table the adoption of a Resolution granting conditional approval of CTDA No. 19-05, Land Development and Lot Consolidation Plan of Sergio Polyakov for 100 East Comly Street, Philadelphia to permit a parking lot for the adjacent vehicle repair business in the R-1 Residential District until the site has been thoroughly inspected and the concerns of the Commissioners and Zoning Hearing Board have been met.

- B. Consider recommending the Board of Commissioners grant conditional approval for CTDA No. 17-04 of Penrose Medical Center to consolidate two parcels located at 1829 and 1831 Cheltenham Avenue, Cheltenham to permit medical offices in the two attached buildings in the R-5 Residential District.

Mr. Eisold stated there were a number of small issues that have been resolved. The applicant's attorney, William Kerr, confirmed that those issues were addressed.

Mr. Bagley asked if a Deed of Consolidation will be recorded. Mr. Kerr was uncertain if the Recorder of Deeds will accept a Deed of Consolidation before the consolidation plan approved and recorded. Mr. Bagley asked Mr. Kerr to investigate and provide the Township with a letter of explanation.

Ms. Rappoport inquired if the development requires a building permit or a building inspection. Mr. Kerr said that the permits and inspections were done a couple of years ago and that this application is simply to cleanup the lot consolidation issue. Mr. Sekawungu confirmed that all permits are on file and the building portion was approved.

Mr. Bagley suggested pushing out the extension to August 31, 2020 in order for Mr. Kerr to look into the requested information and requested that a revised extension letter be submitted.

Upon motion by Mr. Zygmund-Felt, the Committee unanimously voted to table the conditional approval for CTDA No. 17-04 of Penrose Medical Center to consolidate two parcels located at 1829 and 1831 Cheltenham Avenue, Cheltenham to permit medical offices in the two attached buildings in the R-5 Residential District until the Applicant's attorney provides the Township with the requested information.

- C. Consideration of an easement to Enbridge for the relocation of its gas pipeline from the Tookany Creek Parkway Bridge over Jenkintown Creek to Township-owned property to the south of the bridge this fall to facilitate the replacement of the above-mentioned bridge over Jenkintown Creek

Mr. Fleming provided an update and clarified that no action is required on the easement at this meeting.

Mr. Zygmund-Felt asked if the pipeline was on Township property. Mr. Fleming stated it is currently located on the Tookany Creek Parkway Bridge, a Township bridge. Since the Township is planning to replace the bridge, the Township is asking Enbridge to remove their pipeline. Enbridge and the Township are looking to move the pipeline to an adjacent Township parcel.

Ms. Rappoport asked if there are any current arrangements for Enbridge to pay the Township for the use of its bridge for its pipeline and if there is any risk to the Township and residents. Mr. Zygmund-Felt asked if there is an easement for the use of the bridge and pipeline. Mr. Bagley stated it is possible that they have a Right-of-Way agreement with the Township. Mr. Bagley and Mr. Eisold discussed the type of easement and whether there will be any potential impact to trees within the Township. Such language can begin to be inserted into an escrow agreement, as well as any compensation to the Township for the loss of any trees that could happen during construction.

Mr. Fleming also stated that Texas Eastern/Enbridge removed a pipeline on the Ashmead Road Bridge, so he is looking into those agreements to see if there was an easement.

Upon motion of Mr. Zygmund-Felt, the committee unanimously approved to close this item since it did not require any action.

- D. Status update on the Wawa Land Development Project, Easton and Waverly Roads, Glenside

Mr. Eisold said the final plans and designs were completed on June 5, 2020 and he is working on comparing them to the approval conditions to ensure compliance. The most recent plan submission is available to the public on the Township website. Mr. Eisold is waiting on DEP's approval of the plans.

Mr. Bagley confirmed that prior to recording the plans met outstanding approval conditions will

be met. Mr. Eisold said the planning module has not been received. Mr. Zygmund-Felt stated that a public discussion should be held prior to plans being recorded and to ensure that it can be included as part of the next discussion.

Robert Hyslop, 211 Harrison Avenue, Glenside, PA, clarified that there is a difference between approved and recorded and agreed that a public meeting would be helpful. Mr. Zygmund-Felt assured him that they are committed to address any concerns in public. Mr. Areman asked if Mr. Hyslop would be willing to prepare a letter to address any of his thoughts or concerns to make certain that Mr. Eisold includes them in his review.

3. REPORT OF TOWNSHIP MANAGER

A. Receipt of Committee Meeting Minutes:

1. Shade Tree Advisory Commission (STAC) – June 11, 2020

Mr. Areman asked whether the trees at Westminster Theological Seminary would block light pollution. Mr. Sekawungu said the landscaping proposed to STAC will be reviewed by the Township Engineer as part of his review of the final plan. Mr. Sekawungu and Mr. Eisold will walk the site so Mr. Eisold can confirm if the trees will be able to mitigate the light pollution issue.

Upon motion by Mr. Zygmund-Felt, unanimously approved by the Committee, the June 11, 2020 Meeting Minutes of the Shade Tree Advisory Commission were received.

2. La Mott Board of Historical and Architectural Review – June 18, 2020

A. Concurrence with the issuance of a Certificate of Appropriateness for application L20-250 of Nazareth Korsah for the installation of rooftop solar panels at 1727 Chelsea Road in La Mott.

Mr. Pranksy applauded the BHAR for supporting the installation of solar panels. Mr. Sekawungu said the Township has received Bronze SolSmart designation for its support of solar panel installations in the Township. Mr. Zygmund-Felt was excited to share the active promotion of solar panels and communicating that with the residents.

Upon motion of Mr. Zygmund-Felt, the Committee unanimously concurred with the issuance of a Certification of Appropriateness for application L20-250 of Nazareth Korsah for the installation of rooftop solar panels at 1727 Chelsea Road in La Mott.

Upon motion of Mr. Zygmund-Felt, the Committee unanimously received the meeting minutes of the La Mott Board of Historical and Architectural Review of June 18, 2020.

3. Wyncote Board of Historical and Architectural Review – June 18, 2020

A. Upon motion of Mr. Zygmund-Felt, the Committee unanimously concurred with the issuance of a Certification of Appropriateness for application W20-250 of Braden and Jessica Borger for the replacement of a roof with slate-colored Timberline HD Shingles at 146 Greenwood Avenue in Wyncote.

B. Upon motion of Mr. Zygmund-Felt, the Committee unanimously concurred with the issuance of a Certification of Appropriateness for application W20-249 of Joseph Waggoner for the installation of 3” x 3” Vintage Style replacement spindles and the 2” x 4” “molded” railing at 139 Woodland Road in Wyncote.

Upon motion of Mr. Zygmund-Felt, the Committee unanimously received the meeting minutes of the Wyncote Board of Historical and Architectural Review of June 18, 2020.

4. Upon motion of Mr. Zygmund-Felt, the Committee unanimously received the Meeting Minutes of the Environmental Advisory Council of June 22, 2020.

4. OLD BUSINESS: None.

5. NEW BUSINESS: None.

6. CITIZENS FORUM:

Robert Hyslop, 211 Harrison Avenue, Glenside, PA, asked if SEPTA will be at the August meeting. Mr. Areman reassured Mr. Hyslop that a meeting will be scheduled, if possible, before the August meeting. Mr. Hyslop noted the amount of people who attended the June Commissioners' Zoom meeting and if the capacity of attendees can be extended if necessary. Mr. Pransky noted that it is possible to increase the amount of people that can attend a Zoom meeting.

7. There being no further business, upon motion of Mr. Zygmund-Felt, the meeting was adjourned at 8:40 p.m.



Terry Fedorchak
Interim Township Manager

Submitted by Ariel Sykes