

March 9, 2011  
Curtis Hall

The regular meeting of the Public Works Committee was held tonight, Chairman Art Haywood, presiding. Members present were President Portner, ex-officio, Commissioners, Hampton, Sharkey, Simon and Swavola. Staff members present were Assistant Township Manager Havir, Director of Engineering, Zoning and Inspections Lynch, Public Works Superintendent McDonnell, Public Works Coordinator Kastenhuber and Township Manager Kraynik. A copy of the Public Attendance Sheet is attached.

1. Upon motion of Mr. Portner, approved by the Committee, the Report of the Highway Department for the month of February 2011 was received.

2. Upon motion of Mr. Portner, approved by the Committee, the Report of the Refuse Department for the month of January 2011 was received.

Mr. Simon commented on the percentage of waste stream that was recycled and diverted from landfill in January 2011. It was 25.0% as compared to 22.0% in January 2010.

3. Upon motion of Mr. Portner, approved by the Committee, the Report of the Parks Maintenance Department for the month of February 2011 was received.

4. Upon motion of Mr. Portner, approved by the Committee, the Report of the Sewer Department for the month of February 2011 was received.

5. Upon motion of Mr. Portner, approved by the Committee, the Report of the Code Administrator for the month of February 2011 was received.

6. A status report on 2011 snow removal costs followed. Mr. Kraynik asked Mr. Kastenhuber to put together an analysis on the snow removal costs. Mr. Kastenhuber told the Committee that even though this winter's storms were not big ones, they were the type that necessitated a lot of material and manpower to remove. Overtime costs for wages, materials and

equipment rental all resulted in a total of 112% over what was budgeted for 2011. He noted that the budget year includes November and December 2011. Mr. Kastenhuber said in April, the Township will receive a revised Liquid Fuels Budget which will include November and December. Mr. Kraynik pointed out that the overtime costs were because a few of these storms occurred over weekends and one storm over a holiday. Snow removal is not included in the general operating budget and does not have any real impact on taxpayers.

Ms. Hampton asked Mr. Kraynik if overtime is used to remove snow and plow the Township parks. Mr. Kraynik replied that overtime is not specifically used for parks but there are times when they are done at three or four o'clock in the morning because that's the time the crew is out there working. To minimize liability, the Township must ensure that emergency vehicles can respond to these areas quickly and safely.

7. Upon motion of Mr. Sharkey, approved by the Committee, the Shade Tree Advisory Commission Meeting Minutes of February 24, 2011, were received.

8. Upon motion of Mr. Portner, approved by the Committee, it was recommended that the Board of Commissioners approve a Certificate of Appropriateness for Application No. L877 to Paula Booker, owner of 1714 Graham Lane, LaMott, relating to the replacement of the existing first floor and basement windows as recommended by the LaMott Board of Historical and Architectural Review.

9. Upon motion of Mr. Simon, approved by the Committee, it was recommended that the Board of Commissioners approve a Certificate of Appropriateness for Application No. L900 to Robert and Karen Shine, owners of 1701 Erlen Road, LaMott, relating to the replacement of the existing bay window roofing system as recommended by the LaMott Board of Historical and Architectural Review.

10. Upon motion of Mr. Portner, approved by the Committee, the LaMott Board of Historical and Architectural Meeting Minutes of March 7, 2011, were received.

11.. It was noted that there were no minutes of the March 7, 2011, Wyncote Board of Historical and Architectural Review Meetings as it was canceled.

12. Cheltenham Township Development Application No. 10-0630, Record Plan Record Plan Ancillae Assumpta Academy (“AAA”) Stepping Stones Lobby Addition – 2025 Church Road, Wyncote, was discussed. Mr. Di Benedetto, the Applicant’s Architect was present. Mr. Lynch distributed a better copy of the current site plan, Exhibit A, to the Committee. He told the Committee that Mr. Di Benedetto said the Applicant has reviewed the Director’s Report and accepts all of the Conditions and Notes contained therein.

Mr. Di Benedetto then introduced himself and identified the representatives of the Ancillae Assumpta Academy who were present tonight to support this project.

Mr. Di Benedetto stated that AAA is celebrating its 65<sup>th</sup> year as a progressive private Catholic elementary school. It employs approximately one hundred full and part time employees. He told the Committee that this project has gone before the Shade Tree Advisory Commission, the Planning Commission and the Zoning Hearing Board. All of which have recommended and/or granted approval.

He described the project in its entirety with Sr. Gillespie, School Principal, distributing pictures and handouts to the Committee as he went along. He directed the Committee’s attention to the photo board as he explained all of the pertinent pictures relating to his briefing. Mr. Di Benedetto stated that the Daycare Facility operates in the morning hours only. There will be no additional students or teachers added to the rolls for this project. He said this project is an

accessory to an existing approved use. He discussed the proposed site lighting and the fixtures that will be activated by motion detectors.

Mr. Haywood asked Mr. Di Benedetto to clarify photograph #11 and its proximity to the neighbors' properties. Discussion followed regarding the elevation of the addition and the proposed type and number of trees required for the buffer.

In conclusion, Mr. Di Benedetto stated that AAA has considered and addressed the issues and concerns of the various Committees, Zoning Hearing Board and the neighbors. As a good neighbor, AAA made several changes during this lengthy process which resulted in additional design expenses and additional structural modifications to the existing structure. The buffer of mature trees will in itself add expense to the project's budget. AAA has been willing to make all these sacrifices and continues to be a good neighbor. He repeated his earlier statement that this building is an accessory to an existing approved use.

Mr. Di Benedetto said he thought aesthetics of a building was the purview of the Zoning Hearing Board and the purview of this Committee was engineering.

Mr. Simon asked Mr. Di Benedetto why the type of trees for the buffer was changed. He told him that STAC recommended two types of Arborvitae because it thought it would better hide the wall. Mr. Lynch added that Arborvitae would provide for four season coverage. The Arborvitae will be "balled and burlaped" and stand from 10 to 12 feet tall when planted.

Mr. Haywood thanked Mr. Di Benedetto and asked if anyone from the audience had any comments.

Paul Greenwald, 344 Gribbel Road, Wyncote, addressed the Committee. He distributed a photograph taken at 7:30 AM this morning. He wanted the Committee to see his view of AAA

from his property. He also pointed out that Conditions 6.b. and c. requesting North Points on the location map be corrected on the existing location map.

Mr. Greenwald referred to Note 19.c. of the Director's Report. He requested that if any of the three trees along the southwest side of the proposed addition die, they should be replaced with the same species as the originally planted tree and be 10' to 12' HT, B&B.

Mr. Greenwald's last request was that the second waiver listed under Waivers to be granted by the Board of Commissioners in the Director's Report be struck because of the intended design on the wall. Mr. Haywood asked what a request for a report would involve. He was told that this would mean that the Township would require a report from a qualified real estate appraiser on property values, density of population and character and aesthetics and how it relates to this project. Density of population and character is not the concern but the appraiser would report on what affect this project would have on property values.

Mr. Lynch stated the Township had never received an Appraiser's Report that made negative comments about a project.

Mr. Kraynik said if the Board were to require such a report, it would delay any decision.

Mr. Greenwald distributed additional photographs showing more views of AAA from its neighboring properties. He reminded the Committee that AAA had changed one of its original designs because he complained about the windows and as a result, they removed them. He stated that the neighbor's major objection was the proposed blue and tan checkerboard pattern on the southeast wall of the proposed addition which is parallel to Gribbel Road and will be visible to the neighbors; Mr. Greenwald noted that, if the southeast wall were to be stucco to match the existing building, the neighbors would not object to the southeast wall being in line with the existing building.

He realized that this project concerns the safety of children and the nuns and he approves of that, he did not understand that AAA's only concession in the design was changing the colors from blue and white to blue and tan and not the checkerboard design itself. He thanked everyone for their time and consideration.

James Moore, 348 Gribbel Road, Wyncote, addressed the Committee. He said he supports all of Mr. Greenwald's previous statements. He said he basically supports the project but feels the facade will ruin his property's value. He too referred to the discrepancy of the North Point on the plan.

Sue Millis, 352 Gribbel Road, Wyncote, addressed the Committee. She said she also was speaking on behalf of her husband. She does not want to see this proposed design constantly every day and feels AAA should find an economically responsible solution and be considerate of the feelings of its neighbors.

Joan Coccozza, 8128 Fairview Road, Elkins Park, addressed the Committee. As a Design Consultant, Ms. Coccozza said she is in favor of this project and its design. She appreciates that this is a give and take situation among the neighbors but feels this concept is fresh and up to date. In her opinion, this project will not only enhance AAA but Cheltenham Township.

Sandi Greenwald, 344 Gribbel Road, Wyncote, addressed the Committee. As an educator for 19 years, Mrs. Greenwald respectfully suggested that the very definite pattern in blue and tan be put on the inside where children will play and appreciate the art. She did not feel the view from the driveway would benefit the children or the sisters since they would not be spending a lot of time there. AAA should consider a solid color which blends in with the rest of campus.

Mr. Swavola said he visited the site this evening; he said it is obvious how much AAA has done in the past to blend in with the residential area. He said he knows this is going to be a place where small children are going to be but he thinks "less is more." He did not understand why Mr. Di Benedetto needed a design on a 20-35 foot wall and asked him why this pattern needed to go to the top.

Mr. Di Benedetto replied that this is a very small addition, about 22 feet high and most of the visible impact will be reduced by the setback and trees. He stated that, to preserve the iconic nature of the design imprint, it must be full height and wrap-around from the southeast side of the proposed addition to the northeast side; he noted that the design would appear incomplete without the wrap-around of the checkerboard pattern. Mr. Swavola asked if the design could go only 12 feet high. Mr. Di Benedetto said it could not.

Sr. Kathy Helbig, Assistant Director, AAA, apologized for the confusion about the earlier photo questioned by Mr. Haywood. She said she is an amateur as far as Photo Shop and she was not trying to be devious. She asked if it were possible to make a change in design, would AAA have to start this whole process all over again? Discussion followed.

Mr. Di Benedetto said if changes to the design were to be considered, would the proposal not to waive the Appraiser's Report be taken off the table.

Mr. Portner commented that it seems to boil down to changing the wall color and keeping the waiver in the report. He recommended that the Committee consult the Township Solicitor on this matter.

Mr. Swavola thought that the Township could be flexible if some design changes occurred and asked for the neighbors' cooperation. Mr. Di Benedetto asked what the mechanics would be to accomplish this revision. Mr. Lynch said the Township had a similar situation along

these lines with Wyngate and the Yorktown Inn projects. They were asked to submit a revised plan which was then reviewed by him for a determination if it was in substantial compliance with the Zoning Hearing Board's decision. This land development still has a certain amount of time remaining. It can be continued until April. Mr. Di Benedetto said AAA needs to have this project completed by Labor Day.

Mr. Kraynik said if all this could be accomplished by next Tuesday, it would be possible to make a recommendation to the Board of Commissioners at its March 16<sup>th</sup> meeting.

Mr. Sharkey stated that if Mr. Di Benedetto wanted to get this revised design approved, he should not come in next week without the neighbors having accepted something. Mr. Greenwald said he was willing to compromise by having the design below 12 feet and the wall being solid colored above that. Mr. Kraynik said that prior to next Wednesday's meeting, Mr. Di Benedetto had to run his revision by both Mr. Lynch and a representative of the neighbors.

Mr. Haywood concurred. He told Mr. Di Benedetto to revise his design, have it reviewed by a representative of the neighbors, reviewed by Mr. Lynch and be ready to be brought before the Board of Commissioners at 7:30 P.M. on Wednesday evening.

Mr. Di Benedetto told the Committee that he cannot draw a line at 12 feet. He would see about possibly blending the solid color and have the pattern turning the corner.

Mr. Lynch asked if all this could be accomplished by Tuesday, March 15.

Mr. Haywood said it was the Committee's expectation and hope that everything could be resolved.



Mr. Greenwald said he hoped the Committee would recommend his request to add the tree caliper replacement size to the Director Report's Notes and said he would like to reserve his request to strike Waiver #2.

This Land Development documents a 1267 SF addition on the northeast side of the Sacred Heart Center for the Stepping Stones Pre-School Program in the lower level of the Convent Building; the addition includes Code Compliant Exit Stairs, a storage closet, a new lobby entrance and a stairway to the lower level.

Zoning Relief for this Project was granted under ZHB Appeal No. 3389, on December 13, 2010.

Stormwater Management is being achieved via the use of a Dry Well.

The Township Planning Commission reviewed this application at its November 22, 2010, January 24, 2011 and January 28, 2011, meetings and recommends approval. The Shade Tree Advisory Commission reviewed this application at its February 24, 2011, meeting and recommends approval subject to Conditions incorporated into Township Staff's recommendation. The Review of the Montgomery County Planning Commission, under date of November 22, 2010, recommends approval of this plan provided the issues they noted are addressed to the Township's satisfaction. Please note that Montgomery County Planning has informed Mr. Lynch that, due to the preliminary nature of the original submission and due to the change in Development Footprint, the revised final plans will have to be submitted to Montco Planning for review prior to recordation of same. Township Staff reviewed this plan and recommends approval subject to the following Conditions, Notes and Waivers incorporated into the following motion.

Upon motion of Mr. Sharkey, approved by the Committee, it was recommended that the Board of Commissioners approve Cheltenham Township Development Plan No. 10-0630, Record Plan Ancillae Assumpta Academy Stepping Stones Lobby Addition – 2025 Church Road, Wyncote, contingent upon the Applicant’s Architect making a design change to the southeast wall approved by the Township Engineer subject to the following Conditions, Notes and Waivers:

A. CONDITIONS (AMENDMENTS DENOTED WITH AN “■”).

1. That the plan be titled “Record Plan Ancillae Assumpta Academy Stepping Stones Lobby Addition – 2025 Church Road.” (Cheltenham Code Section (“CCS”) 260-32.C.(1))
2. That the text “Cheltenham Township Development Application No. 10-0630” be added to the lower right hand corner of all plan sheets.
3. That the Zoning Relief granted by the Cheltenham Township Zoning Hearing Board under Appeal No. 3389 be noted on the plan stating the date granted, Zoning Relief required and any conditions imposed. (CCS 260-31.)
4. That new electric and telephone utilities be installed underground. (CCS 260-23.)
5. That the plan sheets be numbered consecutively and show its relationship to the total number of sheets as “Sheet No. 3 of 7.” (CCS 260-32.B.(3))
6. That the following data be added to the plan.
  - a. Plan Date. (CCS 260-32.E.(5))
  - b. North Point. CCS 260-32.C.(5))
  - c. North Point to Location Map. (CCS 260-32.C.(5))
  - d. Graphic Scale (All sheets). (CCS 260-32.C.(5))
  - e. Note that elevation is based upon Cheltenham Township Sanitary Sewer Datum and Location/Elevation of Bench Mark; or, if on a different elevation datum, a Note stating the relationship between

- the plan elevation datum and the Cheltenham Township Sanitary Sewer Datum. (CCS 260-32.C.(6))
- f. Location of adjoining property lines and names of adjoining owners (current). (CCS 260-32.D.(2))
  - g. Location of underground utilities on or near Development Footprint. (CCS 260-32.D.(2) and (4))
  - h. Topography within Development Footprint on Cheltenham Township Sanitary Sewer Datum. (CCS 260-32.D.(5))
  - i. Location/size/species of large trees within Development Footprint. (CCS 260-32.D.(6))
  - j. Proposed contours within Development Footprint. (CCS 260-32.D.(7))
  - k. Proposed elevations at all keypoints. (CCS 260-32.D.(7))
  - l. Structure first floor and basement elevations of building within Development Footprint. (CCS 260-32.D.(7)).
  - m. Location/size of proposed stormwater/management facilities. (CCS 260-32.E.(7))
  - n. State highway width, legislative and traffic route numbers. (CCS 260-33.C.(1)(k))
7. That the Township is in receipt of the Final Montgomery County Planning Commission Review of this Subdivision/Land Development.
  8. That the Temporary Spoil Material Stockpile locations be shown on the plan.
  9. That the total number of trees on the property and the number of trees to be removed be noted on the plans. (CCS 280-9.A.(1)(a))
  10. That the Owners Acknowledgement Block be added to the plan.
  11. That the Township Approval Block be added to the plans.
  12. That the Architect's Certificate of Design be added to the plans.
  13. That the Montco Planning Data Block be added to the plans.

14. That the Recordation Data Block be added to the plans.
15. That a Net-Iso Lumen Contour (or value) Plan be provided for the site illumination on this Land Development.
16. That the locations of all exterior lighting fixtures be shown and details on same be added to the plans.
17. That the following boxed purpose note be added to these plans:

PURPOSE NOTE

The purpose of this Record Plan is as follows:

18. That the concerns of the Fire Marshal for fire protection of the land development be satisfactorily addressed.
19. That the maximum illumination at the property line be no greater than 0.5 footcandle.
20. That the following Notations/Data be struck from the overall site plan:
  - a. Any references to Hibbeln Engineering Company, L.L.C.
  - b. Notation "Illustrative Land Development Plan."
  - c. Notation "Building Height Calculations."
  - d. Notation "Parking Tabulation."
  - e. Notation "Steep Slope Tabulation."
  - f. Notes 1. and 2.
21. That Overall Site Plan be cleaned up (eliminate background clutter).
22. That the "Building Area Calculations" be updated.
23. That, in the "Zoning Data" Notation, "Maximum Building Coverage" row under "Provider" column, update building coverage and replace text "\*\*\*" with "\*."
23. That, in the "Zoning Data" Notation, replace the two footnotes with the following:

\* Zoning Relief granted under ZHB Appeal No. 2758.

24. That a "Tabulation of Record Plans" be added to a sheet being recorded with plan sheets being recorded indicated.
25. That a tabulation of Record Plans covering 2025 Church Road, listing CTDA NO., CTWP DWG No., Township Approval Date, Recordation Date, Recordation Data and a brief description thereof, be added to a plan sheet being recorded.
26. That a tabulation of Zoning Hearing Board Appeals covering 2025 Church Road, listing ZHB Appeal No., Date of Decision, ZHB Action (Approval/Denial) and a brief description thereof, be added to a Plan Sheet being recorded.
27. That a tabulation of buildings be added to the plans.
28. That the 1 ½ storey addition to the southwest side of the library (constructed per Zoning Relief granted under ZHB Appeal No. 3247) and the second storey addition (6,300 SF) to the Fiat Center, the two-storey elevator tower and machinery room on the west side of the Fiat Center and the one-storey security connection corridor between the Fiat Center and the Garvey Center (constructed per Zoning Relief granted under ZHB Appeal No. 3221) be shown on the overall site plan. (Note: The Township waived the Land Development Plan requirements for these two projects.)
29. That the Sheet Size be 24" x 36". (CCS 260-33.B.(4)(a))
30. That the Development Footprint Site Plan by John J. Di Benedetto, Architects, Inc., Plan Entitled "Site & Floor Plan Addition for the Stepping Stones Program ...Ancillae Assumpta Academy...", 1 sheet, revised thru November 24, 2010; is attached as Exhibit A.
31. That the following concerns of the Shade Tree Advisory Commission be addressed:
  - a. Replace the three (3) Leyland Cypress along the southwest **SOUTHEAST** side of the proposed addition (**SIDE PARALLEL WITH GRIBBEL ROAD**) with either Techany Arborevitae or Pyramidalis Arborvitae, 10'-12' HT, B&B.
  - b. Replace the existing deciduous tree being impacted by the proposed addition with a Southern Magnolia at another location on the property acceptable to the Township Engineer.

- c. Submit Landscape Plan with appropriate Notes and Details to Township Engineer for his review and approval.
32. That appropriate Erosion/Sediment Control Measures with Notes/Details thereon be added to the plan.
33. That the following concerns with Stormwater Management be addressed:
- a. Provide Notes/Details on Dry Well System.
  - b. Provide Detail on Inverted "Y".
  - c. Show Dry Well System on plan sheet being recorded.
  - d. Raise emergency overflow 6" above ground level.
  - e. Add the following Operation and Maintenance Note to plan sheet being recorded:

**OPERATION AND MAINTENANCE OF DRY WELL ("DW")**

The DW as with all BMP's, requires routine inspection and maintenance throughout the life of the system. The principal maintenance objective is to prevent clogging of the system, which may lead to system failure.

Routine maintenance shall be performed every three months, as well as after each runoff producing event. This maintenance includes:

Inspection of the Emergency Overflow ("EO"). Any accumulations of sediment and debris captured shall be removed. This may be done manually, or with a vacuum pump.

Oily water shall be vacuumed out of the EO every three months.

EO shall be inspected and kept clear of accumulated debris such as leaves and sticks. Debris shall be removed when it reaches a depth of 6".

EO shall be inspected after each runoff producing storm event. Water may appear in the EO; however, if it does not drain within three days, it may indicate a clogged drain field.

A more thorough inspection shall be performed annually. This inspection shall include monitoring of the EO after a storm event to confirm that the systems are draining within three days. This shall be documented each year so that an indication of system clogging may be observed.

Inspection/Maintenance Logs shall be kept and maintained on a three-year rolling basis; copies of these logs shall be furnished to the Township Engineer quarterly.

**A failed system requires complete re-excavation of the DW, disposal at an approved facility of all stone aggregate and geotextile, re-scarification of trench sides and bottom, placement of new geotextile, placement of new clean stone aggregate, re-installation of cleaned piping and chambers and connection of DW piping to storm drainage system.**

A. NOTES TO BE ADDED TO THE PLAN VERBATIM  
(AMENDMENTS DENOTED WITH AN "■").

1. This Land Development/Subdivision shall be constructed in accordance with all Cheltenham Township Ordinances.
2. All proposed improvements (roads, grading, paving, curbing, storm sewer pipe, inlets, manholes, etc.) shall be constructed in accordance with applicable portions of the PennDOT Publication 408 Standards and Specifications and with all Township standards and specifications.
3. These drawings indicate the approximate location of existing subsurface utilities in the vicinity of the project and are not guaranteed for accuracy and/or completeness. Pennsylvania Act 38 requires that contractors determine the location of all utility, sewerage and water lines before commencing construction (1-800-242-1776) File \_\_\_\_\_.
4. All new public or private utilities, including but not limited to, electric, gas and telephone, shall be placed underground within the Land Development/Subdivision. Such utilities shall be installed in strict accordance with the prevailing standards and practices of the utility or other company providing service, except where it is demonstrated to the satisfaction of the Board of Commissioners that underground installations are not feasible because of physical conditions of the land.
5. Any utility conflicts with proposed construction are to be brought to the immediate attention of the Township Engineer and the Engineer of Record. All existing utilities that are to be relocated or altered in any manner are to be done in accordance with the respective utility company standards. All existing utilities exposed during construction are to be supported until backfill is in place. Any crossing less than one foot clear is to be supported with a saddle (concrete or sand as noted).
6. The Township has reviewed and approved the Storm Drainage System, the Stormwater Management System and the Erosion and Sedimentation Control Plan. However, site conditions may dictate that during construction, additional silt fence, other methods of sediment control or stormwater management measures or storm drainage measures may be required. Therefore, the Township may

direct the installation of additional means of stormwater management and/or erosion and sediment control and/or storm drainage to prevent poor drainage and/or discharge of sediment from the site be made.

7. No additional impervious areas (decks, additions, patios, sheds, walkways, etc.) from that shown on this plan set shall be added to these lots without mitigating stormwater management measures approved by Township Engineer to ensure no additional stormwater runoff occurs.
8. It shall be the responsibility of the property owner to properly maintain, repair and/or replace the stormwater management facilities located on its property. The maintenance, repair and/or replacement of the stormwater management facilities shall be to the degree considered satisfactory by the Township.
9. All structures to be constructed within this development shall have their exterior downspouts connected to approved drywells. All downspouts shall have inverted Y's installed just above ground level and splash blocks.
10. Limits of disturbance, as shown on the plans, shall be clearly marked in the field prior to the start of the construction, (including installation of erosion/sediment control measures). The limits of disturbance shall be marked with staked yellow safety ribbon or other materials acceptable to the Township; the marking materials shall be maintained, repaired or reset until construction within the enclosed areas is complete and until the pervious areas achieve a 75% catch of ground cover. No disturbance of ground cover, cuts or fill placement shall be permitted outside the staked limits of disturbance.
11. During construction, the Developer/Owner is solely responsible for insuring the proper functioning of the erosion and sediment control measures. The Developer/Owner shall take whatever measures are required to insure that no sediment leaves the site.
12. The Developer/Owner shall be responsible for supervising debris disposal from all contractors on the site (whether employed by the Developer/Owner or not) from the start of construction to the issuance by the Township of the Certificate of Occupancy. The Developer/Owner shall bear the expense of any cleanup operations indicated by the Township.
13. No debris disposal pits shall be permitted.



14. No open burning shall be permitted.
15. All trees to be removed shall be tagged in the field prior to the start of construction; no construction work of any kind shall take place until the Township Engineer confirms, in writing, that the proper trees have been tagged. All construction activities around vegetation shall comply with the requirements of Section 280-10., entitled "Site Disturbance Regulations", of the Cheltenham Code.
16. This plan supersedes (in part) the Cheltenham Township Plan No. \_\_\_\_\_ dated \_\_\_\_\_, thru \_\_\_\_\_ and recorded on \_\_\_\_\_ in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania, in Landsite Book No. \_\_\_\_\_, Page No. \_\_\_\_\_.
17. All exterior lighting fixtures shall be shielded to deflect lighting from adjacent residential properties and from passing motorists.
18. The initial appearance of any note language, tables, details, etc. that is repeated within this plan set shall be taken as the definitive version of such note language, tables, details, etc.; subsequent versions of such note language, tables, details, etc. within the plan insofar as they conflict with the initial version.
19. The Landscaping installed in accordance with this plan set shall be subject to the following requirements:
  - a. No trees or plantings shall be removed without written permission from the Township Engineer;
  - b. The property owner shall appropriately maintain the trees and plantings; the Township may direct the property owner to take appropriate measures to maintain the trees and plantings if the Township deems it necessary;
  - c. If any of the trees or plantings die, the property owner shall replace same on a one for one basis with trees and/or plantings acceptable to the Township Engineer; the minimum replacement tree size shall be 2" to 3" caliper trees **EXCEPT THAT REPLACEMENT TREES FOR THREE (3) TREES ALONG THE SOUTHEAST SIDE OF THE PROPOSED ADDITION SHALL BE OF THE SAME SPECIES AS THE ORIGINALLY PLANTED TREE AND 10' - 12' HT, B&B.**

20. All existing, proposed or future HVAC Units shall be shielded with appropriate sound baffling materials, as approved by the Township Engineer, if the sound emanating therefrom is objectionable to the neighbors.

21. The Dry Well shall be inspected at the following checkpoints:

- Inspection of trench sides and bottom prior to placement of geotextile
- Placement of geotextile, stone, and pipe.
- Connection of pipe to downspout collection system and to storm inlets.
- .Backfilling over stone bed.

Two (2) working days notice must be given to arrange for inspection.

The Developer/Owner shall furnish the Township Engineer with weigh slips for each load of aggregate placed in the Dry Well.

The mouth of all inlet pipes to Dry Well will be covered with a geotextile secured to the inlet with wood nailers; the geotextile screening shall remain in place until 75% of the pervious areas draining to the Dry Well have been permanently stabilized, at which time the geotextile screening shall be removed. If the geotextile screening is missing prior to the 75% stabilization point, the Developer/Owner shall reconstruct the Dry Well from the initial placement of the geotextile (including).

22. The Developer/Owner shall replace any tree larger than 6" dbh that dies due to construction activities during the period from the start of construction to eighteen (18) months after the issuance of the Certificate of Occupancy for the Stepping Stone Lobby Addition.

23. The Township Engineer or his designee shall have the right to inspect the proposed site improvements on the property and to direct the Owner/Developer to correct any deficiencies; the Certificate of Occupancy for the Stepping Stones Lobby addition shall not be issued unless and until the site improvements are complete and approved by the Township.

24. CERTIFICATE OF DESIGN

I, \_\_\_\_\_, hereby certify that I am a Professional Engineer (Land Surveyor), that the site design conforms to all applicable Subdivision and Zoning Regulations, and that site design meets accepted design standards and practices.

\_\_\_\_\_, 20\_\_\_\_ Professional Engineer  
PA. License No. \_\_\_\_\_

25. OWNER'S ACKNOWLEDGEMENT:

Acknowledgement where the owner is a corporation:

COMMONWEALTH OF PENNSYLVANIA:

SS

COUNTY OF MONTGOMERY :

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN \_\_\_\_\_, PENNSYLVANIA, PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_ WHO ACKNOWLEDGED THEMSELVES TO BE THE PRESIDENT AND SECRETARY OF \_\_\_\_\_ COMPANY, A CORPORATION, AND THAT AS SUCH PRESIDENT AND SECRETARY, BEING AUTHORIZED TO DO SO, THEY EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID CORPORATION IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THE SAID CORPORATION DESIRES THAT THE SAID FORGOING PLAN MAY BE DULY RECORDED.

\_\_\_\_\_  
PRESIDENT

\_\_\_\_\_  
SECRETARY

\_\_\_\_\_(SEAL)  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

26. APPROVAL NOTATION

EXECUTED BY THE BOARD OF COMMISSIONERS OF CHELTENHAM TOWNSHIP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ SUBJECT AND CONDITIONED UPON THE RECORDING OF THIS PLAN IN THE OFFICE OF THE RECORDER OF DEEDS OF MONTGOMERY COUNTY WITHIN 90 DAYS OF THE DATE THEREOF. APPROVED PURSUANT TO RESOLUTION OF THE BOARD OF COMMISSIONERS ADOPTED \_\_\_\_\_.

ATTEST: \_\_\_\_\_ SECRETARY \_\_\_\_\_ PRESIDENT

27. RECORDING NOTATION

Recorded in the Office for the Recording of Deeds, etc., Norristown, PA., in Deed Book \_\_\_\_\_, Page No. \_\_\_\_\_ on \_\_\_\_\_

28

MCPC No. \_\_\_\_\_

PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date \_\_\_\_\_

\_\_\_\_\_ For the Director

**MONTGOMERY COUNTY PLANNING COMMISSION**

C. WAIVERS TO BE GRANTED BY THE BOARD OF COMMISSIONERS

1. That the requirement of CCS 260-15. for sidewalks be waived.
2. That the requirement of CCS 260-30.G.(3) for a report from a qualified real estate appraiser on property values, density of population and character and aesthetics be waived.
3. That the requirement of CCS 260-32.D.(1) for a property survey be waived.
4. That the requirement of CCS 260-32.D.(2) for depiction of Planimetric data within 400' of the site be waived.
5. That the requirement of CCS 260-32.D.(4) for location, size and ownership of all underground utilities and any rights-of-way within the property except around the Development Footprint be waived.
6. That the requirement of CCS 260-32.D.(5) for depiction of topography within 400' of the site be waived.
7. That the requirement of CCS 260-32.D.(5) for topography within the site except around the Development Footprint be waived.
8. That the requirement of CCS 260-32.D.(6) for location and character of existing buildings, for location, size and species of large trees standing alone and for outlines of all wooded area except around the Development Footprint be waived.
9. That the requirement of CCS 260-24. for monuments be waived.

13. The Committee reviewed the Zoning Hearing Board's decision on Appeal No. 3386: Penrose Medical Investment, LLC, for premises 1831 W. Cheltenham Avenue, La Mott, PA, for a finding that the use of the second floor as an office accessory to the existing first floor medical office and the use of the third floor as either a residential apartment or as an office/storage accessory to the first floor medical office is not a permitted use of the Property and for a determination as to the number of required parking spaces.

The Zoning Hearing Board granted relief sought by Applicant.

Upon motion of Mr. Portner, and unanimously approved by the Committee, no action was taken.

14. The Committee reviewed the Zoning Hearing Board's decision on Appeal No. 3387: Douglas Horner, for premises 50 Rices Mill Road, Glenside, PA, for a finding that the installation of a "Vegawatt" electrical generation unit is not a permitted use on the Property and creates a less than required side yard setback.

The Zoning Hearing Board granted relief sought by Applicant.

Upon motion of Mr. Sharkey, and unanimously approved by the Committee, no action was taken.

15. The Committee reviewed the Zoning Hearing Board's decision on Appeal No. 3389: John Di Benedetto, for premises known as Ancillae Assumpta Academy, 2025 Church Road, Wyncote, PA, for a finding that construction of a one story lobby addition, measuring 1,295 square feet, to the northeast rear of the "Sacred Heart Center" would be a violation.

The Zoning Hearing Board granted relief sought by Applicant.

Upon motion of Mr. Haywood, and unanimously approved by the Committee, no action was taken.

16. The Committee reviewed the Zoning Hearing Board's decision on Appeal No. 3390: Y&P Development, Inc. for premises 1355 West Cheltenham Avenue, Elkins Park, PA, for a finding that, use of the first floor of the building for a business school with accessory offices and administrative space to support the business school, measuring 9,000 square feet, is not a permitted use of the Property and that there is a less than required amount of parking spaces at the Property.

The Zoning Hearing Board granted relief sought by Applicant.

Upon motion of Mr. Swavola, and unanimously approved by the Committee, no action was taken.

17. Consideration of recommending the filing of a grant application for a Conservation Landscape Management Plan for Curtis Arboretum followed.

Mr. Havir stated that the Township desires to apply to the Pennsylvania Department of Conservation and Natural Resources for a 50/50 matching planning and technical assistance grant for the purpose of preparing a Conservation Landscape Management Plan for Curtis Arboretum which is estimated to cost a total of \$40,000. Discussion followed regarding what if any restrictions would impact Curtis Arboretum and its future growth and/or use. Mr. Havir was asked to contact PA DCNR to obtain answers to questions raised by the Committee. Mr. Sharkey suggested that the Township Solicitor be consulted.

Ms. Hampton asked if a plan such as this would have any affect on the Township's Sustainability Plan. Mr. Kraynik said he thought it would work in conjunction with other plans.

Upon motion of Mr. Sharkey, approved by the Committee, it was recommended that the Board of Commissioners adopt a Resolution authorizing the filing of a grant application for the FY 2011 Community Conservation Partnerships Program administered by the Pennsylvania Department of Conservation and Natural Resources. See attached.

18. Upon motion of Mr. Sharkey, approved by the Committee, the Environmental Advisory Council Meeting Minutes of February 28, 2011, were received.

OLD BUSINESS – None

NEW BUSINESS –

19. Upon motion of Mr. Portner, approved by the Committee, it was recommended that the Board of Commissioners adopt a Resolution honoring Reverend Keith Hayward, Pastor of the LaMott A.M.E. Church on his ten year anniversary on the pulpit as Pastor.

CITIZENS' FORUM - None

20. There being no further business, upon motion of Mr. Sharkey, approved by the Committee, the meeting was adjourned.



David G. Kraynik  
Township Manager

Per Mary Raab



# PUBLIC ATTENDANCE LIST

**Finance Committee @ 7:30 PM**  
**Public Works Committee @ 7:45 PM**  
**Wednesday, March 9, 2011**  
**Curtis Hall**  
**Wyncote, PA 19095**

NAME (Please Print)	AFFILIATION/COMPANY AND/OR ADDRESS	EMAIL ADDRESS AND/OR TELEPHONE NUMBER
Eileen Walpert	AAA	
Sr. Maureen Gillespie <sup>Coj</sup>	AAA	
Sr. Kathy GARIE	AAA	
Sue Millis		smillis@comcast.net 215/512-0332
Sandi Greenwald	347 Gubbel Rd Wyncote, PA	sandigreenwald@comcast.net 215 887 1190
Dan Norris	236 Barclay Cir. Cheltenham	610-727-5314
Bos De Maria	<del>to</del> Limerick Pk	DEMARI@VERIZON.NET
JOAN COZZA Stul Strals	AAA Cotnam Call	
JAMES MOORE	348 GRIBBEL RD WYNCOTE, PA	folkmans@comcast.net

TWO STORY  
EXISTING SACRED HEART CENTER

ONE STORY

TWO STORY  
EXISTING  
CONVENT

30'-6"  
PROPOSED ONE  
STORY ADDITION

DRIVEWAY

FENCE LINE

STONE DEP

OPEN TO BELOW

LOBBY

WATER

PROP OFF

38'

7'

DRIVEWAY

EXISTING STORM WATER DRAIN LINE

SCHEMATIC FLOOR PLAN (11-24-10)

1/8" = 1'-0"

9-25-10 (11-15-10) (11-24-10)



TO EXISTING  
CULVERT

# Site & Floor Plan Proposed Addition

for the Stepping Stones Program  
(Pre-school)

Ancillae Assumpta Academy  
2025 Church Road  
Wyncote, PA 19095

John J. DiBenedetto Associates, Architects, Inc.  
201 Old York Road  
Jenkintown, PA 19046  
(215-576-8296)  
jjd@prnce@aol.com

**TOWNSHIP OF CHELTENHAM  
RESOLUTION NO. -11**

**AUTHORIZING THE FILING OF A GRANT  
APPLICATION FOR THE FY 2011 COMMUNITY CONSERVATION  
PARTNERSHIPS PROGRAM ADMINISTERED BY THE PENNSYLVANIA  
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES**

WHEREAS, the Township of Cheltenham is desirous of preparing a Conservation Landscape Management Plan for the entire 48.0 acres of passive and active open space known as the municipally-owned Curtis Arboretum, located at 1250 West Church Road near the intersection of Greenwood Avenue in Wyncote, Pennsylvania; and

WHEREAS, the Township of Cheltenham desires to apply to the Pennsylvania Department of Conservation and Natural Resources ("Department") for a 50/50 matching planning and technical assistance grant for the purpose of preparing a Conservation Landscape Management Plan which is estimated to cost a total of \$40,000; and

WHEREAS, the general public, including the Cheltenham Township Environmental Advisory Council and Historical Commission and the Tookany/Tacony-Frankford Watershed Partnership, all had the opportunity to comment on the proposed application; and

WHEREAS, the Township of Cheltenham understands that the contents of the document entitled "Terms and Conditions of Grant," including appendices referred to therein, will become the terms and conditions of a Grant Agreement between the Township and the Department if the Township is awarded a grant; and

WHEREAS, the Township of Cheltenham understands that, by signing the "Signature Page for Grant Application and Grant Agreement" and submitting it to the Department as part of the grant application, the applicant agrees to the terms and conditions of the grant and will be bound by the Grant Agreement if the Department awards a grant;

WHEREAS, the Cheltenham Township Board of Commissioners have committed to fund through a combination of other grant sources, in-kind services, and local funds, for the necessary fifty (50%) percent match of the total project cost estimate documented in Exhibit "A" to pay for the professional consultant services of a qualified environmental planner, landscape architect, land planner ecologist, or other qualified consultant, to help the Township develop the Conservation Landscape Management Plan, in accordance with the Department's program guidelines for a planning grant.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of Cheltenham, County of Montgomery, Commonwealth of Pennsylvania, that the Township Administration be authorized to submit a grant application to the Department of Conservation and Natural Resources for FY 2011 funding in the amount of \$20,000 to match the total project cost described herein, and furthermore that

1. The official with the title of Township Manager or his designee be authorized to sign the "Signature Page for Grant Application and Grant Agreement," including any amendments made a part thereof and attached hereto on behalf of the Township of Cheltenham, in accordance with the provisions of the Cheltenham Township Home Rule Charter, enacted November 2, 1976.
2. If this official signed the "Signature Page for the Grant Application and Grant Agreement," prior to the passage of this Resolution, this grant of authority applies retroactively to the date of signing.
3. If the Township of Cheltenham is awarded a grant, the "Signature Page for Grant Application and Grant Agreement," including any amendments made a part thereof and attached hereto, signed by the above official, will become the grantee's executed signature page for the Grant Agreement, and the grantee will be bound by the Grant Agreement.

I HEREBY CERTIFY that the foregoing resolution was adopted by the Board of Commissioners of the Township of Cheltenham, County of Montgomery, Commonwealth of Pennsylvania, at its meeting held at Curtis Hall, 1250 West Church Road, Wyncote, Pennsylvania 19095 on March 16, 2011.

TOWNSHIP OF CHELTENHAM

ATTEST

---

Harvey Portner, President  
Board of Commissioners

---

David G. Kraynik, Secretary/Manager

(SEAL)

# EXHIBIT "A"

FY 2011

## Pennsylvania Department of Conservation and Natural Resources Keystone Recreation Park and Conservation Fund

### PLANNER'S COST ESTIMATE BY NAM PLANNING AND DESIGN, LLC.

For preparation of a Conservation Landscape Management Plan for the  
entire 48.0 acres known as Curtis Arboretum

#### Cheltenham Township, Montgomery County, PA

I Professional Consultant Services \$40,000

Conservation Landscape Management elements consisting of:

Public Participation

Background Data Collection

Inventory and Analysis of Existing Landscape Features

Needs Assessment

Establishment of Priorities for long-term management and preservation of  
environment aspects, natural areas and historic landscapes.

Identification of Critical habitat areas

Site Analysis and Design concepts with Implementation Strategies (include cost  
of any survey data required)

CAD mapping of sensitive environmental areas and habitat areas and historic  
landscapes

Operating Costs and Revenue Resources

Work to include a written, bound report with electronic/digital copy

TOTAL \$40,000

**TOWNSHIP MATCH**  
**(2011 Capital Budget)**  
**\$20,000**

**2011 DCNR GRANT REQUEST**  
**(Proposed)**  
**\$20,000**