

March 18, 2008  
Curtis Hall

The regular meeting of the **BOARD OF COMMISSIONERS** was held this evening, President Jeffrey A. Muldawer presiding. Members present were Commissioners Greenwald, Portner, Sharkey, Simon and Swavola. Staff present was Charlyn Battle, Human Resources Coordinator; Bryan T. Havir, Assistant Township Manager; John O. Hoover, Jr., Director, Parks and Recreation; Rudy Kastenhuber, Public Works Coordinator; David Lynch, Director of Engineering, Zoning & Inspections; Mark McDonnell, Public Works Superintendent; Michael Moonblatt, Fire Marshal; John J. Norris, Chief of Police; Rosemary Poppert, Director of Fiscal Affairs; Ruth Littner Shaw, Main Street Manager; Joseph Bagley, Esq., Wisler, Pearlstine, Talone, Craig, Garrity & Potash; and David G. Kraynik, Township Manager. A Public Attendance List is attached.

1. President Muldawer opened the meeting with the Pledge of Allegiance being led by Mr. Portner.
2. Each member having received a copy of the Commissioners' Regular Meeting Minutes dated February 19, 2008, and Special Meeting Minutes dated February 26, 2008, upon motion of Mr. Greenwald, 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 February, 2008, upon motion of Mr. Greenwald, 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 February, 2008, upon motion of Mr. Sharkey, 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. Presentation of Certificates and Pins were made to the following members of the

Township Staff and the Police Department for 20-years of service:

Mr. Muldawer presented Certificates and Pins to:

Nancy Gibson, Public Information and Complaint Officer  
Corporal David Feinstein

Mr. Portner presented Certificates and Pins to:

Detective Michael Levitsky  
Officer Bobby Richardson  
Detective Mark Bates  
Dispatcher Michael Lee

6. Upon motion of Mr. Swavola, the Board of Commissioners unanimously approved a Certificate of Appropriateness for Application No. L835 to the Township of Cheltenham, owner of 7420 Sycamore Avenue (LaMott Community Center), LaMott, relating to the replacement of concrete walkways and exterior windows.

7. Upon motion of Mr. Swavola, the Board of Commissioners unanimously approved an extension of the time period in which Cheltenham Township Development Application No. 07-15 Record Plan Kirk and Matthew Watkins Subdivision – 426 Greenwood Avenue is to be reviewed and acted upon by the Township to April 15, 2008.

8. Upon motion of Mr. Swavola, the Board of Commissioners unanimously approved an extension of the time period in which Cheltenham Township Development Application No. 08-01 Record Plan William H. Lubin and James Walsh Subdivision – 7656 New Second Street is to be reviewed and acted upon by the Township to May 20, 2008.

9. Upon motion of Mr. Swavola, the Board of Commissioners unanimously approved Cheltenham Township Development Application No. 08-03 Record Plan Melrose Court Apartments

Proposed Parking Fields – 7340 Old York Road subject to the following Conditions, Notes and Waivers:

A. CONDITIONS

1. That the plan be titled “Record Plan Melrose Court Apartments Proposed Parking Fields – 7340 Old York Road”.  
(Cheltenham Code Section (“CCS”) 260-32.C.(1)).
2. That the text “Cheltenham Township Development Application No. 08-03” be added to the lower right hand corner of all plan sheets.
3. That the Zoning Relief required under ZHB Appeal No. 3273 be granted by the ZHB and that a note be added to the plan stating the Zoning Relief required, dated granted and any conditions imposed.  
(CCS 260-31.)
4. That the length/area of curb/sidewalk replacement be shown on the Plan.
5. That new electric and telephone utilities be installed underground.  
(CCS 260-23.)
6. That monuments be shown at locations designated by the Township Engineer.  
(CCS 260-24.)
7. That the following data be added to the plan:
  - a. A legend clearly denoting existing and proposed features.  
(CCS 260-32.B.(5))
  - b. Names and address of the Owners of Lots 1 and 2.  
(CCS 260-32.C.(2))
  - c. Present Zoning Classification, Zoning Requirements and proposed setbacks, etc.  
(CCS 260-32.C.(4)); 260-32.E.(3))
  - d. Location Map with North Point  
(CCS 260-32.C.(5))
  - e. Graphic Scale  
(CCS 260-32.C.(5))

- f. 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))
- g. Names and widths of streets  
(CCS 260-32.D. (2))
- h. Location of adjoining property lines and names of adjoining owners  
(CCS 260-32.D.(2))
- i. Location of underground utilities on or near Lots 1 and 2  
(CCS 260-32.D.(2) and (4))
- j. Location of existing pipes and monuments  
(CCS 260-32.D.(3))
- k. Size/ownership/rights-of-way of underground utilities within Lots 1 and 2  
(CCS 260.32.D.(4))
- l. Any rights-of-way within Lots 1 and 2  
(CCS 260-32.D.(4))
- m. Topography within and adjacent to Development Footprint on Lots 1 and 2 on Cheltenham Township Sanitary Sewer Datum  
(CCS 260-32.D.(5))
- n. Location and character of existing buildings  
(CCS 260-32.D.(6))
- o. Location/size/species of large trees standing alone  
(CCS 260-32.D.(6))
- p. Proposed contours within and adjacent to Development Footprint on Lots 1 and 2  
(CCS 260-32.D.(7))
- q. Proposed elevations at all keypoints  
(CCS 260-32.D.(7))
- r. Structure first floor and basement elevations  
(CCS 260-32.D.(7))
- s. Building setback lines

(CCS 260-32.E.(8))

- t. Proposed rights-of-way and/or easements  
(CCS 260-32.E.(11))
  - u. 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 Planning Commission Review of this Subdivision/Land Development.
  9. That the Temporary Spoil Material Stockpile locations be shown on the Plan.
  10. That tree protection (during construction) details and locations 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 Owners Acknowledgement Block be added to the plans.
  14. That the Township Approval Block be added to the plans.
  15. That the Surveyor's Certificate of Accuracy be added to the plans.
  16. That the Engineer's Certificate of Design be added to the plans.
  17. That the Montco Planning Data Block be added to the plans.
  18. That the Recordation Data Block be added to the plans.
  19. That the locations of all exterior lighting fixtures be shown and details (Model #s, etc.) on same be added to the plans.
  20. That a Net-Iso Lumen Contour Plan (or Net-Iso Lumen Values) be provided for the site illumination on this Land Development.

21. That the following boxed purpose note be added to these plans:

PURPOSE NOTE

The purpose of this Record Plan is as follows:

22. That the “Limit of Disturbance” be clearly shown on the plan.
23. That the following concerns with property identification be addressed:
- a. Label 7340 Old York Road as such and as Lot 1.
  - b. Label 1330 Willow Avenue as such and as Lot 2.
24. That all exterior HVAC Units on Lots 1 and 2 along with notations on type, manufacturer, model number, tonnage, etc. be shown on the plans.
25. The Details/Notes be added to the plans on the following site improvement elements:
- a. Parking Spaces (“Hair-Pin” striping)
  - b. Handicapped Parking Spaces
  - c. 45° Angled Parking
  - d. Walkways
  - e. Pavement Section
  - f. Handicapped Ramps
  - g. “Snout” water quality device
  - h. Type “M” Inlet with Bottom Drainage
  - i. Paving Restoration and Pipe Bedding Detail (See Exhibit “A”)
  - j. Wheel Stops
  - k. Pavement Markings
  - l. Traffic Control Signage
  - m. Light Standards (if any)
  - n. Curbing (including depressed curbing)
  - o. Driveway Detail
26. That a tabulation of Zoning Hearing Board Appeals covering Lots 1 and 2, listing ZHB Appeal No., Date of Decision, ZHB Action (Approval/Denial) and a brief description thereof, be added to a Plan Sheet being recorded.

27. That a tabulation of all Subdivision/Land Development (“SLD”) Plans covering Lots 1 and 2 listing CTDA No., CTWP Plan No., Township Approval Date, Recordation Date, Recordation data, brief description of SLD Plan be added to the plan.
28. That the Applicant prepare and record a reciprocal cross-easement agreement, in form and substance acceptable to the Township Solicitor, being created between Lots 1 and 2 for the purposes of ingress to, egress from, regress and access by pedestrian and/or vehicular traffic to the adjoining lot and/or public streets.

The easement agreement shall address construction, operation, inspection, maintenance, repair, replacement, improvement, removal, ingress, egress and regress issues.

29. The Owner of Lots 1 and 2 shall adequately maintain, repair and/or replace the following site elements:
  - a. Pavement Markings
  - b. Traffic Control Signage
  - c. Curbing
  - d. Sidewalk
  - e. Site Landscaping
  - f. Stormwater Management Facilities

The maintenance, repair and/or replacement of the aforesaid site elements shall be to the degree considered satisfactory by the Township; the Owners of Lots 1 and/or 2 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.

30. That the following concerns with the property line data be addressed:
  - a. Show bearings running clockwise around lots.
  - b. Show bearing direction where bearing reads against direction.
  - c. Denote angle breaks.
  - d. Show bearings and distances so can be read from lower right corner of plan.
31. That handicapped ramps be shown at new driveway entrance.
32. That an Owner’s Acknowledgement Notation for the Owner of Lot 2 be added to the plan.
33. That a “Tabulation of Records Plans” (with plan sheets being recorded noted) be added to a plan sheet being recorded.

34. That the following concerns with the Stormwater Management be addressed:
- a. Provide design for Underground Seepage Beds sized for 125% of 100 Year Storm Runoff Volume from all new paving.
  - b. Add Details/Notes on Seepage Bed Installation/Construction to plan.
  - c. Prove Type “M” Inlet(s) with “Snout”, 2' Deep Grit Pits and Bottom Drainage to charge Seepage Bed(s).
  - d. Show Charging Inlets outside of Seepage Bed (s).
  - e. Add profiles of any storm drains.
  - f. Show all inlets as Type “M” Inlets with “Snout”, 2' Deep Grit Pits and Bottom Drainage.
  - g. Provide two (2) Perc Tests for large Seepage Bed and one (1) Perc Test for small Seepage Bed.
  - h. Show Storm Drainage/Stormwater Management System on plan sheet being recorded.
  - i. 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**

Underground Stormwater Management Facilities, 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 1 and 2 and their on-site property management shall maintain the post construction Underground Stormwater Management Facilities 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.**

35. That the following concerns with the site parking aisle/field layout be addressed:
  - a. Eliminate first parallel parking space to the left of the new driveway.
  - b. Reduce parking aisle width for new parking aisle between Lots 1 and 2 (along common line) to 14'.
  - c. Eliminate hatched paving between third parallel parking space and angled handicapped parking space on left side of new driveway.
  - d. Reduce parking aisle width behind building on Lot 2 to 22'.  
(Planning Commission Conditions)
  
36. That the following concerns with landscaping be addressed:
  - a. Provide additional landscaping (grass or ground covers) for the additional pervious areas resulting from the reduction of impervious areas.
  - b. Add additional landscaping as shown on Exhibit “B”.  
(STAC Condition).
  
37. That the following concerns with Erosion and Sediment Control be addressed:
  - a. Show location of super silt-fencing.
  - b. Show stabilized construction entrance.
  - c. Add Standard E/S Notes.
  
38. That the area data for Lots 1 and 2 be shown on the plan.

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. ThEngineer of Record.

n of additionalm

additional stormwater runoff occurs.

8. It shall be the responsibility of the Owners of Lot 1 and 2 to properly maintain, repair and/or replace the stormwater management facilities shown on the plans. The maintenance, repair and/or replacement of the stormwater management facilities shall be to the degree considered satisfactory by the Township.
9. 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.
10. During construction, the Developer/Owner of Lot 1 is solely responsible for insuring the proper functioning of the erosion and sediment control measures. The Developer/Owner of Lot 1 shall take whatever measures are required to insure that no sediment leaves the site.
11. 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.
12. The Developer/Owner of Lot 1 shall be responsible for supervising debris disposal from all contractors on the site (whether employed by the Developer/Owner of Lot 1 or not) from the start of construction to the Final Inspection. The Developer/Owner of Lot 1 shall bear the expense of any cleanup operations indicated by the Township.
13. No debris disposal pits shall be permitted.
14. No open burning shall be permitted.
15. 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.

16. 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.
17. 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.
18. The Seepage Beds have been designed for the following impervious areas:

SEEPAGE BED		
Lot	1	2
1	_____	_____
2	_____	_____
TOTAL		

If the "Total Impervious" area draining to the Seepage Beds on a lot exceeds that shown above, mitigating stormwater management measures shall be employed to insure no additional stormwater runoff occurs.

19. The underground Stormwater Management Facilities for this project have been designed for 125% of the 100 Year Storm Design Runoff Volumes from the new impervious areas shown on the plans.  
  
If additional impervious areas (buildings, parking fields, walkways, etc.) are added to the property in the future, additional stormwater management measures, designed for 125% of the 100 Year Storm Design Runoff Volumes from the new impervious areas, shall be employed to insure no additional stormwater runoff occurs.
20. Reciprocal Cross-Easements on Lots 1 and 2 in favor of the adjoining Lot are hereby created over, under and across those portions of the Lots that are designated on this Plan as driveways, walkways, paths, roadways or parking areas, and such other portions of the Lots as may be necessary for purposes of ingress to, egress from, regress and access by pedestrian and vehicular traffic to the parking aisles, parking areas, buildings and/or public streets.
21. Reciprocal Cross-Easements on Lots 1 and 2 in favor of the adjoining Lot are hereby created for the unrestricted use of parking spaces on the adjoining Lot.

22. If either Lot undertakes construction activity (utility repair, etc.) on the adjoining Lot for its sole beneficial use, the Lot performing the construction activity shall restore the disturbed areas on the adjoining Lot to original or better condition.
23. All exterior lighting fixtures shall be shielded to deflect lighting from adjacent residential properties and from passing motorists.
24. 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.
25. 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 Owners of Lots 1 and 2 shall appropriately maintain the trees and plantings on their respective lots; the Township may direct the Owners of Lots 1 and/or 2 to take appropriate measures to maintain the trees and plantings on their respective lots if the Township deems it necessary; and
  - c. If any of the trees or plantings die, the Owners of Lots 1 and 2 shall replace same on their respective lots 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.
26. Seepage Beds 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 Contractor shall furnish the Township Engineer with weigh slips for each load of aggregate placed in the Seepage Bed(s).

The mouth of all inlet pipes to Seepage Bed(s) 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 Seepage Bed(s) 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 of Lot 1 shall reconstruct the Seepage Bed(s) from the initial placement of the geotextile (including).

27. The Developer/Owner of Lot 1 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 Final Inspection.
28. The Owners of Lots 1 and 2 shall replace any curb and/or sidewalk along their respective road frontages identified by the Township as having to be replaced pursuant to the requirements of Cheltenham Code, Chapter 255.
29. The Township Engineer or his designee shall have the right to inspect the proposed site improvements on Lots 1 and 2 and to direct the Contractor/Owner of Lot 1 to correct any deficiencies; no escrow monies shall be released unless and until all site improvements are complete and approved.
30. 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.

31. 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. \_\_\_\_\_

32. CERTIFICATE OF DESIGN

I, \_\_\_\_\_, hereby certify that I am a Professional Engineer, 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. \_\_\_\_\_

33. Acknowledgement where the owner is a corporation:

COMMONWEALTH OF PENNSYLVANIA:

SS

COUNTY OF MONTGOMERY :

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_,  
BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE  
COMMONWEALTH OF PENNSYLVANIA, RESIDING IN

\_\_\_\_\_, \_\_\_\_\_ PENNSYLVANIA,

PERSONALLY APPEARED \_\_\_\_\_ and \_\_\_\_\_ WHO  
ACKNOWLEDGED THEMSELVES TO BE THE PRESIDENT AND SECRETARY  
OF \_\_\_\_\_ COMPANY, A CORPORATION, AND  
THAT AS SUCH PRESIDENT AND SECRETARY, BEING AUTHORIZED TO  
DO SO, THEY EXECUTED THE FOREGOING PLAN BY SIGNING THAT  
THE SAID CORPORATION IS THE OWNER OF THE DESIGNATED LAND,  
THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED  
AND IS ENDORSED THEREON, AND THAT THE SAID CORPORATION  
DESIRES THAT THE SAID FORGOING PLAN MAY BE DULY RECORDED.

\_\_\_\_\_  
PRESIDENT

\_\_\_\_\_  
SECRETARY

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

34. APPROVAL NOTATION

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

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

\_\_\_\_\_  
PRESIDENT

35. RECORDING NOTATION

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

36.

<p>(1) MCPC No. _____</p> <p>PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.</p> <p>Certified this date _____</p> <p>_____ For the Director</p> <p>(a) MONTGOMERY COUNTY</p>
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PLANNING COMMISSION

37. Mud and/or sediment tracked onto Willow Avenue and/or Old York Road 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 Township Engineer prior to entering storm sewers or swales.
38. Neither the owners of Lots 1 and 2, their successors in title or interest, tenants, leaseholders nor the contractor shall substitute alternative HVAC units for the noted HVAC units on their respective lots without the written authorization of the Township to do so. Alternative HVAC units must have a sound signature equivalent to the noted HVAC units.
39. All existing, proposed and/or future HVAC units on Lots 1 and 2 shall be shielded with appropriate sound baffling materials, as approved by the Township Engineer, if the sound emanating therefrom is objectionable to the neighbors.

C. WAIVERS TO BE GRANTED BY THE BOARD OF COMMISSIONERS

1. That the requirement of CCS 260-30. for an Environmental Impact Study be waived except for Subsection D. relating to Noise.
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 within and around the Development Footprint be waived.
5. That the requirement of CCS 260-32.D.(7) for proposed contours and for the elevations for the building floors except within and around the development footprint be waived.

**10.** Upon motion of Mr. Swavola, the Board of Commissioners unanimously awarded a contract to Garrison Printing Co., Inc., Pennsauken, NJ, in the amount of \$10,395 for printing 17,000 copies of the *Cheltenham Township 2008-2009 Annual Report and Calendar* being the lowest bidder meeting Township specifications and being within budgetary limitations.

**11.** Upon motion of Mr. Swavola, the Board of Commissioners unanimously accepted Preservation Design Partnership's withdrawal of its acceptance of the Cultural Resources Survey Project awarded on February 19, 2008.

**12.** Upon motion of Mr. Swavola, the Board of Commissioners unanimously awarded a contract to Cultural Heritage Research Services, Inc., in the amount of \$38,302 for the Cultural Resources Survey Project.

**13.** Upon motion of Mr. Swavola, and unanimously approved by the Board of Commissioners, the Public Works Committee Regular Meeting Minutes dated March 11, 2008, were accepted.

**14.** Upon motion of Mr. Simon, the Board of Commissioners unanimously adopted **Resolution No. 9-08** authorizing the filing of an application for a Montgomery County Community Revitalization Grant for streetlights in LaMott.

**TOWNSHIP OF CHELTENHAM**

**RESOLUTION NO. 9-08**

**A RESOLUTION AUTHORIZING THE FILING OF A COUNTY  
GRANT APPLICATION FOR FY 2008 COMMUNITY  
REVITALIZATION IMPLEMENTATION PROGRAM FUNDS**

**WHEREAS**, the Montgomery County Commissioners adopted the Montgomery County Community Revitalization Program at their June 2000 meeting, and subsequently amended the program guidelines in January 2006 for applications by municipalities that are applying for implementation grant funding; and

**WHEREAS**, based on the 2006 Montgomery County Revitalization Program Guidelines, the following census tract and block group in Cheltenham Township qualifies for program participation based on the Opt-in Criteria: LaMott Census Tract 2024.02; Block Group 6; and

**WHEREAS**, on December 12, 2007, the Cheltenham Township Economic Development Task Force at its regular monthly meeting discussed the filing of a preliminary application for the FY 2008 Community Revitalization Implementation Program Year, and recommended to the Public Affairs Committee at its January 8, 2008 meeting that the Township apply for the remaining balance of funds needed to complete the pedestrian streetlighting project in LaMott; and

**WHEREAS**, the Township of Cheltenham did file a preliminary application to the Montgomery County Community Revitalization Board on January 10, 2008 for the LaMott Pedestrian Streetlighting Project and received no unconstructive or negative feedback from the County Revitalization Board or County Staff.

**WHEREAS**, it was reaffirmed by the Public Affairs Committee at its meeting on March 4, 2008, upon the previous recommendation of the Economic Development Task Force, that the Township is desirous of applying for implementation grant funds totaling \$267,568.00, based on

the list of prioritized activities in Cheltenham Township's Community Revitalization Plan dated March 2002, last amended January 2004; and

**WHEREAS**, the County's Revitalization Program will reimburse the Township up to eighty percent (80%) of the project costs associated with the participation in the Program; and

**WHEREAS**, the cost of the required municipal match, of no less than twenty percent (20%), will be met by funds provided by a variety of sources, including local funds, donations and other secured grants, as described in the amended Community Revitalization Plan; and

**WHEREAS**, the Township of Cheltenham desires to participate in the FY 2008 Revitalization Implementation Program to obtain funds from Montgomery County and will submit a final application to the Montgomery County Revitalization Board on or before the April 1, 2008 deadline.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Township of Cheltenham, Montgomery County, Commonwealth of Pennsylvania, that the Township Administration be authorized to submit a final application to the Montgomery County Revitalization Board, totaling \$267,568 for the following project:

1. LaMott Census Tract 2024.02, Block Group 6:  
Pedestrian Street Lighting Project:
 

Total Estimated Project Cost	\$420,000
County Funds Committed to Date	
From FY 2007 Allocation ±16%	<u>(\$68,432)</u>
Balance of Project cost that needs to be funded	\$351,568

**FUNDING SCENARIO**

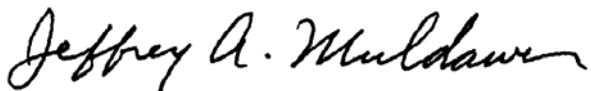
<b>64% County Balance</b>	<b>\$267,568.00</b>
<b>20% Municipal Match</b>	<b>\$ 84,000.00</b>

**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 and with Montgomery County to participate in the Program.

**DONE IN ELKINS PARK, PENNSYLVANIA**, under my hand and the Seal of the Township of Cheltenham, this eighteenth day of March, A.D., 2008, in the year of the Township of Cheltenham the one hundred eighth.

Resolved and adopted this **18<sup>th</sup>** day of March, **A.D., 2008**.

BOARD OF COMMISSIONERS  
OF CHELTENHAM TOWNSHIP

20 

By: \_\_\_\_\_

Jeffrey A. Muldawer  
President

ATTEST:



\_\_\_\_\_  
David G. Kraynik  
Township Manager/Secretary

(SEAL)

15. Upon motion of Mr. Simon, the Board of Commissioners unanimously adopted **Resolution No. 10-08** authorizing the filing of an application for a Montgomery County Community Development Block Grant for the LaMott Community Center Rehabilitation Project, Phase IX.

**TOWNSHIP OF CHELTENHAM  
RESOLUTION NO. 10-08**

Montgomery County CDBG Program; and

WHEREAS, it is recognized that in order to be eligible for program participation, the use of funds may be for installation of central air conditioning on the ground floor and basement areas which directly benefits those persons which reside in a particular pre-determined low and moderate income neighborhood, as well as primarily benefiting all residents of the Township, which is one of the criteria for satisfying the national objectives of the Department of HUD under the CDBG Program; and

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of Cheltenham, Montgomery County, Commonwealth of Pennsylvania, that the Township Administration be authorized to submit to the Montgomery County Department of Housing Services, a CDBG funding application for FY 2008 in the amount of \$170,000, for the following project:

**REHABILITATION OF LAMOTT COMMUNITY CENTER (PHASE IX)**

This work consists of the following scope:

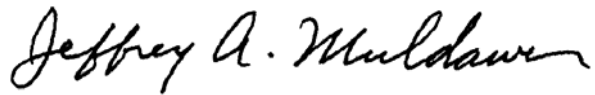
1.)	<b>Equipment &amp; Installation Cost for the following Mechanical HVAC Units:</b>	\$143,000
	A. <u>Basement Areas</u>	
	• Art Room (2-ton ducted type w/outdoor air connection)	
	• Community Room (3-ton ducted type outdoor air connection)	
	• Recreation Room (2 – 2-ton wall mounted split systems)	
	B. <u>Ground Floor Areas</u>	
	• Dance Room (3-ton wall mounted split system)	
	• Office/Library/Lobby (4-ton ducted type)	
	• Gymnasium (2 – 4-ton ducted type)	
	C. <u>Outdoor Units</u>	
	• One 8-ton Heat Recovery Condensing Unit	
	• One 12-ton Heat Recovery Condensing Unit	
2.)	<b>Electrical Upgrades to Support the New HVAC Systems</b>	\$ 20,000
3.)	<b>Miscellaneous Carpentry and Finishings</b>	\$ 7,000
	<b>TOTAL CONSTRUCTION COST</b>	<b>\$170,000</b>

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Board of Commissioners of Cheltenham Township hereby authorizes the Township Manager to execute all requests, applications, agreements and contracts required by and with Montgomery County to participate in the Program.

**DONE IN ELKINS PARK, PENNSYLVANIA**, under my hand and the Seal of the Township of Cheltenham, this eighteenth day of March, A.D., 2008, in the year of the Township of Cheltenham the one hundred seventh.

Resolved and adopted this **18<sup>th</sup>** day of **March, A.D., 2008**.

TOWNSHIP OF CHELTENHAM



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Jeffrey A. Muldawer, President  
Board of Commissioners

ATTEST



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David G. Kraynik, Secretary  
(SEAL)

**16.** Upon motion of Mr. Simon, and unanimously approved by the Board of Commissioners, the Public Affairs Committee Regular Meeting Minutes dated March 4, 2008, were accepted.

**17.** The Board of Commissioners considered an Ordinance amending the Traffic Code. Mr. Swavola questioned the need to change the “No Turn on Red” restriction on Ashbourne Road at New Second Street. Chief Norris advised that said restriction had previously applied to certain hours of the day since there was a Crossing Guard at said intersection during those hours. PennDOT has evaluated the intersection and determined that the crest of the hill provides a sight distance issue and that the restriction should remain in place with the restricted hours eliminated. The Board of Commissioners asked that Staff contact PennDOT to re-evaluate the matter.

**18.** Upon motion of Mr. Portner, Board of Commissioners unanimously adopted **Ordinance No. 2155-08** amending Chapter 285 of the Township Code entitled “Vehicles and Traffic”.

**CHELTENHAM TOWNSHIP**

**ORDINANCE NO. 2155-08**

**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:

- |                  |      |  |
|------------------|------|--|
| ASHBOURNE ROAD   | (15) | NO TURN ON RED, 7:30 a.m. to 9:30 a.m. and 1:00 p.m. to 4:00 p.m., northbound, onto New Second Street. |
| BROOKDALE AVENUE | (3)  | STOP STREET at Stanley Avenue; at Rices Mill Road; at Keswick Avenue                                   |
| GLENSIDE AVENUE  | (15) | NO PARKING, south side, Lynnwood Avenue to 30 feet east.   |

**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:

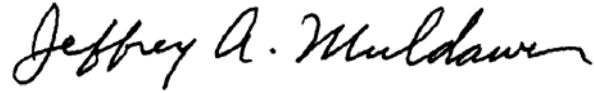
- |                  |      |  |
|------------------|------|--|
| ASHBOURNE ROAD   | (15) | NO TURN ON RED, westbound onto New Second Street.            |
| BROOKDALE AVENUE | (3)  | STOP STREET at Rices Mill Road; at Keswick Avenue.           |
| GLENSIDE AVENUE  | (15) | NO PARKING, south side, Lynnwood Avenue to 55 feet easterly. |
| STANLEY AVENUE   | F.   | STOP STREET at Brookdale Avenue.                             |

**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 **18th day** of **March, A.D., 2008.**

BOARD OF COMMISSIONERS  
TOWNSHIP OF CHELTENHAM



By \_\_\_\_\_  
Jeffrey A. Muldawer, President

ATTEST:   
David G. Kraynik, Secretary

**19.** Upon motion of Mr. Portner, and unanimously approved by the Board of Commissioners, the Public Safety Committee Regular Meeting Minutes dated March 4, 2008, were accepted.

**20.** Upon motion of Mr. Greenwald, the Board of Commissioners unanimously granted a waiver to the owner of the property at 119 S. Easton Road, Glenside, for a Zoning Hearing Board Application fee for signage in the amount of \$800.

**21.** Upon motion of Mr. Greenwald, and unanimously approved by the Board of Commissioners, the Building and Zoning Committee Regular Meeting Minutes dated March 4, 2008, were accepted.

**22.** Upon motion of Mr. Simon , and unanimously approved by the Board of Commissioners, the Pension Board Regular Meeting Minutes dated March 4, 2008, were accepted.

**23.** Mr. Greenwald complimented Mr. Kraynik, Mrs. Poppert and Staff for an increase in the fund balance over last year.

Upon motion of Mr. Greenwald, and unanimously approved by the Board of Commissioners, the Finance Committee Regular Meeting Minutes dated March 11, 2008, were accepted.

**24. Under Citizens' Forum:** Joseph Lewis, 1408 Wistar Drive, Wyncote, stated that some neighbors, especially those neighbors in the 1400/1500 blocks of Wistar Drive whose properties abut Cheltenham Square Mall, have concerns that they would like the Township to address as follows:

Shoppers Lane. Neighbors were not aware there is a 25-foot established buffer area behind their homes that abuts Shoppers Lane. Mr. Lynch reported that Thor Equities is performing a title search. Mr. Lewis provided photos of the area and cited the trash and debris that neighbors want cleaned up. Also, there is a bump on Shoppers Lane where it meets Washington Lane. Mr. McDonnell reported that he called PennDOT three (3) times on this matter and will continue to do so.

Liquor License, Chili's Restaurant. Neighbors are concerned about potential problems resulting from an establishment serving liquor.

Pawn Shop. The pawn shop on Cheltenham Avenue is not the type of business neighbors want in the community. The Township should discourage this type of business. Mr. Bagley responded that pawn shops are a legal use in commercial areas.

Streetlight outage at 1408 Wistar Road. Mr. Lewis stated that he reported the outage but the light is still out. In his opinion, it is a safety issue. Mr. Kraynik responded that it is possible that there is a wiring problem, which is PECO's responsibility. The matter would be investigated.

Police Substation. Neighbors are asking if the Township would consider a police substation at the mall.

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

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David G. Kraynik  
Township Manager

as per Anna Marie Felix