

Township Building  
September 27, 2007

The regular meeting of the Shade Tree Advisory Commission was held tonight in the Township Administration Building. Those in attendance were: Messrs. Barry, Panzak and Ruberg. Also in attendance was: Carmen G. Reitano, Assistant to the Director of Engineering, Zoning and Inspections.

Due to a lack of a quorum an informal meeting was held.

1. The minutes of the July 26, 2007 Shade Tree Advisory Commission meeting minutes were accepted as presented.
2. At this time Cheltenham Township Development Application No. 07-06: Record Plan Cheltenham Square Mall Commercial Renovations – 2007 – 2385 Cheltenham Avenue was discussed.

Mr. David Sander, Attorney, and Messrs. Brown and North, of Bohler Engineering, were present to discuss this Application.

Mr. Sander presented an aerial photo of the existing site and explained the proposed commercial renovations. He stated the existing movie theater will be demolished and the construction of a new Target store is being proposed for the site. He stated there is a 150' buffer with dense vegetation. At the northeast corner and along Washington Lane there is dense vegetation. Along the north side of Shoppers Lane there will be a provision for parking spaces and parking in the green area will be held in reserve.

Proposed Restaurant No. 1, which was originally designed to have a drive-thru lane, has been revised and will not have a drive-thru lane and will have right-in, right-out ingress

and egress. Another restaurant is proposed for Ogontz Avenue and Cheltenham Avenue, as well as retail spaces along Cheltenham Avenue. It was ascertained that approximately 15% of the mall patrons use public transportation and the plan has also been revised to include a pedestrian accessway. At the request of the neighbors there will be no pedestrian access along Shoppers Lane. A cross-walk is being proposed along Washington Lane.

Mr. Ruberg stated the area where parking is proposed appears dangerous. Mr. Brown stated there will be a pedestrian access way.

Mr. Sander stated traffic calming measures are being proposed for the site and the curve along Washington Lane will be reconfigured and be super elevated. There will also be an island along Shoppers Lane. He also stated most of the Zoning Relief is necessary due to the fact the Applicant is subdividing the property into two parcels.

Mr. Panzak stated it appears that the reserved parking area will be encroaching closer to the neighboring residential properties. Mr. Brown stated that the parking area closest to the residential properties will be held in reserve.

The plan depicting the buffering was discussed and Mr. Reitano stated that the Building and Zoning Committee and the Planning Commission recommended that tree pits be constructed along Washington Lane and Cheltenham Avenue and shrubs be planted wherever feasible.

A screening consisting of evergreens will be planted along Shoppers Lane.

Mr. Brown stated the plan being presented tonight will have additional revisions. Mr. Reitano stated the plan is constantly being revised to accommodate the recommendations of the various Committees.

Mr. Ruberg stated he has an issue with the plans as there is no legend indicating the trees to be removed. It is a requirement that trees with calipers of 6" or greater be identified on the plans.

Mr. North stated most of the trees along Washington Lane appear to be healthy, although the Crabapple trees at the corner of Washington Lane and Cheltenham Avenue are slated to be removed. The planting of Zelkova with an understory was discussed. It was stated Zelkova was recommended by the utility company and they do not detract from the visibility of the stores.

Trees in poor condition along Cheltenham Avenue will be identified and the landscaping in the vicinity of Commerce Bank will be enhanced.

The existing trees located at the Home Depot store were discussed and it was stated that the first section of trees will be removed. Mr. Panzak has concerns with what type of tree species should be planted. Crabapple trees were discussed and it was stated this species can be messy and that a single trunk, high canopy tree may be more feasible than a low, bushy tree.

No hardscape changes are being proposed at this time and the Mall proprietor will consult with out-parcel tenants regarding additional landscaping.

A discussion ensued regarding the retaining walls and limits of disturbance and it was stated that the limits of disturbance must be indicated on the plans.

Regarding tree protection, Mr. Reitano stated the Township requires chain link fencing.

Mr. Brown stated tree protection will be provided for trees to remain and the retaining wall will be 10 feet in height at its highest point and will be constructed of modular block.

Mr. Panzak stated all trees at the site, including those to be removed due to the construction of the retaining wall, must be noted on the plans.

Mr. Brown stated all trees 6" dbh or greater will be identified on the plans.

Mr. Ruberg stated that the number of replacement trees appear to be satisfactory provided the construction being performed does not endanger additional trees.

Mr. Panzak inquired as to why the curb island in the parking field will not have trees planted. Mr. Brown stated the plan is in progress and may be cost prohibitive. Mr. Ruberg stated the size of the island must also be considered.

Mr. Reitano stated that the Applicant has been very receptive of the Township's recommendations and that the Applicant will address the island landscaping issue as well.

A discussion ensued and it was determined that the planting of Maple trees in the islands will block the lighting, and the substitution of a small species should be considered.

During further discussion it was stated that lighting is an important factor and any tree species will detract from the lighting.

Mr. North stated that some islands will not have trees planted due to a conflict with the underground utilities and the weight of the trunk of the tree could present a burden on the utilities.

Stormwater Management was discussed and it was stated that the seepage bed will be moved closer to the Target store.

It is recommended that Cheltenham Township Development Application No. 07-06:

Record Plan Cheltenham Square Mall Commercial Renovations – 2007 – 2385

Cheltenham Avenue be tabled and the following addressed:

- a. A revised Landscaping Plan be submitted indicating the location and identifying all trees 6" dbh or greater on the site and all trees to be removed
  - b. The Limit of Disturbance be shown on the plan
  - c. Specify the location, tree species and caliper of replacement trees
  - d. Indicate the location and specify tree protection
3. Cheltenham Township Development Application No. 07-08: Record Plan Overall HVAC Units Plan for Cedarbrook Plaza, East Cedarbrook Plaza – Phase I and East Cedarbrook Plaza - Phase II was discussed.

No representatives were present.

Mr. Reitano presented plans of the proposed HVAC Units.

Upon review it was recommended that HVAC Cheltenham Township Development Application No. 07-08: Record Plan Overall HVAC Units Plan for Cedarbrook Plaza, East Cedarbrook Plaza – Phase I and East Cedarbrook Plaza - Phase II. be approved contingent upon the Applicant complying with all requirements pertaining to noise pollution.

4. At this time Mr. Reitano informed the Commission that Cheltenham School District contracted Tomlinson Bomberger Lawn Care & Landscaping, Inc. to evaluate three trees that were to be preserved on the Myers Elementary School Campus. During evaluation it was determined that two Pin Oaks scheduled to be preserved along Montgomery Avenue are in poor condition and the removal of these trees was recommended.

The Commission recommends that a Shade Tree Permit be approved for the removal of the two Pin Oak trees.

5. The meeting adjourned.

David G. Kraynik  
Township Manager

Per: Emma Wetzel