

May 26, 2009
Curtis Hall

The regular meeting of the **BOARD OF COMMISSIONERS** was held this evening, President Paul R. Greenwald presiding. Members present were Commissioners McKeown, Muldawer, Portner, Sharkey, Simon, and Swavola. Staff present were Charlyn Battle, Human Resources Coordinator; Bryan T. Havir, Assistant Township Manager; Kenneth Hellendall, EMS Director; Rudy Kastenhuber, Public Works Coordinator; David Lynch, Director of Engineering, Zoning & Inspections; M. Elizabeth McBride, Director of Fiscal Affairs; Mark McDonnell, Public Works Coordinator; John J. Norris, Chief of Police; Ruth Littner Shaw, Main Street Manager; and Andrew Cantor, Esq., Wisler, Pearlstine, LLP.

1. President Greenwald opened the meeting with the Pledge of Allegiance being led by Commissioner Muldawer.
2. Each member having received a copy of the Commissioners' Regular Meeting Minutes dated April 21, 2009, upon motion of Mr. McKeown, the Minutes were unanimously approved by the Board of Commissioners.
3. Each member having received a copy of the Executive Summary Financial Report of the Manager/Secretary for the month of April, 2009, upon motion of Mr. Portner, the Report was unanimously approved by the Board of Commissioners and ordered spread in full upon the Minute Book.
4. Each member having received a copy of the Accounts Paid Report for the month of April, 2009, upon motion of Mr. McKeown, the Report was unanimously approved by the Board of Commissioners and ordered spread in full upon the Minute Book.

[Mr. Swavola joined the meeting at this time]

5. Mr. Portner presented Resolution No. 24-09 to Paramedic Nathan Wass recognizing his service with the United States Navy in Iraq and Kuwait.

RESOLUTION NO. 24-09

of the Board of Commissioners of Cheltenham Township

Whereas, THE BOARD OF COMMISSIONERS OF CHELTENHAM TOWNSHIP, Montgomery County, Pennsylvania, with deep admiration and respect, salutes **NATHAN WASS** on his return from military service in Iraq and Kuwait; and

Whereas, **NATHAN WASS**, who has served as a paramedic in the Cheltenham Township Emergency Medical Service since February 19, 2007, was called to active duty on February 15, 2007. From April 1, 2008 through December 4, 2008, he provided medical support for Charlie Company and performed many missions and duties with the United States Navy Customs part of NAVELSG Forward Hotel in both Iraq and Kuwait; and

Whereas, During his service **NATHAN WASS** received two Letters of Appreciation, a Letter of Achievement, an Army Achievement medal, a Naval Sea Service medal, an M16 Rifle Qualification medal and both the Global War on Terrorism Service and Expeditionary medals. He resumed his Cheltenham EMS duties on January 5, 2009, when he was warmly welcomed back by all his friends and co-workers.

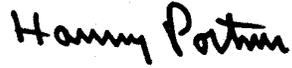
NOW, THEREFORE, BE IT RESOLVED that the BOARD OF COMMISSIONERS OF CHELTENHAM TOWNSHIP, duly convened in regular session this Twenty-Sixth Day of May, A.D., 2009, does hereby honor **NATHAN WASS** for his service in Iraq and Kuwait and proudly salutes him on behalf of the Cheltenham community. It is further directed that this Resolution be spread in full upon the minutes of this meeting and that a copy thereof be conveyed to Mr. Wass.

IN WITNESS WHEREOF, I, PAUL R. GREENWALD, President of the BOARD OF COMMISSIONERS OF CHELTENHAM TOWNSHIP, have hereunto set my hands and caused the Seal of the Township of Cheltenham to be made a part thereof. DONE AT ELKINS PARK, PENNSYLVANIA, in the year of the Township of Cheltenham, the one hundred and tenth.

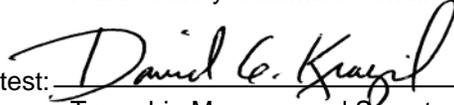
**BOARD OF COMMISSIONERS
OF CHELTENHAM TOWNSHIP**



By: _____
President



By: _____
Public Safety Committee Chair



Attest: _____
Township Manager and Secretary

6. **PUBLIC HEARING:** To receive any and all comments and suggestions from the public regarding the proposed amendment to Chapter 260, of the Cheltenham Township Subdivision Code to add certain clarifying provisions (*see attached*). Mr. Greenwald noted that said hearing and the proposed ordinance were duly advertised in the Times Chronicle.

He asked for comments from the public (*see Notes of Testimony*). In response to a question from Darlene Melton, 1829 Chelsea Road, the implication of Section III – Severability of the proposed Ordinance was explained. There were no other comments from the public.

Mr. Cantor requested that certain documents be attached to the Notes of Testimony as exhibits. Upon motion of Mr. Portner, and unanimously approved by the Board, the hearing was closed.

7. Upon motion of Mr. Portner, the Board of Commissioners unanimously adopted **Ordinance No. 2183-09** amending Chapter 260 of the Cheltenham Subdivision Code to add certain provisions.

**BOARD OF COMMISSIONERS OF
CHELTENHAM TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2183-09

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE
TOWNSHIP OF CHELTENHAM TO ADD CERTAIN CLARIFYING
PROVISIONS WITH REGARD TO THE ENFORCEMENT OF THE
SUBDIVISION CODE**

The Board of Commissioners of Cheltenham Township does hereby ENACT and ORDAIN as follows:

SECTION I – Amendment of the Code

- A. Chapter 260 of the Code of the Township of Cheltenham, also known as the Cheltenham Township Subdivision Code of 1974 is amended by renumbering Section 260.50, entitled “Preventive Remedies”, as Section 260.53.
- B. Chapter 260 of the Code of the Township of Cheltenham, also known as the Cheltenham Township Subdivision Code of 1974, is amended to add the following provisions:

SECTION 260.50. Requirement of Approval and Recording

No construction, demolition or installation of improvements for a land development or a subdivision shall be undertaken on a property prior to approval and recording of a subdivision or land development plan(s) unless expressly provided for in a letter of approval or contingent approval from the Township regarding such plan(s).

SECTION 260.51. Compliance with Approved Plan(s) Prior to Recording

If the time for recording of an approved plan(s) is extended in writing by the Township in accordance with the Subdivision Code, all construction, demolition and other work on the property that is the subject of the approved subdivision or land development plan(s), shall fully comply with the approved, final plan(s).

SECTION 260.52. Compliance with Approved Plan(s) After Recording

Except as otherwise set forth in Section 260.51, all construction, demolition and other work on a property that is the subject of a final approved subdivision or land development plan(s), shall fully comply with all approved and recorded subdivision and or land development plan(s) for said property.

Any and all existing planimetric elements, including but not limited to curbing, driveways, fences, lighting standards, parking fields layout (striping), storm drainage facilities, storm water management facilities, underground utilities, etc. shown on the recorded plan shall not be altered or removed unless subject to a subsequent subdivision or land development plan.

Any and all recorded planimetric elements shall be maintained, renewed, and repaired by the property owner. The maintenance, renewal, and repair shall be in accordance with the Township Code and the recorded plans.

SECTION III – Severability

The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION IV – Failure to Enforce not a Waiver

The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

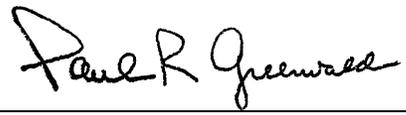
SECTION V – Effective Date

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

SECTION VI– Repealer

All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

ORDAINED AND ENACTED by the Board of Commissioners of Cheltenham Township, Montgomery County, Pennsylvania, this 26TH day of May, 2009.

<p>Attest: <u></u> David G. Kraynik, Secretary</p>	<p>By: <u></u> Paul R. Greenwald, President Board of Commissioners</p>
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8. Upon motion of Mr. Swavola, the Board of Commissioners unanimously awarded a contract for Furnishing Rates for Concrete Curb and Sidewalk Replacement to Ditre Construction Inc., Philadelphia, PA for:

CURB 0 TO 50 LF X 50 51 TO 100 LF X 100 101 TO 200 LF X 600	SIDEWALK 0 TO 80 SF @ 300 SF 4" SW @ 300 SF 6" DW	SIDEWALK 81 TO 400 SF @ 400 SF 4" SW @ 100 SF 6" SW	SIDEWALK OVER 400 SF @ 2000 SF 4" SW	DETECTABLE WARNING SURFACE 27 +/-	TOTAL
\$ 35.00 = \$ 1,750.00 \$ 30.00 = \$ 3,000.00 \$ 30.00 = \$18,000.00	\$ 7.00 = \$ 2,100.00 \$ 8.00 = 2,400.00	\$ 7.00 = \$ 2,800.00 \$ 8.00 = 800.00	\$ 7.00 = 14,000.00	\$150.00 = \$4,050.00	\$48,900.00

being the lowest responsible bidder meeting Township specifications and being within budgetary limitations.

9. Upon motion of Mr. Swavola, the Board of Commissioners unanimously awarded a Consortium Contract for Furnishing Biodegradable Paper Leaf & Grass Collection Bags to Dano Enterprises, Inc., 76 Progress Drive, Stamford, CT 06907 for:

Approximately 457,000 thirty (30) gal. bags	@	\$0.315/ea.
Additional price for thirty (30) gal. bags	@	NC
Approximately 145,400 forty (40) gal. bags	@	0.418/ea
Additional price for forty (40) gal. bags	@	NC
*Print lettering on thirty/forty (30/40) gal. bags	@	NC
– One time charge \$300		
(This charge is only applicable to Townships and/or Boroughs who do not have their “Art Work” currently on file with Dano Enterprises, Inc.)		
Peel and Seal Adhesive Strips, 2 per bag	@	0.003/Bag
Excludes all federal excise and PA sales taxes.		

being the lowest responsible bidder meeting Township specifications and being within budgetary limitations.

10. Upon motion of Mr. Swavola, the Board of Commissioners unanimously concurred with the Montgomery County Consortium Contract awarded made by the Abington Township Board of Commissioners for Furnishing Street Sign Posts and Material Unit Prices, for a one year period from May 15, 2009 through May 15, 2010, to Garden State Highway Products, U.S. Municipal Supply Co., Rocal Inc., Gemmill Sign Design and Osburn Associates Inc.

11. Upon motion of Mr. Swavola, the Board of Commissioners unanimously approved a Certificate of Appropriateness for Application No. L847 to David Gardner, owner of premises known as 36 Latham Parkway, LaMott, relating to roof repairs and replacement, as recommended by the LaMott Board of Historical and Architectural Review.

12. Upon motion of Mr. Swavola, the Board of Commissioners unanimously approved a request by Michael Yanoff, Attorney for the Applicant, for an extension of the time period in which Cheltenham Township Development Application No. 00-05 Record Plan Wordsworth Academy Site Improvements – 7827 Old York Road is to be acted upon by the Township to December 31, 2009.

13. Upon motion of Mr. Swavola, the Board of Commissioners unanimously approved Cheltenham Township Development Application No. 05-12 Amended Record Plan Clean Machine Building Expansion – 401 W. Glenside Avenue subject to the following Conditions, Notes and Waivers. A signed letter of acceptance by the Applicant was received.

A. CONDITIONS

1. That the plan be titled “Record Plan Clean Machine Car Wash Facility Building Expansion – 401 W. Glenside Avenue.”
(Cheltenham Code Section (“CCS”) 260-32.C.(1))
2. That the text “Cheltenham Township Development Application No. 05-12” 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. 3112 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 monuments be shown at locations designed by the Township Engineer. (CCS 260-24.)
6. That the following data be added to the plan:
 - a. A legend clearly denoting existing and proposed features. (CCS 260-32.B.(4))
 - b. Present Zoning Classification, Zoning Requirements and proposed setbacks, etc. (CCS 260-32.C.(4); 260-32.E.(3))
 - c. 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))
 - d. Elevation Bench Mark
 - e. Names and widths of streets (CCS 260-D.(2))
 - f. Location and names of railroads (CCS 260-32.D.(2))
 - g. Location of adjoining property lines and names of adjoining owners (CCS 260-32.D.(2))
 - h. Location of underground utilities on or near property (CCS 260-32.D.(3))
 - i. Location of existing pipes and monuments (CCS 260-32.D.(3))
 - j. Size/ownership/rights-of-way of underground utilities with property (CCS 260-32.D.(4))
 - k. Any rights-of-way within the property (CCS 260-32.D.(4))
 - l. Proposed contours (CCS 260-32.D.(7))

15. That the following concerns with the “Certificate of Accuracy” be addressed:
 - a. In line 1, replace the text “I, John H. Leapson hereby” with the text “I, John H. Leapson, hereby.”
 - b. In line 2, replace the text “3 sheets” with the text “4 sheets.”
16. That the boxed notation “Preliminary Plan Note to be Recorded” be struck.
17. That Details be added to the plans on the following:
 - a. Parking spaces
 - b. Pavement markings (directional arrows, etc.)
18. VACANT
19. VACANT
20. That the following concerns with the General Notes (“GN”) be addressed:
 - a. Expand GN 3. to include datum relationship with Cheltenham Township Sanitary Sewer Elevation Datum. (CCS 260-32.C.(6))
 - b. Strike GN 7. (ON INITIAL PLAN SUBMISSION)
21. VACANT
22. That the required/provided parking space data be added to the zoning district notation.
(CCS 260-32.C.(4); 260-32.E.(3))
23. That the underscore line for the date of the Board Of Commissioners’ adoption Resolution be added to the Township approval notation.
24. That the names of the adjoining property owners be added to the plan. (CCS 266-32.d.(2))
25. That the following concerns with the Verbatim Notes (“VB”) be addressed:
 - a. Strike VN 9. do not renumber; insert text “VACANT.”
 - b. In VN 17., line 1, replace the text “the HVAC units” with the text “All existing, proposed and/or future HVAC units.”

- c. In VN 18., replace the text “Seepage Tanks” with the text “Seepage Bed” wherever it occurs.
 - d. Strike VN 22.; do not renumber; insert text “VACANT.”
 - e. For VN 24., remove bolding and underscoring; make text normal.
26. That, in general Note 7., strike the paragraph starting with text “Seepage Tanks.”
27. The following concerns with the Seepage Bed be addressed:
- a. Label inlets.
 - B. Provide one (1) 12" diameter charging pipe per inlet.
 - c. Provide “snout,” “bio-skirt” and details thereof. (see Attachment c.)
 - d. Lower manhole cover to elevation 99.1.
 - e. Provide grating for overflow pipe.
 - f. Revise water quality manhole (inlet) detail, seepage bed detail and profile as required.
 - g. Provide 2' deep grit pit (follow “snout” requirements).
 - h. Revise storage calculations as required.
 - i. Keep invert charging pipe as high as possible.
 - j. Provide asphalt lip around downstream side of inlets.
 - k. Provide temporary geotextile screening secure with wood nailers to inlet walls; show details thereof.
 - l. Add the following boxed operation and maintenance of seepage bed note to the plan sheet being recorded.

Operation and maintenance of seepage bed

The seepage bed, 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 pretreatment grit chamber (grit pits). Any accumulations of sediment and debris captured shall be removed. This may be done manually, or with a vacuum pump.
- Inlet points shall be inspected and kept clear of accumulated debris such as leaves and sticks.
- The observation well shall be inspected after each runoff producing storm event. Water may appear in the well; 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 observation well after a storm event to confirm that the system is draining within the specified time. This shall be documented each year so that an indication of system clogging may be observed.

Normal maintenance of the “snout” shall consist of annual inspection and rinsing with a hose or pressure washer during the cleaning sequence of the catch basin. In addition, the anti-siphon vent shall be flushed with water or air to verify that it is clear.

The owner(s) and/or their on-site property management shall maintain the seepage bed as noted above.

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 upon demand.

A failed seepage bed requires complete re-excavation of the seepage bed, 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 seepage bed piping to storm drainage system.

- m. Eliminate 6" perimeter drain.

B. NOTES TO BE ADDED TO THE PLAN VERBATIM

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 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 this property 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 this property. The maintenance, repair and/or replacement of the stormwater management facilities shall be to the degree considered satisfactory by the Township.
9. VACANT.
10. 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.

11. 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.
12. No debris disposal pits shall be permitted.
13. No open burning shall be permitted.
14. There shall be no shrubs or visual barriers higher than 2' above grade placed within the triangular area of 35' of any intersection measured along the street and/or driveway centerline. The Township shall have full authority to require the owner to remove violations.
15. All exterior lighting fixtures shall be shielded to deflect lighting from adjacent residential properties and from passing motorists.
16. 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.
17. All existing, proposed and/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.
18. The seepage bed shall be inspected at the following checkpoints:
 - Inspection of trench sides and bottom
 - Placement of geotextile, stone and seepage tank
 - Connection of pipe to downspout collection system

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 for the seepage bed.

If the seepage bed becomes fouled with sediment prior to the issuance of the Certificate of Occupancy, the seepage bed shall be completely reconstructed.

19. The Developer/Owner shall replace any curb and/or sidewalk along its road frontages identified by the Township as having to be replaced pursuant to the requirements of Cheltenham Code, Chapter 255, prior to the Certificate of Occupancy being issued for the proposed building.
20. The Township Engineer or his designee shall have the right to inspect the proposed site improvements on this property and to direct the Owner/Developer to correct any deficiencies; no Certificate of Occupancy for any structure on this property shall be issued unless and until the site improvements are complete and approved by the Township.
21. The Township Engineer shall be notified, in writing, two (2) calendar prior to the placement of any landscape materials in order for the Township Engineer or his designee to arrange for and inspect the landscape materials.

No landscape materials shall be placed without being inspected and approved by the Township Engineer or his designee.

All rejected landscape materials shall be immediately removed from the site and replaced with acceptable landscape materials. No substitutions for landscape materials are accepted unless approved by the Township Engineer, in writing.

22. VACANT
23. No Certificate of Occupancy for the expanded and renovated Car Wash Facility shall be issued until and unless a revised landscape plan is submitted to the Cheltenham Township Shade Tree Advisory Commission for its review and approval.

24. No final Certificate of Occupancy for the expanded and renovated car wash facility shall be issued unless and until the following has been addressed regarding the freestanding sign in front of 401 W. Glenside Avenue:
- A. The sign and any modifications to the sign are reviewed and recommended for a Certificate of Appropriateness by the Township Engineer and the chair of the Economic Development Task Force Design Committee.
 - b. A Certificate of Appropriateness is issued for the sign by the Building and Zoning Committee of The Board Of Commissioners.
 - c. The cost for any modifications to the sign are shared between the applicant and the township with the Township's cost not to exceed the value of the building permit fee for the expansion and renovation of the car wash facility.
 - d. The applicant receive a waiver from the Board of Commissioners to place a freestanding sign within the Glenside Avenue right-of-way in front of 401 W. Glenside avenue.

C. WAIVERS TO BE GRANTED BY THE BOARD OF COMMISSIONERS

- 1. 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.
- 2. That the requirement of CCS 260-32.D.(2) for depiction of Planimetric data within 400' of the site be waived.
- 3. That the requirement of CCS 260-32.D.(5) for depiction of topography within 400' of the site be waived.

14. Upon review of CTDA No. 06-05, Mr. Swavola noted neighbors' concerns, especially with traffic along Kingston Road. He suggested this might be a subject for the next Liaison Committee meeting. Mr. McKeown asked about the safety and longevity of the modular buildings. Mr. Lynch replied that he and his staff inspected the buildings, and there are no deficiencies. There is a Note on the plan requiring the Township Engineer to inspect them annually. A notice will be sent to the School District if any deficiencies are found. A meeting regarding traffic concerns is being scheduled for the near future.

Upon motion of Mr. Swavola, the Board of Commissioners unanimously approved Cheltenham Township Development Application No. 06-05 Record Plan Elkins Park Middle School Modular Building – 8149 New Second Street (Amended) subject to the following Conditions, Notes and Waivers, and contingent upon traffic issues being addressed by the School District:

A. CONDITIONS

1. That the plan be titled “Record Plan Elkins Park Middle School Modular Building – 8149 New Second Street”.
(Cheltenham Code Section (“CCS”) 260-32.C.(1))
2. That the text “Cheltenham Township Development Application No. 06-05” be added to the lower right hand corner of all plan sheets.
3. That the following data be added to the plan:
 - a. North Point to Location Map
(CCS 260-32.C.(5))
 - b. 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))
 - c. R/W and cartway widths of streets
(CCS 260-32.D.(2))
 - d. Proposed elevations at all keypoints
(CCS 260-32.D.(7))
 - e. State highway width, legislative and traffic route numbers
(CCS 260-32.C.(1)(k))
4. That tree protection (during construction) details and locations thereof be added to the Plans (4' high chain link fencing with posts 3' in ground).
5. That the locations of all exterior lighting fixtures for this Project be shown and details on same be added to the plans.
6. That the following boxed purpose note be added to these plans:

PURPOSE NOTE

The purpose of this Record Plan is as follows:

7. That the following be deleted from the Plans:
 - a. On Sheet CS1.1 the text “Preliminary/Final Land Development plans for the”
 - b. On all sheets in lower right hand corner the text “Land Development Submission”
 - c. The “Waiver Request” notation on Sheet CS1.1
8. That the plan sheets be numbered consecutively Sheet No. 1 of xx, Sheet No. 2 of xx, etc.
(CCS 260-32.B.(3))
9. That the “Sheet Index” be relabeled “Tabulation of Record Plans”.
10. That in “Site Data” tabulation provide column listing minimum/maximum zoning requirements.
(CCS 260-32.E.(3))
11. That the building setback line be shown and labeled.
(CCS 260-32.E.(8))
12. That the following concerns with the General Notes (“GN”) be addressed:
 - a. Strike GN 4. (requiring all new public utilities to be underground); do not renumber GN; insert text “Vacant”.
 - b. In GN 7., Line 2, replace the text “to the lot” with the text “to the property”.
 - c. In GN 8., Line 2, replace the text “its respective lots.” with the text “this property.”.
 - d. Replace GN 9. with the following:

All structures to be constructed within this project shall have their downspouts connected to approved Stormwater Management Facilities. All exterior downspouts shall have inverted Y’s installed just above ground level and splash backs.

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:

- 16. That, in the Township Approval Notation, Line 3, the text “Montgomery County, within 90 days” be replaced with the text “Montgomery County within 90 days”.
- 17. That the Montco Planning Certificate be moved to a location where it can be sealed with an embossing seal.
- 18. That the plan set be regenerated to improve clarity and legibility and to eliminate overprinting.
- 19. That a notation be added to sidewalk details that 4000 PSI concrete shall be used.
- 20. That the Township is in receipt of the Montgomery County Conservation District approval letter on this land development.
- 21. That the Township is in receipt of the Montgomery County Planning Commissions Review of this Subdivision/Land Development.
- 22. That Sewage Planning Module Applications be approved by DEP.
- 23. That the concerns of the Fire Marshal be addressed:
 - a. Provide plan showing track of wheels and overhang of fire fighting apparatus accessing TMB site.
- 24. That the following concerns with Stormwater Management be addressed:
 - a. Revise Details “B/C2.2: 2' x 4' Type “M” Inlet and A/C2.2 “C Inlet with Bicycle Safe Grate Detail” as follows:
 - i. Show 2' deep Grit Pit below lowest pipe invert.
 - ii. Provide “Snout” water quality hood over mouth of discharge pipe.

- iii. Provide bottom drainage (“Inlet w/no bottom or 12" square hole”).
 - b. Show Grit Pits and Snouts on Storm Sewer Profiles (in Storm Inlets and Manholes).
 - c. Revise Detail “F/C2.2: Infiltration Trench Detail” as follows:
 - i. Show inverted “Y” on all downspouts.
 - ii. Show inverted “Y” in correct orientation.
 - iii. Show Snout.
 - iv. Show proper bottom drainage.
 - d. Provide profiles of roof drain collector system.
 - e. Place “Post Construction Stormwater BMPs...” notation on Plan Sheet being recorded.
 - f. Revise “Post Construction Stormwater BMPs...” notation to include inspection/cleaning of all inlets and record keeping for a rolling three (3) year period.
 - g. Add “Infiltration Trench” construction notes to plan.
 - h. Eliminate details/references to 2" diameter drainage holes in Storm Inlets.
 - i. Provide Trench Drain with outfall to Infiltration Trench (2 Year Storm Design) for Fire Access Lane closest to New Second Street.
 - j. Provide bypass connection from Infiltration Trench A to existing storm drainage system.
 - k. Connect existing tile drain field under athletic field and track to infiltration Trench A.
 - l. Provide dendritic underdrains and details thereof under the athletic field and track as an add alternate.
 - m. Connect existing Elkins Park School roof drains on west side of school to new storm drain system during project close-out/restoration (provide details).
25. That the Sanitary Sewer be labeled “SDR 26” on the Sewer Profile.
26. That the following concerns with the “Environmental Impact Study” be addressed:
- a. Add section on “Sanitary Sewer”
 - b. Add section on “Open Space”
 - c. Add section on “Sedimentation and Erosion Control”
 - d. Replace text “Tacony Creek” with text “Tookany Creek” wherever it occurs.
27. That Standard PennDOT Guide Rail be used along Fire Access Lanes.
28. That the detail calls on the plan sheets be coordinated with the details on the detail sheets.
29. That detail “G/C2.3: Trench Restoration Details – Streets” be struck.

30. That the following miscellaneous concerns be addressed:
 - a. The location of the “Stone Filter Outlet” does not make sense; please clarify or revise.
 - b. How are Infiltration Trench A and the soil stockpile being accessed? If from Tookany Creek Parkway or Wessel Way, provide stabilized construction entrance.
 - c. Finalize design of tie-in of fire access lane with New Second Street.

31. That details be provided on the following:
 - a. Enlarged detail on inverted Y with splash block.
 - b. Snout Water Quality Device
 - c. Paving Restoration and Pipe Bedding Detail (Exhibit A)
 - d. Geotextile screening over Mouth Outlet Pipe in all storm inlets and manholes (See GN 23)
 - e. Cinder track restoration
 - f. Storm Manhole with Grit Pit and Snout
 - g. PennDOT Guide Rail

32. That no hard surfaces; i.e., storm inlets, etc., be constructed within the infield area of the athletic field and track.

33. That the access ramp for construction of the temporary modular building be shown on the plans and the e/s sequence of construction be modified accordingly.

B. NOTES TO BE ADDED TO THE PLAN VERBATIM

1. 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.

2. The General Contractor/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 Temporary Modular Building.

3. All improvements shown on this plan except the following:
 - a. Fire access lane adjacent to school.
 - b. Infiltration trench ‘a’ and storm drains thereto.
 - c. Trench drain and infiltration trench for fire lane closest to new second street

Shall be removed and the disturbed areas restored to lawn and approximate original contour within seven (7) to ten (10) years of the approval of this amendment to CTDA No. 06-05.

4. No construction traffic for this project shall be permitted on Wessel Way.
5. The Township Engineer shall make an inspection of the exterior/interior of the temporary modular buildings, stormwater management facilities, landscaping, parking fields, access drives, play areas, and all other temporary modular buildings site elements to determine that said site elements are in a state of good repair. If any of the site elements are not in a state of good repair, the township engineer shall notify the school district, in writing, of the deficient site elements. the school district shall correct the noted deficiencies within ninety (90) days of being notified thereof.

C. WAIVERS TO BE GRANTED BY THE BOARD OF COMMISSIONERS

1. That the requirement of CCS 260-23. for new electric and telephone utilities to be installed underground for the Temporary Modular Building be waived.
2. That the requirement of CCS 260-24. for property corner monuments be waived.
3. 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.
4. That the requirement of CCS 260-32.D.(1) for a property survey be waived.
5. That the requirement of CCS 260-32.D.(2) for depiction of Planimetric data within 400' of the site be waived.
6. That the requirement of CCS 260-32.D.(5) for depiction of topography within 400' of the site be waived.

15. Upon motion of Mr. Swavola, the Board of Commissioners unanimously approved

Cheltenham Township Development Application No. 07-02 Record Plan American Cancer

Society Hope Lodge – 100 Laurel Avenue (Amended) subject to the following Conditions, Notes

and Waivers:

A. CONDITIONS

1. That the plan be titled “Record Plan American Cancer Society – Hope Lodge – 100 Laurel Avenue”.
(Cheltenham Code Section (“CCS”) 260-32.C.(1)).
2. That the text “Cheltenham Township Development Application No. 07-02: 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. 2990 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 monuments be shown at locations designated by the Township Engineer.
(CCS 260-24.)
6. That the following data be added to the plan:
 - a. Names and address of the Owner and the Developer on sheet being recorded.
(CCS 260-32.C.(2))
 - b. Names and widths of streets (including cartway)
(CCS 260-32.D.(2))
 - c. Proposed elevations at all keypoints.
(CCS 260-32.D.(7))
 - d. Structure first floor and basement elevations.
(CCS 260-32.D.(7))
 - e. Building setback lines.
(CCS 260-32.E.(8))
7. That the Township’s in receipt of the Montgomery County Conservation District’s Approval Letter for this Land Development.
8. That Sewage Planning Module Application or sewage exemption request be approved by DEP.

9. That tree protection (during construction) details and locations thereof be (4' high chain link fencing with post 3' in ground, 6' o.c). (Strike Detail No. 3 on Sheet L-3).
(Shade Tree Advisory Commission Condition)
10. That all swales and slopes greater than 5% and all cut/embankment slopes greater than 4:1 being stabilized either with North American Green Erosion Control Blanket SC150 or approved equal or with sodding be shown on the Plans.
11. That the Surveyor's Certificate of Accuracy be added to the plans.
12. That the Engineer's Certificate of Design be added to the plans.
13. That a Net-Iso Lumen Contour (or Net-Iso Lumen Values) Plan be provided for the site illumination on this Land Development.
(Shade Tree Advisory Commission Condition)
14. That the model number and details on the light pole luminaries be shown on the Lighting Plan.
(Shade Tree Advisory Commission Condition)
15. That the locations of all exterior lighting fixtures be shown and details on same be added to the plans.
(Shade Tree Advisory Commission Condition)
16. That the following boxed purpose note be added to these plans:

PURPOSE NOTE

The purpose of this Record Plan is as follows:

17. That the concerns of the Fire Marshal for fire protection of the land development be satisfactorily addressed.
18. That the maximum illumination at the property line be no greater than 0.5 footcandle.

19. That the following concerns with the property line data be addressed:
 - a. Show bearings running clockwise around property.
 - b. Show bearing direction where bearing reads against direction.
 - c. Denote angle breaks.
20. That, on Sheet 1, the text “Preliminary Plans” be struck.
21. That the tabulation of sheets be entitled “Tabulation of Record Plans” with the sheets being recorded noted.
22. That the following concerns with Stormwater Management be addressed:
 - a. Change Inlets 1 and 2 from Type “M” Inlets to Type “C” Inlets.
 - b. Add Inlet data to Inlet 8.
 - c. Change Yard Basins to Type “M” Inlets.
 - d. Provide 2' Deep Grit Pits and details thereof for all Inlets and Manholes.
 - e. Provide bottom drainage and details thereof for all Inlets and Manholes.
 - f. Provide “Snout” water quality device on mouth inlet pipe at all Inlets and Manholes.
 - g. Provide profile of roof drain collection system.
 - h. Show Grit Pits and “Snouts” on profiles.
 - i. State Class of RCP as Class III.
 - j. Provide one (1) Perc Test per Underground Infiltration Basin.
 - k. Show boxed BMP Operation and Maintenance Note on Plan Sheet being recorded.
 - l. Show Storm Drainage/Stormwater Management Facilities on Plan Sheet being recorded.
 - m. Provide Drainage Area Plan showing time of concentration paths.
 - n. Provide Schematic Diagram(s) showing where hydrographs apply.
23. That Details/Notes be added to the plans on the following site improvement elements:
 - a. Parking Spaces (“Hair-Pin” striping)
 - b. Walkways
 - c. Pavement Section
 - d. Dumpster Enclosure
 - e. Handicapped Ramps
 - f. Retaining Walls
 - g. “Snout” water quality device.
 - h. Type “C” Inlet
 - i. Type “M” Inlet
 - J. Paving Restoration and Pipe Bedding Detail (See Exhibit “A”).
24. That the following concerns with landscape be addressed:

- a. Indicate trees to be removed on “Site Improvements Plan” (Sheet 5).
 - b. Show tree protection fencing on “Landscape Plan(s)”, Sheets L-1 and L-2.
 - c. Clearly differentiate between existing and proposed plantings.
 - *d. Sod disturbed steep slopes.
 - *e. Provide low level lighting at driveway entrance/exit.
 - *f. Provide security lighting for residents/employees using parking fields.
 - *g. Increase landscaping in parking field to soften building façade.
 - *h. Plant five (5) Red Bud trees along east edge parking field.
 - i. Submit revised Landscape Plan to Township for review and approval by Township Engineer and STAC Chair.
(* Shade Tree Advisory Commission Conditions)
25. That the following concerns with the Sanitary Sewer Lateral be addressed:
- a. Provide Grades on Profile
 - b. Use cast iron pipe
 - c. Add clean-out at major grade change at Station 0+52±.
26. That the existing stone retaining wall along Laurel Avenue be repaired with new sections being constructed of stone matching the existing wall.
(Shade Tree Advisory Commission Condition)
27. That the existing Memorial on the property be enclosed with Tree Protection Fencing during construction.
(Shade Tree Advisory Commission Condition)
28. That the areas of repair/replacement of the existing stone wall along Laurel Avenue be noted on the Plans.
(Shade Tree Advisory Commission Condition)
29. That a tabulation of Record Plans covering 100 Laurel Avenue, 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.
30. That a tabulation of Zoning Hearing Board Appeals covering 100 Laurel Avenue, listing ZHB Appeal No., Date of Decision ZHB Action (Approval/Denial) and a brief description thereof, be added to a Plan Sheet being recorded.

31. That the following boxed property identification notation be added to the lower right hand corner of the first plan sheet being recorded:

Property Identifiers

Street Address: CTDA Block/Unit Block _____, Unit _____ Montco Tax Parcel No
--

32. That additional storm drainage/stormwater management measures be employed to ameliorate the existing storm drainage runoff problems at the northerly and southerly entrances.
33. That the applicant install appropriate signage at the southerly entrance indicating that it is for ingress only.
34. That calculations be submitted demonstrating that the topsoil pile is large enough for the project.
35. That the reflection garden, reduced width of the north leg of the circular driveway and emergency generator be shown on the plan(s).
36. That a revised landscape plan be submitted to the township engineer for his review and approval.

B. NOTES TO BE ADDED TO THE PLAN VERBATIM

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 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 this property 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 with new exterior downspouts shall have their 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. All swales with slopes greater than 5%, all cut slopes greater than 4:1 and all embankment slopes greater than 4:1 shall be stabilized with North American Green Erosion Control Blanket SC 150 or approved equal at the time of raking and seeding or with sodding.
13. 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.
14. No debris disposal pits shall be permitted.
15. No open burning shall be permitted.
16. The Developer/Owner shall preserve all trees (6" DBH or greater) on this site except where necessary to construct buildings, parking, accessways, and utilities and selective thinning of existing trees in accordance with Chapter 280 of the Cheltenham Code. Specific species of plant materials as designated on this plan or the landscape plan (if such a plan is an integral part of this plan) shall be preserved and properly protected during construction. In the case of utility rights-of-way and easements, any disturbed area shall be replanted so as to achieve a recurrence of natural vegetation.
17. All trees (6" DBH or greater) 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.
18. There shall be no shrubs or visual barriers higher than 2' above grade placed within the triangular area of 35' of any intersection measured along the street and/or driveway centerline. The Township shall have full authority to require the owner to remove violations.

19. All exterior lighting fixtures shall be shielded to deflect lighting from adjacent residential properties and from passing motorists.
20. 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 set are void insofar as they conflict with the initial version.
21. 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.
22. The 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.
23. Stormwater Infiltration Facilities ("SIF") 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 SIF.

The mouth of all inlet pipes to SIF 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 SIF 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 SIF from the initial placement of the geotextile (including).

24. The Developer/Owner shall construct tree wells around any tree larger than 6" dbh where the change in grade around the tree (within the dripline) is 4" or greater.
25. 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 house on Lot 2.
26. The Township Engineer or his designee shall have the right to inspect the proposed site improvements on this property and to direct the Owner/Developer to correct any deficiencies; no Certificate of Occupancy for any structure on Lot shall be issued unless and until the site improvements are complete and approved by the Township.
27. The Township Engineer shall be notified, in writing, two (2) calendar weeks prior to the placement of any landscape materials in order for the Township Engineer or his designee to arrange for and inspect the landscape materials.

No landscape materials shall be placed without being inspected and approved by the Township Engineer or his designee.

All rejected landscape materials shall be immediately removed from the site and replaced with acceptable landscape materials. No substitutions for landscape materials are accepted unless approved by the Township Engineer, in writing.

28. The proposed sanitary sewer line servicing the Hope Lodge Facility is a private sanitary sewer line. The Owner of this property shall be responsible for the installation, operation, maintenance, repair, replacement and/or removal of the proposed sanitary sewer line from its tie-in (including) to the Township Sanitary Sewer System in Laurel Avenue.
29. The Owner of this Lot is responsible for the maintenance, repair and/or replacement of the following, as directed by the Township to do so:
 - a. The existing stone masonry wall along Laurel Avenue.
 - b. The existing Memorial on the property.
30. VACANT

31. VACANT

(NOTE: NOTES B.30 AND B.31 ARE CONDITIONS AND HAVE)
(BEEN SHIFTED TO SECTION A. AS NOTES A.33. AND A.34,)
(RESPECTIVELY.)

32. CERTIFICATE OF ACCURACY

I, _____, hereby certify that I am a Professional Land Surveyor in the State of Pennsylvania and that the plan shown and described hereon, consisting of _____ sheets, represents a survey made by _____ and is true and correct to the accuracy required by accepted surveying standards and practices and by the Cheltenham Township Subdivision and Land Development Regulations to the extent it describes the bearings and distances of the property, the location of planimetric features, and that the existing monuments shown herein actually exist and that their positions are accurately shown.

_____, 20____

Professional Land Surveyor

PA License No. _____

33. 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. _____

34. 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. _____.
35. This land development (including the proposed Hope Lodge building) shall be implemented in substantial compliance with the presentation made and plans presented at the public works meeting of March 13, 2007.
36. All construction vehicles (including workers' vehicles) shall access (ingress and egress) the site from Township Line Road along Laurel Avenue to the northerly entrance for the duration of construction of this project.

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.(2) for depiction of Planimetric data within 400' of the site be waived.
 4. That the requirement of CCS 260-32.D.(5) for depiction of topography within 400' of the site be waived.
16. Upon motion of Mr. Swavola, the Board of Commissioners unanimously approved a waiver of a Land Development Plan for the erection of a free-standing sign at the Cheltenham Square Mall entrance located at the rear of the mall between Target and Burlington Coat Factory.
17. Upon motion of Mr. Swavola, the Board of Commissioners unanimously approved Cheltenham Township Development Application No. 08-01 Record Plan Annette Law Subdivision (previously known as William H. Lublin & James Walsh Subdivision) 7656 New Second Street subject to the following Conditions, Notes and Waivers:

A. CONDITIONS

1. That the plan be titled “Record Plan ANNETTE LAW Subdivision – 7656 New Second Street”
(Cheltenham Code Section (“CCS”) 260-32.C.(1)).
2. That the text “Cheltenham Township Development Application No. 08-01” be added to the lower right hand corner of all plan sheets.
3. That new electric and telephone utilities be installed underground.
(CCS 260-23.)
4. That monuments be shown at locations designated by the Township Engineer.
(CCS 260-24.)
5. A report from a Qualified Real Estate Appraiser on property values, density of population and character and aesthetics be submitted.
(CCS 260-30.G.(3))
6. That the following data be added to the plan:
 - a. Proposed elevations at all keypoints and at lot corners
(CCS 260-32.D.(7))
 - b. Location/size of proposed stormwater/management facilities
(CCS 260-32.E.(7))
7. That the Township is in receipt of the Montgomery County Conservation District approval letter on this Land Development
8. That the Township is in receipt of the Montgomery County Planning Commission Review of this Subdivision/Land Development.
9. VACANT
10. That tree protection (during construction) details and location thereof be added to the Plans (4' high chain link fencing with posts 3' in ground).
11. 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))

12. That all swales with slopes greater than 5% and all cut/embankment slopes greater than 4:1 being stabilized either with North American Green Erosion Control Blanket SC150 or approved equal or with sodding be shown on the Plans.
13. That the concerns of the Fire Marshal for fire protection of the land development be satisfactorily addressed.
14. That the notation “Variances and Special Exceptions...” be struck from the Plans.
15. That a notation be added to the Plans stating the entire decision ZHB Appeal No. 3023. (Entitled “Decision ZHB Appeal No. 3023”).
16. That a notation be added to the Plans stating the terms of the Stipulation of Settlement of Appeal to the Montgomery County Court of Common Pleas Docket No. 04-20748.
17. That “**” footnote in the “Zone “R4” Residential District” notation be revised as follows:

** Zoning Relief granted under Stipulation of Settlement of Appeal to the Montgomery County Court of Common Pleas Docket No. 04-20748.
18. That the following concerns with the bearings and distances be addressed:
 - a. Denote angle breaks
 - b. On property line curves, list chord bearing and chord distance.
19. That the following concerns with the General Notes on Page 1 (“GN1”) be addressed:
 - a. Replace GN1 4. with the following:

The Township Engineer or his designee shall have the right to inspect the proposed site improvements on Lots 1, 2, and 3 and to direct the Owner(s)/Developer to correct any deficiencies; no Certificate of Occupancy for any structure on Lots 2 and 3 shall be issued unless and until the site improvements on the respective lot are complete and approved by the Township.
 - b. In GN1 7., replace text “(Grading, Detention, Basins, etc.)” with the text “(Grading, Seepage Beds, etc.).”

- c. Strike GN 1 15.; do not renumber Notes; insert text “Vacant.”
- d. Replace GN1 16. with the following:

A 20' wide private utility easement on Lot 1 in favor of Lot 3 is hereby established as shown on Sheet 1 of 6 of this plan set.

The 20' wide private utility easement is for the sole use of Lot 3. The Owner of Lot 3 is responsible for the construction, installation, connection, operation, inspection, maintenance, repair, replacement, improvement and/or removal of any and all utilities within this easement.

The Owner of Lot 3 shall restore any areas on Lot 1 disturbed by aforementioned activities to original or better condition.

- 20. That the “Proposed 20' wide Sanitary and Water Easement” on Lot 1 be re-titled “20' wide Utility Easement” with the notation “See General Note 16.”

- 21. That the following concerns with the General Notes on Sheet 3 (“GN3”) be addressed:

- a. In GN3, strike all of note past text “Any conflicts...” (including).

- b. Replace GN3 5. with the following:

It shall be the responsibility of the individual lot owners to property inspect, maintain, repair and/or replace the stormwater management facilities located on their respective lots. The inspection, maintenance, repair and/or replacement of the stormwater management facilities shall be to the degree considered satisfactory by the Township. These responsibilities shall be included in the first deed of conveyance as a restrictive covenant.

- c. In GN3 6., replace the text “Certificate of Occupancy” with the text “Last Certificate of Occupancy.”

- d. Replace GN3 18. with the following:

All swales with slopes greater than 5%, all cut slopes greater than 4:1 and all embankment slopes greater than 4:1 shall be stabilized with North American Green Erosion Control Blanket SC

150 or approved equal at the time of raking and seeding or with sodding.

- e. Strike GN3 12., 14., 19., 20., 21., 22., 27., 28., 29., and 30.; do not renumber Notes; insert text “Vacant.”
- 22. That all non-struck GN3 be placed on Plan Sheet being recorded.
 - 23. That the marking of the “Limit of Disturbance” be added to the “Sequence of Construction” as Item No. 1.
 - 24. That Profiles of the driveways for Lot 2 and 3 be added to the Plans.
 - 25. That the “Tree Protection Fencing Detail” be revised to show 4' high chain link fencing with post 6' c.c., 3' into ground.
 - 26. That the following Details be added to the Plans:
 - a. Type M Inlet with grit pit (2' minimum) and “Snout” and bottom drainage.
 - b. “Snout” water quality device.
 - c. Inverted Y
 - d. Trench Drain
 - e. Geotextile nailer in Inlets.
 - 27. That the proposed sanitary sewer lateral for Lot 1 be reconfigured to tie into perpendicularly to the proposed sanitary line from MH 1 to MH 2.
 - 28. That the following concerns with Landscaping be addressed:
 - a. Show tree protection fencing enclosing dripline of trees (not just trunk).
 - b. Show tree protection fencing protecting all trees to remain.
 - c. On Lot 3, show two (2) Red Bud trees on front right hand corner of the Lot, off Coventry Avenue, and two (2) Shumard Oak trees and one (1) White Oak tree.
(Shade Tree Advisory Commission (“STAC”) Condition)

- d. On Lot 2, show two (2) Red Bud tree instead of the Kousa Dogwood; in the event the 39" Oak tree is impacted, it is to be replaced with two (2) Kousa Dogwood trees.
(“STAC” Condition)
 - e. Submit Landscape Plan for Township Engineer’s review and approval.
 - f. Tabulate total number of trees (6" dbh and over) on property listing ID#, species and size; list total number of trees and total number of trees to be removed.
(CCS 280-9.A.(1)(a))
29. That the following concerns with the Stormwater Management be addressed:
- a. Provide design of seepage beds sized for 100 Year Design Storm Runoff Volume from house roof and 2 Year Design Storm Runoff Volume from paved areas.
 - b. Add Details/Notes on Seepage Bed Installation/Construction to plan.
 - c. Provide Type “M” Inlet(s) with “Snout,” 2' (min.) Deep Grit Pits and Bottom Drainage to charge Seepage Bed(s).
 - d. Show Charging Inlets outside of Seepage Bed(s).
 - e. Show Downspout Collection System to seepage bed(s).
 - f. Add profiles of any storm drains.
 - g. Show Storm Drainage/Stormwater Management System on plan sheet being recorded.
 - h. Add the following boxed Operation and Maintenance of Underground Stormwater Management Facilities Note to the plan sheet being recorded.

**OPERATION AND MAINTENANCE OF UNDERGROUND
STORMWATER MANAGEMENT FACILITIES**

The Underground Stormwater Management Facilities on Lots 2 and 3, 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 pretreatment grit chamber (grit pits). Any accumulations of sediment and debris captured shall be removed. This may be done manually, or with a vacuum pump.
- Inlet points shall be inspected and kept clear of accumulated debris such as leaves and sticks.
- The observation well (if any) shall be inspected after each runoff producing storm event. Water may appear in the well; 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 observation well after a storm event to confirm that the system is draining within the specified time. This shall be documented each year so that an indication of system clogging may be observed.

Normal maintenance of the “Snout” shall consist of annual inspection and rinsing with a hose or pressure washer during the cleaning sequence of the catch basin. In addition, the anti-siphon vent shall be flushed with water or air to verify that it is clear.

The Owners of Lots 2 and 3 and/or their on-site property management shall maintain the post construction Underground Stormwater Management Facilities on their respective lots as noted above.

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 upon demand.

A failed system requires complete re-excavation of the seepage bed, 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 seepage bed piping to storm drainage system.

- i. On Lot 2, ensure that all runoff drains to the Seepage Bed Charging Inlet.
- j. On Lot 3, provide trench drain, charging inlet and seepage bed to intercept stormwater runoff from driveway.

- k. Provide calculations establishing 100 Year Design System Flood Plain Elevation on Lot 3 based upon following criteria:
 - i. Use latest NOAA 24 hour rainfall depth of 8.2"
 - ii. Use TR-55 to determine 100 Year Design Storm Discharge
 - iii. Use HEC RAS to determine 100 Year Design Storm Flood Plain Elevations.
 - l. Show 100 Year Design Storm Flood Plain Line on Lot 3. (Seepage Beds on Lot 3 must be outside of 100 Year Design Storm Flood Plan.)
 - m. Demonstrate that first floor elevation of house on Lot 3 is at least one (1) foot higher than 100 Year Design Storm Flood Plain Elevation.
30. That the "Tabulation of Record Plans" be revised to reflect the Plans being recorded.
 31. That the Plan be revised so that it conforms with Zoning. (CCS 260-31.)
 32. That the following concerns with the 8" Sanitary Sewer Line be addressed:
 - a. Enclose within 20' wide Sanitary Sewer Easement (extend easement to southerly line of Lot 2).
 - b. Relocate MH 2 to southerly line of Lot 2.
 - c. Design sanitary sewer so that it can be extended to High Avenue as shown on Township's Master Sewer Plan.
 33. That, on Sheet 1, add notation on area being offered for dedication.

B. NOTES TO BE ADDED TO THE PLAN VERBATIM

1. Tire cleaning construction entrances shall be required to be replaced as deemed necessary by representatives of Montgomery County Conservation District and/or the township to prevent tracking of mud and debris onto New Second Street and/or Coventry Avenue.
2. Mud and/or sediment tracked onto New Second Street and/or Coventry Avenue must be immediately removed by brooming. In situations where a film of mud may cause hazardous driving conditions, the roadway shall be immediately pressure washed with all sediment laden water filtered in a manner satisfactory to

the Montgomery County Conservation District and the Township Engineer prior to entering storm sewers or swales.

3. The Owners of Lots 2 and 3 shall adequately maintain, repair and/or replace the following site elements on their respective lots:
 - a. Seepage Beds
 - b. Site Landscaping
 - c. Trench Drain
 - d. Type M Inlets
 - e. Driveway Culvert

The maintenance, repair and/or replacement of the aforesaid site elements shall be to the degree considered satisfactory by the Township; the property owner(s) shall commence maintenance, repair and/or replacement of the aforesaid site elements within two (2) weeks of being notified to do so by the Township.

4. If the 39" Oak tree on Lot 2 is impacted by construction activities, the Owner/Developer shall remove the 39" Oak tree and replace it with two (2) 3" DBH Kousa Dogwood trees.
5. No building permit for any structure on Lots 2 and/or 3 shall be issued unless and until PADEP approves the sewage facilities planning module for this development, PADEP approves a revised connection management plan that allocates edus for this development and the developer/owner(s) of this property install the appropriate type and number of sewage mitigation measures (manhole chimney seal inserts, manhole dish inserts, etc.) as required by the Township.

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 260-32.D.(2) for depiction of Planimetric data within 400' of the site be waived.
3. That the requirement of CCS 260-32.D.(5) for depiction of topography within 400' of the site be waived.

18. The Board of Commissioners reviewed Cheltenham Township Development Application No. 09-02 Record Plan LaMott Community Center HVAC Units – 7420 Sycamore Avenue. It was noted that at the Public Works Committee meeting on May 12, 2009, Mr. Portner recommended that the Board approve said plan. His motion was not included in the minutes of said meeting, and the Commissioners asked that those minutes be amended to include Mr. Portner’s motion.

Upon motion of Mr. Swavola, the Board of Commissioners unanimously approved Cheltenham Township Development Application No. 09-02 Record Plan LaMott Community Center HVAC Units – 7420 Sycamore Avenue, subject to the following Conditions, Notes and Waivers:

A. CONDITIONS

1. The text “Cheltenham Township Development Application No. 09-02” be added to the lower right hand corner of all plan sheets.
2. That the location of adjoining property lines and names of adjoining owners be shown on the Plan. (CCS 260-32.D.2))
3. That the bearings and distances be shown on the property lines.
4. That the Township is in receipt of the Montgomery County Planning Commission Review of this Subdivision/Land Development.
5. That the following concerns of the Shade Tree Advisory Commission be addressed:
 - a. That the Township Engineer verify the noise level after the air conditioning equipment is installed and running at the same time. This is to determine if the combined noise level for this installation is a nuisance.
 - b. If sound baffling is required, the contractor will install the necessary sound baffling controls as determined by the architect and approved by the Township Engineer prior to completion of the contractor’s work.

- c. That (6) six Taxus-Cuspidata (Capitata) be planted as shown on the plan in front of the equipment enclosure fence and maintained by the Staff of the Community Center by yearly pruning and continuous trimming of the height of each shrub.

B. NOTES TO BE ADDED TO THE PLAN VERBATIM

1. The Certificate of Final Completion shall not be issued unless and until the Township Engineer has verified that the noise level at the property lines when all eight (8) HVAC units are running does not exceed Township limits; the Owner shall install the necessary sound baffling measures to insure that the sound emanating from all eight (8) HVAC units are running does not exceed Township limits.

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. for an Environmental Impact Study be waived except for Subsection D. relating to Noise.
3. That the requirement of CCS 260-32.C.(3) which requires that the plan be prepared by an Engineer or Surveyor be waived.
4. That the requirement of CCS 260-32.C.(5) for a graphic scale be waived.
5. That the requirement of CCS 260-32.C.(6) for a note stating the elevation datum is based upon the Cheltenham Township Sanitary Sewer Datum be waived.
5. That the requirement of CCS 260-32.D.(1) for a property survey be waived.
6. That the requirement of CCS 260-32.D.(2) for depiction of Planimetric data within 400' of the site be waived.
7. That the requirement of CCS 260-32.D.(4) for the location, size and ownership of all underground utilities and any rights-of-way within the property be waived.
8. That the requirement of CCS 260-32.D.(5) for depiction of topography of the site and within 400' of the site be waived.
9. That the requirement of CCS 260-32.D.(6) for the location, species and size of large trees standing alone be waived.

10. That the requirement of CCS 260-32.D.(7) for proposed contours and for the elevations for the building floors be waived.
11. That the requirement of CCS 260-32.C.(4) and 260-32.E.(3) for tabulation of Zoning classification and requirements be waived.
12. That the requirement of CCS 260-32.D.(2) for notation of the street cartway and right of way widths be waived.
13. That the requirement of CCS 260-32.D.(7) for the notation of the structure first floor and basement elevations be waived.

19. Upon motion of Mr. Swavola, the Board of Commissioners unanimously approved Cheltenham Township Development Application No. 09-04 Record Plan Oak Summit Apartments Parking Facility – 310 S. Easton Road subject to the following Conditions, Notes and Waivers:

A. CONDITIONS

1. That the plan be titled “Record Plan Arcadia University Parking Facility at Oak Summit Apartments – 310 S. Easton Road.” (Cheltenham Code Section (“CCS”) 260-32.C.(1))
2. That the text “Cheltenham Township Development Application No. 09-04” be added to the lower right hand corner on all plan sheets.
3. That the Zoning Relief granted by the Cheltenham Township Zoning Hearing Board under Appeal No. 3317 be noted on the plan stating the date granted, Zoning Relief required and any conditions imposed.
4. That new electric and telephone utilities be installed underground. (CCS 260-23.)
5. That monuments be shown at locations designated by the Township Engineer. (CCS 260-24.)
6. That an Environmental Impact Study be submitted. (CCS 260-30.)
7. That the following data be added to the plan:
 - a. North Point to Location Map (CCS 260-32.C.(5))

- b. 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))
 - c. Names and widths (including cartway widths) (CCS 260-32.D.(2))
 - d. Location of adjoining property lines and names of adjoining owners (CCS 260-32-D.(2))
 - e. Location of underground utilities around Development Footprint (CCS 260-32.D.(2) and (4))
 - f. Size/ownership/rights-of-way of underground utilities within Development Footprint (CCS 260-32.D.(4))
 - g. Location and character of existing buildings (CCS 260-32.D.(6))
 - h. Location/size/species of large trees standing alone within Development Footprint (CCS 260-32.D.(6))
 - i. Proposed elevations at all keypoints (CCS 260-32.D.(7))
 - j. Structure first floor and basement elevations (CCS 260-32.D.(7))
 - k. Building setback lines (CCS 260-32.E.(8))
 - l. State highway width, legislative and traffic route numbers (CCS 260-33.c.(1)(k))
8. That the Township is in receipt of the Montgomery County Conservation District approval on this Land Development.
 9. That the Township is in receipt of the Montgomery County Planning Commission Review of this Subdivision/Land Development.
 10. That the Temporary Spoil Material Stockpile locations be shown on the plan.
 11. That tree protection (during construction) details and locations thereof be added to the plans (4' high chain link fencing with posts 3' in ground).

12. That the total number of trees within the Development Footprint and the number of trees to be removed be noted on the plans. (CCS 280-9.A.(1)(a))
13. That all swales with slopes greater than 5% and all cut/embankment slopes greater than 4:1 being stabilized either with North American Green Erosion Control Blanket SC150 or approved equal or with sodding be shown on the plans.
14. That the Surveyor's Certificate of Accuracy be added to the plans.
15. That the concerns of the Fire Marshal for fire protection of the Land Development be satisfactorily addressed.
16. That pavement traffic directional arrows (and details thereof) be shown on the plans.
17. That the proper form of the Owner's Acknowledgement notation be shown on the plans (Form used is for individual; I think Arcadia University is a corporation.)
18. That the "List of Waivers" be struck from the plans.
19. That, in the "Zoning Data" tabulation, "Building Coverage Proposed" column, replace the text "26%" with the text "26% *."
20. That the site be more clearly indicated on all Location Maps.
21. That the swale between Limekiln Pike and the parking facility be eliminated.
22. That, in the "Operation and Maintenance of Underground Stormwater Management Facilities" notation, Note 10., line 1, replace the text "Structure" with the text "Underground Stormwater Management Facility."
23. That the following concerns with the "Stone Infiltration Bed Installation Notes" be addressed as follows:
 - a. In Note 5., line 1, replace the text "measures should" with the text "measures shall."
 - b. In Note 9.B., line 2, replace the text "6-inch" with the text "2 feet."
 - c. In Note 11.A., line 2, replace the text "6-inches" with the text "2 feet."

24. That, on Sheet 6, what does Demolition Item 8 apply to?
25. That, in the “Mandatory Language” notation, Note 11., add the following items:
 - a. Storm drainage facilities
 - b. Parking deck
 - c. Paving
 - d. Pavement markings.
26. That a plan of the overall property showing existing and proposed Planimetric features and bearings/distances along the property line be added to the Plan Set (include with plans to be recorded).
27. That the following concerns with Stormwater Management/Storm Drainage be addressed:
 - a. Add Profile MH-4 to outfall
 - b. Finalize Storm Sewer Design (Top/invert grades, pipe slopes, etc.)
 - c. Extend Profile Inlet-6 to BMP-1 to BMP-1
 - d. Add Profile BMP-1 to MH-1
 - e. Add Profile Inlet 4 to BMP-1
 - f. In “Outlet Orifice Detail” plan view, clearly indicate location of Orifice Plate
 - g. In “Typical Detail Underground STM Trench,” Note 11., line 2, replace text “6-inch” with text “2 feet;” and in Note 13.A., line 2, replace text “6-inches” with text “2-feet;” and for Note 6., where is “Drywell Detail”?
 - h. For drainage area S1, use a Pre-Development Time of Concentration of 15 minutes.
 - i. For drainage area S2, use a pre-development time of concentration of 5 minutes.
 - j. Resize Stormwater Management Facility as required.
28. That the following concerns of the Shade Tree Advisory Commission be addressed:
 - a. The landscaping be submitted to the Township Engineer for final review and approval.
 - b. The landscaping drawing be revised to include a revised plant list, tree inventory schedule and show clearly the limits of construction.
 - c. All trees that will remain are to be protected by Cheltenham Township’s tree protection standard.

- d. The trees identified to be transplanted should be clearly marked and a proposed location noted.
- e. A replacement tree should be included in the tree inventory if a transplanted tree dies.
- f. Korean Pine and or Leland Pine can be substituted for buffering.
- g. Azaleas are to be removed from the plant list and shade trees are to be planted in lieu of the Azaleas.
- h. Revised plans to be submitted to STAC for its review and approval.

29. That the following concerns of the Township’s Fire Marshal be addressed:

- a. The proposed parking island and parking spaces located nearest the apartment building at the first level garage entrance appear not to allow for the required turning radius of an aerial apparatus. Currently an apparatus can utilize this area for set up. This shall continue to be the case. (Provide template showing turning radius.)
- b. Sheet C3.01 references a pedestrian bridge. Provide additional information on the construction and height above the roadway.
- c. Provide Wheel/Overhang Track Movement Plans for proposed improvements.

B. NOTES TO BE ADDED TO THE PLAN VERBATIM

1. CERTIFICATE OF ACCURACY

I, _____, hereby certify that I am a Professional Land Surveyor in the State of Pennsylvania and that the plan shown and described hereon, consisting of _____ sheets, represents a survey made by _____ and is true and correct to the accuracy required by accepted surveying standards and practices and by the Cheltenham Township Subdivision and Land Development Regulations to the extent it describes the bearings and distances of the property, the location of planimetric features, and that the existing monuments shown herein actually exist and that their positions are accurately shown.

2. This Land Development/Subdivision shall be constructed in accordance with all Cheltenham Township Ordinances.

3. 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.
4. 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 _____.
5. No additional impervious areas (decks, additions, patios, sheds, walkways, etc.) from that shown on this plan set shall be added to this property without mitigating stormwater management measures approved by Township Engineer to ensure no additional stormwater runoff occurs.
6. 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.
7. 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.
8. All swales with slopes greater than 5%, all cut slopes greater than 4:1 and all embankment slopes greater than 4:1 shall be stabilized with North American Green Erosion Control Blanket SC 150 or approved equal at the time of raking and seeding or with sodding.
9. The Developer/Owner shall be responsible for supervising debris disposal from all contractors on the site (whether employed by 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.

10. No debris disposal pits shall be permitted.
11. No open burning shall be permitted.
12. The Developer/Owner shall preserve all trees on this site except where necessary to construct buildings, parking, accessways, and utilities and selective thinning of existing trees in accordance with Chapter 280 of the Cheltenham Code. Specific species of plant materials as designated on this plan or the landscape plan (if such a plan is an integral part of this plan) shall be preserved and properly protected during construction. In the case of utility rights-of-way and easements, any disturbed area shall be replanted so as to achieve a recurrence of natural vegetation.
13. 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.
14. There shall be no shrubs or visual barriers higher than 2' above grade placed within the triangular area of 35' of any intersection measured along the street and/or driveway centerline. The Township shall have full authority to require the owner to remove violations.
15. All exterior lighting fixtures shall be shielded to deflect lighting from adjacent residential properties and from passing motorists.
16. 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 set are void insofar as they conflict within initial version.
17. A Highway Occupancy Permit is required pursuant to Section 420 of the PENNSYLVANIA ACT OF JUNE 1, 1945 (P.L. 1242 No. 428), known as the "State Highway Law", before driveway access to a State Highway is permitted.
18. 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.
19. All existing, proposed and future 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.
20. The Stormwater Management Facility ("SMF") shall be inspected at the following checkpoints:
- . Inspection of trench sides and bottom prior to placement of geotextile
 - . Placement of geotextile, stone, and piping.
 - . 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 "SMF"

The mouth of all inlet pipes to "SMF" 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 "SMF" 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 "SMF" the initial placement of the geotextile (including).

21. 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 house on Lot 2.

22. The Developer/Owner shall replace any curb and/or sidewalk along its road frontages identified by the Township as having to be replaced pursuant to the requirements of Cheltenham Code, Chapter 255, prior to the Certificate of Occupancy being issued for the proposed building.
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; no Certificate of Occupancy for the parking facility shall be issued unless and until the site improvements are complete and approved by the Township.
24. The Township Engineer shall be notified, in writing, two (2) calendar weeks prior to the placement of any landscape materials in order for the Township Engineer or his designee to arrange for and inspect the landscape materials.

No landscape materials shall be placed without being inspected and approved by the Township Engineer or his designee.

All rejected landscape materials shall be immediately removed from the site and replaced with acceptable landscape materials. No substitutions for landscape materials are accepted unless approved by the Township Engineer, in writing.

25. The proposed improvements be constructed in substantial conformity with the plans submitted to the Township and the presentation made to the Public Works Committee at its May 12, 2009 meeting.
26. The Foundation for the proposed one (1) story garage be designed for the one (1) story structure only (not for any future expansion).
27. The height of the structure be limited to 16' (excluding light standards).
28. The south side of the proposed one (1) story garage be solid (no openings).
29. Large SUVs, pick-up trucks, trucks, vans or similar type vehicles shall not be permitted to park and/or use the upper parking deck.
30. Arcadia University shall develop a detailed landscaping and/or fencing in consultation with Representatives of the Beaver Court Condo Association ("BCCA") for the following areas:
 - a. Between the proposed parking structure and Limekiln Pike
 - b. Between the proposed parking structure and the northerly property line of BCCA.

c. The remainder of BCCA's northerly property line and Oak Summit Apartments.

31. None of the Landscaping/Fencing for this project shall be on lands of BCCA.
32. Representatives of Arcadia University and BCCA will continue discussions on other issues as they relate to Oak Summit pedestrian and vehicles traffic thru the BCCA property in order to effect a long term solution.
33. Arcadia University shall construct the south wall of the new parking structure as a retaining wall and will place earth fill in the side yard area to be approximately level with the property of the BCCA units that face the parking garage. Arcadia shall grant the BCCA a use/access easement for this space and both parties shall enter into a maintenance agreement for the grassed area within the easement to be maintained by the BCCA. Arcadia University shall maintain the new trees being planted within the easement area only. The existing wood retaining wall on the grounds of the BCCA will be removed to a level approximately eight (8) inches below grade and will then be covered with soil and seeded to match the easement area.
34. Arcadia University and BCCA shall discuss the relocation of the existing trees in the rear yard of the units facing the new parking garage based on the safe, practical and reasonableness of the request.
35. Arcadia shall supply and install new CO2 detectors on the rear outside wall of the BCCA units facing the new parking garage, one per unit.
36. Arcadia University and BCCA shall continue to discuss the architectural design of the parking garage in order to soften its exterior façade and have it blend in more with the physical environment.

C. WAIVERS TO BE GRANTED BY THE BOARD OF COMMISSIONERS

1. 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.
2. That the requirement of CCS 260-32.D.(2) for depiction of Planimetric data within 400' of the site be waived.
3. That the requirement of CCS 260-32.D.(5) for depiction of topography within 400' of the site be waived.

4. That the requirement of CCS 260-32.D.(5) for topography within the site except around the Development Footprint be waived.
5. That the requirement of CCS 260-32.D.(6) for location and character or existing buildings, for location, size and species of large trees standing alone and for outlines of all wooded areas except around the Development Footprint be waived.
6. That the requirement of CCS 260-32.D.(7) for proposed contours and for the building floors except within the Development Footprint be waived.
7. 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.

20. Upon motion of Mr. Swavola, the Board of Commissioners unanimously approved Cheltenham Township Development Application No. 09-03 Record Plan Phoebe Wyncote Church HVAC Units and Emergency Generator – 208 Fernbrook Avenue subject to the following Conditions, Notes and Waivers:

A. CONDITIONS

1. That the plan be titled “Record Plan Phoebe Wyncote Church Home HVAC Units and Emergency Generator- 208 Fernbrook Ave.” (Cheltenham Code Section (“CCS”) 260-32.C (1)).
2. That the text “Cheltenham Township Development Application No. 09-03” be added to the lower right hand corner of all plan sheets.
3. That in the “ Township Approval Note”, line 6, the text “County, within 90 Days” be replaced with the text, “County Within 90 Days”
4. That the following concerns with the General Notes (“GN”) be addressed.
 - a. In GN 1, line 1, replace the text “location of the Generator” with the text “location of the Emergency Generator”.
 - b. Replace GN 6 with the following:

All existing, proposed or future HVAC Units and the Emergency Generator Unit shall be shielded with appropriate sound baffling materials,

as approved by the Township Engineer, if the sound emanating therefrom is objectionable to the neighbors.

5. That the following concerns of the Shade Tree Advisory Commission be addressed:
 - a. That the Township Engineer verify the noise level after the air conditioning equipment is installed and running at the same time. This is to determine if the combined noise level for this installation is a nuisance.
 - b. If sound baffling is required, the contractor will install the necessary sound baffling controls as determined by the architect and approved by the Township Engineer prior to completion of his contract.
 - c. That the contractor shall notify the Township Engineer upon completion of the air conditioning system and that it is ready for inspection.
 - d. That the emergency generator be inspected by the Township Engineer and verify if any sound baffling will be required for this installation.
 - e. The required testing of the generator is to be maintained weekly and tested in accordance with the manufacturer's recommendations and maintenance instructions.
 - f. Testing of the generator will be conducted during the hours of 10:00 A.M. to 2:00 P.M. for a period of approximately thirty minutes on any Tuesday, Wednesday or Thursday only.
6. That the revision "Bubbles" be struck from the plans.

B. NOTES TO BE ADDED TO THE PLAN VERBATIM

1. Alternative HVAC Units and/or an alternative Emergency Generator Unit shall not be installed without written permission from the Township to do so. The alternative units must have a sound signature equivalent to that of the referenced units.
2. No funds from the Development Improvement Escrow Account shall be released unless and until the Township Engineer verifies that the noise level at the property lines when the Two (2) HVAC Units and the Emergency Generator Unit are running does not exceed Township Limits. If the noise level exceeds Township limits, the Owner shall install the necessary sound baffling measures to insure that the sound emanating from the Two (2) HVAC Units and the Emergency Generator Unit does not exceed Township limits.
(Shade Tree Advisory Commission Condition)

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. for an Environmental Impact Study be waived except for Subsection D. relating to Noise.
3. That the requirement of CCS 260-32.C.(3) which requires that the plan be prepared by an Engineer or Surveyor be waived.
4. That the requirement of CCS 260-32.C.(6) for a note stating the elevation datum is based upon the Cheltenham Township Sanitary Sewer Datum be waived.
5. That the requirement of CCS 260-32.D.(1) for a property survey be waived.
6. That the requirement of CCS 260-32.D.(2) for depiction of Planimetric data within 400' of the site be waived.
7. 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.
8. That the requirement of CCS 260-32.D.(5) for depiction of topography of the site and within 400' of the site be waived.
9. That the requirement of CCS 260-32.D.(6) for the location, species and size of large trees standing alone be waived.
10. That the requirement of CCS 260-32.D.(7) for proposed contours and for the elevations for the building floors be waived.
11. That the requirement of CCS 260-32.C. (4) and CCS 260-32.E. (3) for notation of the Zoning District and Zoning Requirements be waived.
12. That the requirement of CCS 260.32.D. (7) for the notation of the structure first floor and basement elevations be waived.

21. Upon motion of Mr. Swavola, the Board of Commissioners unanimously approved a Change Order in the amount of \$11,804.06 to Kise, Straw and Kolodner for additional engineering/design services for the Easton Road Streetscape Improvement Project.

22. Upon motion of Mr. Swavola, the Board of Commissioners unanimously approved a Change Order in the amount of \$10,731.00 to Premier Builders for emergency repairs at 1702 Beech Avenue, LaMott.

23. Upon motion of Mr. Swavola, the Board of Commissioners unanimously awarded a General Construction Contract to Sha-Nic Inc., West Chester, PA, in the amount of \$78,211; a Mechanical Construction Contract to Air Control Technology, Inc., West Berlin, NJ, in the amount of \$76,470; and a Electrical Contract to Mirarchi Brothers, Inc., Doylestown, PA, in the amount of \$21,239 for Phase IX of the LaMott Community Center Rehabilitation Project all being the lowest responsible bidders meeting Township specifications and being within budgetary limitations per bids received May 6, 2009.

24. Upon motion of Mr. Swavola, the Board of Commissioners unanimously denied the sewer appeals of David E. Beck, 7438 Normandy Lane, Melrose Park and Paul Richart, 117 Rices Mill Road, Wyncote.

25. Upon motion of Mr. Swavola, and unanimously approved by the Board of Commissioners, the Public Works Committee Regular Meeting Minutes dated May 12, 2009, were accepted as amended.

26. Upon motion of Mr. Simon, the Board of Commissioners unanimously adopted **Ordinance No. 2184-09** removing the Sunset Provision of the Twinning Committee.

**TOWNSHIP OF CHELTENHAM
ORDINANCE NO. 2184-09**

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF CHELTENHAM, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, MODIFYING CHAPTER 5, ARTICLE VII, SECTION 5-49.Q THEREOF ENTITLED “ADVISORY BOARDS AND COMMISSIONS ENUMERATED”, TO INCLUDE A CITIZENS COMMITTEE ENTITLED “TWINNING COMMITTEE” AND AMENDING CHAPTER 9, ENTITLED “ADVISORY BOARDS AND COMMISSIONS”, SECTION 9.12 THEREOF TO INCLUDE THE “CHELTENHAM TWINNING COMMITTEE, ITS PURPOSE, FUNCTION, TASKS, AND TERMS” WITHOUT A SUNSET PROVISION.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Township of Cheltenham, County of Montgomery, Commonwealth of Pennsylvania, as follows:

Section 1. The Code of the Township of Cheltenham, Chapter 5, “Township Administration”, Article VII, entitled “Advisory Board and Commissions”, Section 5-49.Q, Boards and Commissions, thereof shall be amended to include a Twinning Committee to read as follows:

Section 5-49. Boards and Commissions Enumerated.

Q. Cheltenham Township Twinning Committee.

Section 2. The Code of the Township of Cheltenham, Chapter 9, “Advisory Boards and Committees”, Section 9-12. Marked “Reserved” shall read as follows:

Section 9-12. Cheltenham Township Twinning Committee.

- A. There shall be a Cheltenham Township Twinning Committee comprised of not more than fifteen (15) voting members appointed by the Board of Commissioners in conformity with Section C1302 of the Charter.
- B. The Township and the Borough of Cheltenham, County of Gloucestershire, England have coordinated events in the past and through the establishment of this Committee, they will continue to maintain and further the bond of friendship that was established with the Township’s sister town during the Township’s centennial year and through the official signing of a Twinning Agreement, which took place on October 11, 2003.

- C. The duties of this Committee are to advise the Board of Commissioners, through its Public Affairs Committee, on all tasks and functions necessary to establish exchange programs, carry out events and projects, develop budgets, identify and secure financial sponsors to help offset expenditures, develop schedules and itineraries, arrange for host families, and coordinate other accommodations which are necessary to facilitate activities and events that promote the comprehension of each other's way of life, including the development of cultural, social, educational, governmental, fraternal, sporting, and other exchanges to strengthen the bond between the two towns and countries.
- D. The terms of office shall be for two years, staggered, with one-half of members having terms expiring in even-number years and the rest having terms expiring in odd-number years.

Section 3. That in all other respects, Chapters 5 and 9 of the Code of the Township of Cheltenham are hereby approved and accepted as amended, and shall continue in full force and effect, without a sunset provision.

Section 4. This Ordinance shall take effect and be in full force from and after its approval and publication, as required by law.

Section 5. All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 6. If any section, paragraph, subdivision, clause, or provision of this Ordinance shall be judged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause, or provision and the remainder of this shall be deemed valid and effective.

ENACTED into an Ordinance the **26th day** of **May, 2009**.

BOARD OF COMMISSIONERS
TOWNSHIP OF CHELTENHAM

By: 
Paul R. Greenwald, President

Attest: 
David G. Kraynik, Secretary

27. Upon motion of Mr. Simon, the Board of Commissioners unanimously adopted **Resolution No. 25-09** requesting a Planning Grant from the Montgomery County Revitalization Board to update the Township's Revitalization Plan.

**TOWNSHIP OF CHELTENHAM
RESOLUTION NO. 25-09**

**A RESOLUTION AUTHORIZING THE FILING OF A
FY 2009 MONTGOMERY COUNTY COMMUNITY
REVITALIZATION PLANNING ASSISTANCE GRANT**

WHEREAS, the Montgomery County Commissioners adopted the Montgomery County Community Revitalization Program at its June 2000 meeting, and subsequently amended the program guidelines in January 2006 requiring that participating municipalities in the program periodically update their Community Revitalization Plans; and

WHEREAS, it was subsequently determined by the Montgomery County Revitalization Board and the Montgomery County Planning Commission staff that the Township of Cheltenham must update and adopt a new Community Revitalization Plan by the end of 2009; and

WHEREAS, the Township of Cheltenham, in the fall of 2008, solicited proposals for professional consultant services to assist in updating its Community Revitalization Plan which was last prepared in 2001 and adopted by the Cheltenham Township Board of Commissioners on March 19, 2002; and

WHEREAS, the Township of Cheltenham received proposals from six consulting firms for this Plan and upon recommendation of the Economic Development Task Force, chose Carter van Dyke Associates in association with Urban Partners and Frank Tavani Associates as the preferred consultant; and

WHEREAS, the scope of services for the project includes preparing an action plan listing projects by priority in high, medium and low categories of roughly equal distribution with specific descriptions of locations, estimated costs, project timelines, identification of responsible parties and funding sources for the Lynnewood Gardens Census Tract 2024.01 Block Group 1; LaMott Census Tract 2024.02, Block Group 6; and a statistical analysis and income survey for a portion of Glenside Census Tract 2026.03 proposed opt-in area; and

WHEREAS, the Township of Cheltenham awarded a professional services contract to Carter van Dyke Associates at its February 12, 2009 public meeting; and

WHEREAS, the Township is formally requesting a planning assistance grant from the Montgomery County Revitalization Board in the amount of \$23,625, which represents 75% of the total planning cost for the update of the Plan; which includes a contingency should it be determined that the Glenside Census Tract 2026.03 opt-in area is approved and that the professional consultant costs may increase based on the scope of planning services potentially increasing; and

WHEREAS, the Township of Cheltenham, agrees to provide the remaining 25% match in an amount up to \$16,875 based on the total estimated cost to update the Plan; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Board of Commissioners of Cheltenham Township hereby authorizes the Board President and the Township Manager to execute all requests, applications, agreements and contracts required by Montgomery County in order to secure a planning assistance grant in the Program.

DONE IN ELKINS PARK, PENNSYLVANIA, under my hand and the Seal of the Township of Cheltenham, this twenty-sixth day of May, A.D., 2009, in the year of the Township of Cheltenham the one hundred ninth.

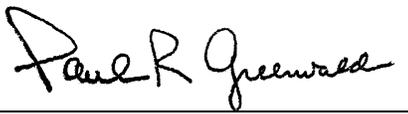
Resolved and adopted this 26th day of May, A.D., 2009.

BOARD OF COMMISSIONERS
OF CHELTENHAM TOWNSHIP

ATTEST:



David G. Kraynik
Township Manager/Secretary

By: 
Paul R. Greenwald,
President

(SEAL)

28. Upon motion of Mr. Simon, and unanimously approved by the Board of Commissioners, the Public Affairs Committee Regular Meeting Minutes dated May 5, 2009, were accepted.

29. Upon motion of Mr. Portner, the Board of Commissioners unanimously adopted **Ordinance No. 2185-09** modifying the composition of the police force.

ORDINANCE NO. 2185-09

**AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF
CHELTENHAM, CHAPTER 48 THEREOF, ENTITLED COMPOSITION
OF POLICE FORCE BY MODIFYING THE COMPOSITION OF THE
POLICE FORCE**

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

SECTION 1. The Code of the Township of Cheltenham, Article 1, Chapter 48, §48-1 thereof, shall be amended as follows:

Section 48-1. Membership

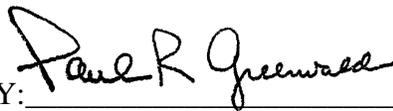
- A. Effective June 1, 2009, the police force of Cheltenham Township shall consist of one (1) Chief of Police, one (1) Deputy Chief of Police, four (4) Lieutenants of Police, fifteen (15) Sergeants, composed of both uniformed and detective Sergeants, and sixty-three (63) Patrol Officers.

SECTION 2. That in all other respects, Chapter 48, Article 1 §48-1, of the Code of the Township of Cheltenham is hereby approved and accepted as amended, and shall continue in full force and effect.

SECTION 3. This Ordinance shall take effect and be in force from and after its approval as required by law.

ENACTED into an Ordinance this 26th day of May, A.D., 2009.

TOWNSHIP OF CHELTENHAM
BOARD OF COMMISSIONERS

BY: 
Paul R. Greenwald, President

ATTEST: 
David G. Kraynik, Township Manager
and Secretary

30. Upon motion of Mr. Portner, the Board of Commissioners unanimously adopted **Ordinance No. 2186-09** amending Chapter 285 thereof, entitled “Vehicles and Traffic”.

ORDINANCE NO. 2186-09

AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF CHELTENHAM, CHAPTER 285 THEREOF, ENTITLED VEHICLES AND TRAFFIC, BY AMENDING PARKING METER ZONES AND CERTAIN STREET AND PARKING REGULATIONS.

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

SECTION 1. The Code of the Township of Cheltenham, Chapter 285, Article IV, entitled Schedule of Traffic Regulations, Section 285-43 thereof is hereby amended by **DELETING** the following:

WISTAR DRIVE A. 20 MPH Washington Lane to Green Valley Road

SECTION 2. The Code of the Township of Cheltenham, Chapter 285, Article IV, entitled Schedule of Traffic Regulations, Section 285-43 thereof is hereby amended by **ADDING** the following:

WETHERILL ROAD (5) 25 MPH Kingston Road to Hammond Road

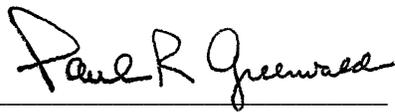
WISTAR DRIVE A. 25 MPH Washington Lane to Green Valley Road

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 **26th day of May, A.D., 2009.**

BOARD OF COMMISSIONERS
TOWNSHIP OF CHELTENHAM

By 
Paul R. Greenwald, President

ATTEST: 
David G. Kraynik, Secretary

31. Upon motion of Mr. Portner, and unanimously approved by the Board of Commissioners, the Public Safety Committee Regular Meeting Minutes dated May 5, 2009, were accepted.

32. Upon motion of Mr. Simon, and unanimously approved by the Board of Commissioners, the Building and Zoning Committee Regular Meeting Minutes dated May 5, 2009, were accepted.

33. Mr. Simon reviewed the Pension Board Minutes dated May 8, 2009. He reported that T. Rowe Price, the REIT (Real Estate Investment Trust) manager, was performing below par. Several alternate managers were reviewed. It is the opinion of PFM Advisors that Cohen and Steers be appointed as the REIT manager for the Township's four (4) Pension Plans.

Upon motion of Mr. Simon, the Board of Commissioners unanimously approved Cohen and Steers as the Real Estate Investment Trust (REIT) Manager for the Township's four (4) Pension Plans.

34. Upon motion of Mr. Simon, and unanimously approved by the Board of Commissioners, the Pension Board Regular Meeting Minutes dated May 5, 2009, were accepted.

35. Upon motion of Mr. McKeown, and unanimously approved by the Board of Commissioners, the Parks and Recreation Committee Regular Meeting Minutes dated May 12, 2009, were accepted.

Mr. McKeown noted an expansion of the summer programs with the addition of kayaking classes and a youth golf program that is being coordinated with the Melrose Country Club.

36. **Under Old Business:** Mr. Sharkey asked Mr. Lynch for an update on certain Code violations raised by Mrs. Loretta Leader at previous meetings. Mr. Lynch reported the following:

- The RV that has been parking on lot of the former Gate 1 Travel Agency building in Glenside has been removed. The owner was advised of the violation.

- A Notice of Violation is being issued for signs/banners at the Wyncote House.
- A Notice of Violation has been issued for the furniture near the bag store in Glenside.
- The signs/banners at Towers of Wyncote have been removed.
- The signs/banners at Mio Pomodoro should be removed shortly.

Mrs. Leader was present and stated that one (1) banner advertising Coors Beer is still erected at the Towers of Wyncote. Mr. Lynch will investigate it.

37. **Under New Business:** The Board of Commissioners discussed ratification of a Collective Bargaining Agreement with Teamsters Local 115. Mr. Greenwald reviewed various Terms and Conditions of the Agreement, including the duration, health insurance benefits, post-retirement health insurance benefits, and employee contributions to those benefits.

Upon motion of Mr. Portner, the Board of Commissioners unanimously ratified a Collective Bargaining Agreement for the years 2009 through 2113 with Teamsters Local 115.

38. **Under Citizens' Forum:** Darlene Melton, 1829 Chelsea Road, addressed the Board with the following issues:

- She stated that as Vice Chairperson of the LaMott Board of Historical and Architectural Review (BHAR) she would prefer that if future meetings of the Wyncote BHAR are cancelled that the LaMott BHAR meeting, which is held the same evening, still be held at its usual time and not moved up to fill the time slot of the Wyncote BHAR meeting. The last meeting of the Wyncote BHAR, scheduled for Monday, May 4, 2009, at 7:30 p.m., was cancelled, and the LaMott BHAR meeting was moved from its 8:15 p.m. time slot to 7:30 p.m. but many individuals did not receive notification in time, and only she and one other individual were in attendance.
- She asked to which department she reports abandoned cars and was informed of the correct department to address those vehicles on private property and those vehicles on the street.
- She inquired about the weatherization benefits to homeowners from the Energy Efficiency Conservation Block Grant (EECBG). Mr. Havir responded that the Township is a direct earmark for \$147,400, which the Environmental Advisory Council has recommended be used to retro fit the community centers for energy efficient systems.

- She had concerns about traffic coming from Mt. Pleasant Avenue into Cheltenham Square Mall and the vicinity of WalMart.

There being no further business, upon motion of Mr. Portner, and unanimously approved by the Board, the meeting was adjourned.

David G. Kraynik
Township Manager

as per Anna Marie Felix