



AGENDA

SHADE TREE ADVISORY COMMISSION

THURSDAY, February 8, 2018

TOWNSHIP ADMINISTRATION BUILDING - BOARDROOM
8230 OLD YORK ROAD, ELKINS PARK, PA

7:30 P.M.

1. Reorganization with election of Chair and Vice Chair.
2. Acceptance of Minutes of the January 11, 2018 meeting (see attached).
3. **8009 Old York Road, Elkins Park, PA 19027** review of landscaping plans for the alteration of the existing service station to a convenience store with gas pumps (see attached).
4. Old Business.
5. New Business.
6. Adjournment.

Bryan T. Havir
Township Manager

The Shade Tree Advisory Commission cannot officially conduct business unless a quorum of four (4) members is present. If you cannot attend the meeting, please call the Planning and Zoning Department 24 hours prior to the meeting so that appropriate action can be taken to ensure that a quorum will be present.

**STAC Minutes Dated
January 11, 2018**

A regular meeting of the Shade Tree Advisory Commission (STAC) was held tonight at the Cheltenham Township Administration Building. Those in attendance were: Bernard Panzak, Gail Middleton, Kim Plotnick and Lewis Ruberg. Staff liaison in attendance was Robert Habgood, Assistant to the Director of Planning & Zoning.

1. Call to Order

The meeting was called to order by Mr. Panzak at 7:30 p.m. A quorum was present.

2. Approval of Meeting Minutes from December 14, 2017.

Mr. Ruberg motioned to accept the minutes of December 14, 2017. Ms. Plotnick seconded, and the motion passed unanimously.

3. Review of CTDA #17-03 – Land Development Plan for 2960 Church Road (Westminster Theological Seminary) Glenside, PA 19038 to construct one (1) educational and four (4) dormitory buildings along with the expansion of the existing library and parking area.

Mr. Panzak reported that the Commission received revised plans and appreciated the effort on the part of Westminster Theological Seminary.

Eric Schrock recapped the background of Westminster's project to construct a new academic building and four (4) dormitory buildings with expansion of the library and parking area. Mr. Schrock shared the revised landscaping plan with an updated count of 67 trees to be planted which complies with the Township Ordinance.

Mike Sodl provided further background on the revised landscaping plan with 100 trees to be removed and the relocation of a Cut Leaf Maple tree. The proposed 67 trees are planned to be planted along the driveways and around the buildings.

Discussion ensued with respect to the construction staging area which would be in the area of the overflow parking, topsoil in the courtyard, tree protection details, utilities location, proposed planting schedule and the County Cresheim Trail which would run through the Seminary.

STAC recommended replacing the proposed Red Oak with eight (8) Swamp White Oaks and eight (8) Saw Tooth Oaks. Additional replacements included Itea Virginia for the White Azalea.

Discussion ensued regarding a large tree (American Beech Tree) by Church Road that would also need to be removed and a recommendation to possibly replace it with a Purple Beech.

Westminster agreed to return to the STAC with their final plan once all reviews were completed.

Ms. Plotnick moved to recommend approval with the conditions for the replacement of the Oak Trees and White Azaleas. Mr. Lewis seconded, and the motion passed unanimously.

4. **Review of CTDA #17-05 – Land Development Plan for 1050 Ashbourne Road (Enclave at Kerlin Farm) Cheltenham, PA 19012** to construct three (3) age-restricted 4-story buildings containing 79 apartment units with various site improvements.

Resident, Sara Koval, 7961 Oak Hill Drive, Cheltenham, PA was present and asked to also see the revised landscaping plan. Ms. Koval stated that this meeting should not be taking place because surrounding neighbors were not notified and many residents bordering this property had issues with the proposed project.

Mr. Panzak asked about the policy on neighbor notification. Mr. Habgood stated that the neighbor notification is part of a Zoning Hearing Board process and not for Subdivision and/or Land Development projects. Mr. Habgood advised that the property had been publicly listed on the Township website for review at the upcoming STAC and Planning Commission meetings.

Mr. Panzak advised Ms. Koval that the STAC reviews and recommends landscape plans that are part of a project and at the time they were going to proceed with the review of this project. Again, Ms. Koval stated that the neighborhood should have been given more notice and that this project should not be approved.

Mr. Panzak thanked Ms. Koval for her comments and invited her to attend any future meetings.

John DiBenedetto, Architect, representing Kerlin Farms, provided background on the proposed project. The project would be an age restricted complex (55 and older) consisting of three buildings. Mr. DiBenedetto stated that there were no wetlands located on the property and the main entrance would lead to a proposed memorial.

He added that they had retained the services of an arborist, Andrew William Graham, to evaluate a number of existing trees as to their historic and landscape value. Three (3) trees were identified as valuable and they included a Gingko, Sweet gum and a Bur Oak. Mr. DiBenedetto advised that they were proposing to plant 135 trees of varying species on the property. He added that they were seeking a waiver with regard to the number of trees to be planted which was a reduction from 214 to 135, and submitted a revised proposed landscape plan to STAC.

Mr. Ruberg advised that the submitted plans did not have a demolition plan that would indicate the location of the trees to be removed and that in general, the plans did not provide enough information.

Discussion followed with respect to the following:

- Total existing trees and their location
- Total number of trees to be removed
- Proposed Red Maples by an underground stormwater infiltration bed
- Replacement of the proposed Ash trees
- Elevation plan to show trees by the buildings

Mr. Ruberg stated that the landscaping plan should include more flowering trees and possibly show the separation of the different species in relation to each building on the property such as Redbuds, Dogwoods and Cherry trees. Ms. Plotnick also advised of the need to identify the historic trees on the landscaping plan.

Mr. Panzak stated that the Commission deemed the plan submission incomplete and asked the applicant to return to the next meeting with a revised plan. Mr. DiBenedetto stated that he appreciated the input and that they would come back with what the Commission had requested. Mr. Habgood advised that the next STAC meeting was on February 8, 2018 and that the revised landscaping plan should be submitted by February 1, 2018 in order to be placed on that agenda.

In summary, the Commission requested the following:

- Total existing tree count.
- Tree count of what was to be removed including a list of species and the caliber.
- Plan showing location of the trees to be removed.
- Revised landscaping plan sealed by the landscape architect.
- Replace the Ash and Hemlock trees.
- Replace the Red Maple by the underground stormwater infiltration bed.
- Consider different ornamentals for each building.
- Utilizing of planting symbols.

Ms. Koval commended the Commission members for having walked around the property and for rejecting the submitted landscaping plan.

5. Old Business – None.

6. New Business – Greenleaf at Cheltenham.

Mr. Habgood reported the Township has received a request from Bohler Engineering to replace some of the previously approved landscaping trees for this project which are not available. They were requesting substitutions for the Willow Oak, Amur Maple and Carolina Silverbells.

Mr. Panzak reported that he received a call from Bohler regarding the proposed substitutions.

After much discussion the Commission recommended the following:

- Replace the 22 Willow Oaks with eleven (11) Princeton Elms and eleven (11) Green Vase Zelkovas.
- Replace the 15 Amur Maples and one (1) Carolina Silverbell with eight (8) Kousa Dogwoods and eight (8) White Fringe Trees.

STAC agreed that the proposed revised tree substitutions could be confirmed by email after submission by Bohler Engineering to the Township.

7. Adjournment

There being no further business, Mrs. Middleton made a motion seconded by Ms. Plotnick to adjourn. The meeting was adjourned at 9:13 p.m.



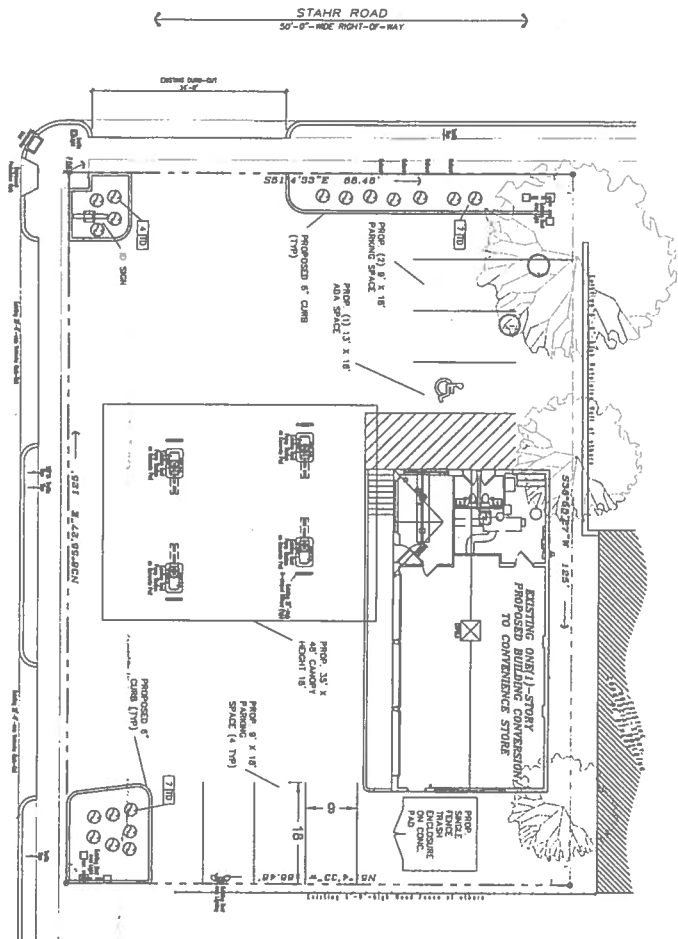
Bryan T. Havir
Township Manager

Per Patty Gee

8009 Old York Road
Elkins Park, PA 19027

SITE PLAN

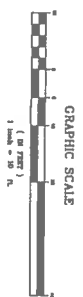
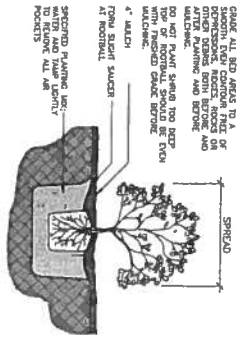
OLD YORK ROAD (S.H. 611)



PROPOSED PLANT SCHEDULE

QTY	LIST	COMMON NAME	Botanical Name	SIZE	ROOT
10	10	DESCRIBING TREE	DESCRIBING TREE	24\"-30\" HIGH	BALL

SHRUB PLANTING DETAIL



LANDSCAPE PLAN
TRINIKRA REALTY HOLDINGS PALP
 EXISTING SERVICE STATION
 1000 OLD YORK ROAD, SUITE 100, NEW YORK, NY 10003

DSH ENGINEERING, INC.
 ENGINEERS PLANNERS
 222 S. 10TH STREET
 SUITE 2000A, NEW YORK, NY 10014
 (212) 260-1111 FAX (212) 277-4488

David S. Hodulik
 New Jersey Professional Engineer License No. 246203520000
 Professional Civil Engineer License No. 11050821E
 Date: 1/28/19
 Scale: 1"=10' (checked by DSH) Sheet: 01 of 01

APPEAL NO. 16-3554

APPEAL OF RAMOCO FUELS

8009 OLD YORK ROAD, ELKINS PARK, PA

A-1

TABLE OF CONTENTS

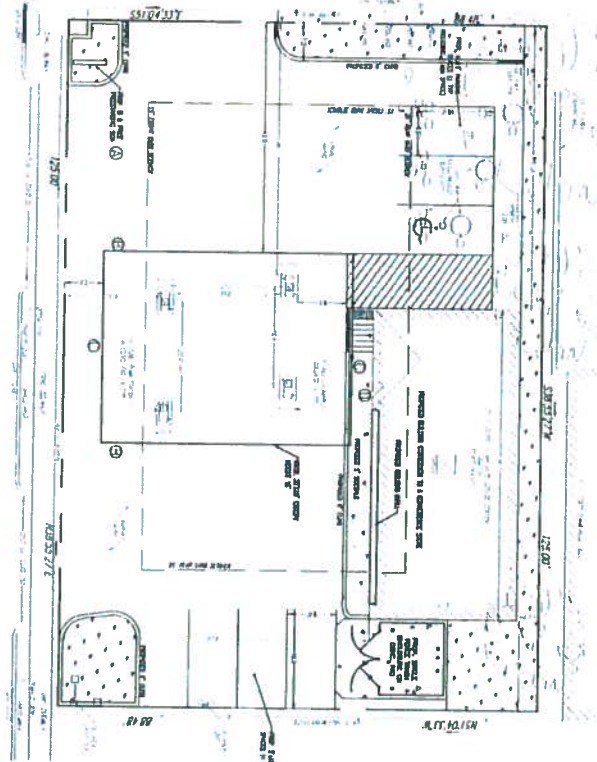
1. Zoning Application and Addendum
2. Deed
3. Zoning History (Appeals No. 1202, 2267, and 2359)
4. Zoning Notice
5. Site Plan
6. Elevations
7. Landscape Plan
8. Signage Details
9. Existing Site Pictures

SPECIAL EXCEPTIONS REQUESTED
 THIS PLAN IS A SPECIAL EXCEPTION TO THE ZONING ORDINANCE OF THE TOWNSHIP OF ...
 THE APPLICANT HAS BEEN ADVISED THAT THE ZONING BOARD OF THE TOWNSHIP OF ...
 HAS REVIEWED THIS PLAN AND HAS GRANTED A SPECIAL EXCEPTION TO THE ZONING ORDINANCE ...
 THE SPECIAL EXCEPTION IS SUBJECT TO THE FOLLOWING CONDITIONS:



STAHR ROAD
 (50' WIDE R.O.W.)

OLD CORK ROAD
 (AKA PA STATE ROUTE 811)
 (60' WIDE R.O.W.)



LEGEND

1	As Shown
2	As Shown
3	As Shown
4	As Shown
5	As Shown
6	As Shown
7	As Shown
8	As Shown
9	As Shown
10	As Shown
11	As Shown
12	As Shown
13	As Shown
14	As Shown
15	As Shown
16	As Shown
17	As Shown
18	As Shown
19	As Shown
20	As Shown
21	As Shown
22	As Shown
23	As Shown
24	As Shown
25	As Shown
26	As Shown
27	As Shown
28	As Shown
29	As Shown
30	As Shown
31	As Shown
32	As Shown
33	As Shown
34	As Shown
35	As Shown
36	As Shown
37	As Shown
38	As Shown
39	As Shown
40	As Shown
41	As Shown
42	As Shown
43	As Shown
44	As Shown
45	As Shown
46	As Shown
47	As Shown
48	As Shown
49	As Shown
50	As Shown



GENERAL NOTES

1. SEE THE EXISTING PLAN FOR ALL DIMENSIONS AND LOCATIONS.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL MATERIALS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING CODE (IPC).
5. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
6. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE (IMC).
7. ALL SANITARY WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL SANITARY CODE (ISC).
8. ALL FIRE PROTECTION WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE (IFC).
9. ALL STRUCTURAL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC).
10. ALL WORK SHALL BE SUBJECT TO THE APPROVAL AND INSPECTION OF THE APPROPRIATE AGENCIES.

EXISTING CONDITIONS

NO.	DESCRIPTION	DATE
1	EXISTING FOUNDATION	10/15/11
2	EXISTING ROOF	10/15/11
3	EXISTING INTERIORS	10/15/11
4	EXISTING EXTERIORS	10/15/11
5	EXISTING UTILITIES	10/15/11
6	EXISTING LANDSCAPE	10/15/11
7	EXISTING DRIVEWAY	10/15/11
8	EXISTING SIDEWALK	10/15/11
9	EXISTING CURB	10/15/11
10	EXISTING PAVEMENT	10/15/11
11	EXISTING SIGNAGE	10/15/11
12	EXISTING FENCE	10/15/11
13	EXISTING LIGHTING	10/15/11
14	EXISTING TREES	10/15/11
15	EXISTING SHRUBS	10/15/11
16	EXISTING GRASS	10/15/11
17	EXISTING SOIL	10/15/11
18	EXISTING WATER	10/15/11
19	EXISTING SEWER	10/15/11
20	EXISTING GAS	10/15/11
21	EXISTING ELECTRIC	10/15/11
22	EXISTING TELEPHONE	10/15/11
23	EXISTING CABLE	10/15/11
24	EXISTING SATELLITE	10/15/11
25	EXISTING FIBER	10/15/11
26	EXISTING RAIN	10/15/11
27	EXISTING SLOPE	10/15/11
28	EXISTING ELEVATION	10/15/11
29	EXISTING AREA	10/15/11
30	EXISTING PERMITS	10/15/11
31	EXISTING RECORDS	10/15/11
32	EXISTING ASSESSMENTS	10/15/11
33	EXISTING SURVEYS	10/15/11
34	EXISTING UTILITIES	10/15/11
35	EXISTING EROSION	10/15/11
36	EXISTING DEFLECTION	10/15/11
37	EXISTING SETTLEMENT	10/15/11
38	EXISTING CRACKS	10/15/11
39	EXISTING DISPLACEMENT	10/15/11
40	EXISTING VIBRATION	10/15/11
41	EXISTING NOISE	10/15/11
42	EXISTING AIR QUALITY	10/15/11
43	EXISTING WATER QUALITY	10/15/11
44	EXISTING SOIL QUALITY	10/15/11
45	EXISTING VEGETATION	10/15/11
46	EXISTING ANIMALS	10/15/11
47	EXISTING PLANTS	10/15/11
48	EXISTING FUNGI	10/15/11
49	EXISTING BACTERIA	10/15/11
50	EXISTING VIRUSES	10/15/11

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/11
2	REVISIONS TO PERMIT	10/20/11
3	REVISIONS TO PERMIT	10/25/11
4	REVISIONS TO PERMIT	11/01/11
5	REVISIONS TO PERMIT	11/05/11
6	REVISIONS TO PERMIT	11/10/11
7	REVISIONS TO PERMIT	11/15/11
8	REVISIONS TO PERMIT	11/20/11
9	REVISIONS TO PERMIT	11/25/11
10	REVISIONS TO PERMIT	12/01/11
11	REVISIONS TO PERMIT	12/05/11
12	REVISIONS TO PERMIT	12/10/11
13	REVISIONS TO PERMIT	12/15/11
14	REVISIONS TO PERMIT	12/20/11
15	REVISIONS TO PERMIT	12/25/11
16	REVISIONS TO PERMIT	01/01/12
17	REVISIONS TO PERMIT	01/05/12
18	REVISIONS TO PERMIT	01/10/12
19	REVISIONS TO PERMIT	01/15/12
20	REVISIONS TO PERMIT	01/20/12
21	REVISIONS TO PERMIT	01/25/12
22	REVISIONS TO PERMIT	02/01/12
23	REVISIONS TO PERMIT	02/05/12
24	REVISIONS TO PERMIT	02/10/12
25	REVISIONS TO PERMIT	02/15/12
26	REVISIONS TO PERMIT	02/20/12
27	REVISIONS TO PERMIT	02/25/12
28	REVISIONS TO PERMIT	03/01/12
29	REVISIONS TO PERMIT	03/05/12
30	REVISIONS TO PERMIT	03/10/12
31	REVISIONS TO PERMIT	03/15/12
32	REVISIONS TO PERMIT	03/20/12
33	REVISIONS TO PERMIT	03/25/12
34	REVISIONS TO PERMIT	04/01/12
35	REVISIONS TO PERMIT	04/05/12
36	REVISIONS TO PERMIT	04/10/12
37	REVISIONS TO PERMIT	04/15/12
38	REVISIONS TO PERMIT	04/20/12
39	REVISIONS TO PERMIT	04/25/12
40	REVISIONS TO PERMIT	05/01/12
41	REVISIONS TO PERMIT	05/05/12
42	REVISIONS TO PERMIT	05/10/12
43	REVISIONS TO PERMIT	05/15/12
44	REVISIONS TO PERMIT	05/20/12
45	REVISIONS TO PERMIT	05/25/12
46	REVISIONS TO PERMIT	06/01/12
47	REVISIONS TO PERMIT	06/05/12
48	REVISIONS TO PERMIT	06/10/12
49	REVISIONS TO PERMIT	06/15/12
50	REVISIONS TO PERMIT	06/20/12

<p>J.B. ANDERSON ARCHITECT 1000</p>	 Cornerstone Consulting Engineers & Architectural, Inc. 233 West Main Street, Landolt, PA 15116 Phone: 717.662.2840 Fax: 717.662.2841 WWW.CORNERSTONE-PA.COM	<p>PA REGISTERED PROFESSIONAL ENGINEER No.</p>
<p>DATE: 10/15/11 DRAWN BY: ... CHECKED BY: ... PROJECT NO.: ... SHEET 1 OF 2</p>		

**BEFORE THE ZONING HEARING BOARD OF CHELTENHAM
TOWNSHIP, PENNSYLVANIA**

IN RE: Application of Ramoco Fuels

APPEAL NO. 16-3554

ORDER

AND NOW, this 17 day of October 2016, upon consideration of the application of Ramoco Fuels, owner of the premises known as 8009 Old York Road, Elkins Park, PA 19027, the Cheltenham Township Zoning Hearing Board, grants the following relief:

1. A special exception pursuant to Section 295-127.L. of the Cheltenham Township Zoning Ordinance to permit both a gasoline station and a convenience store on a single lot.
2. A special exception pursuant to Section 295-132 of the Cheltenham Township Zoning Ordinance to permit three (3) driveways with a width greater than 20 feet for gasoline service station use.
3. A variance from Section 295-129.A. of the Cheltenham Township Zoning Ordinance to allow the proposed canopy over the gasoline pumps to have a 7.2-foot front yard setback where 15 feet is required.
4. A variance from Section 295-132 of the Cheltenham Township Zoning Ordinance to allow parking within a 15-foot landscape area between the parking and the street line, and to allow three (3) existing driveways for the site to remain.
5. A variance from Section 295-197.C.(1)(a) of the Cheltenham Township Zoning Ordinance to permit one (1) freestanding sign of 55.2 square feet in area and 17.5 feet in height where 50 square feet in area and 15 feet in height are allowed; two (2) canopy signs of 100% of the canopy surface where one (1) canopy sign and 20% of the canopy surface are allowed; and one (1) wall sign of 170.1 square feet in area where 100 square feet in area is allowed.
6. A variance from Section 295-221.B.(3) of the Cheltenham Township Zoning Ordinance to allow a parking lot fronting on a street without a continuous 3-foot high wall/fence/planting screen.

7. A variance from Section 295-221.B.(5)(a) of the Cheltenham Township Zoning Ordinance to allow surface parking between the building and the street.

8. A variance from Section 295-221.B.(5)(b) of the Cheltenham Township Zoning Ordinance to permit surface parking on a corner lot located on a collector or arterial road.

The Zoning Hearing Board denies the following relief:

1. A determination that the convenience store use is an accessory use on the same lot and customarily incidental to the gasoline service station use permitted by special exception pursuant to Section 295-127.I. is denied as moot based on the issuance of a special exception as stated in paragraph 1, above.

2. A determination that no relief is required as the property already has received special exception relief to operate a gasoline service station and a store is a permitted use in the C-4 District pursuant to Section 295-127.A. is denied as moot based on the issuance of a special exception as stated in paragraph 1, above.

3. An alternative request for a determination that no variance relief is required from Section 295-129.A. of the Cheltenham Township Zoning Ordinance to allow the proposed canopy over the gasoline pumps to have a 7.2-foot front yard setback where 15 feet is required pursuant to Appeal No, 2359 is denied as moot.

4. An alternative request for a determination that no variance is required from Section 295-132 of the Cheltenham Township Zoning Ordinance to allow parking within a 15-foot landscape area between the parking and the street line, and to allow three (3) existing driveways for the site to remain pursuant to Appeal No. 2359 is denied as moot.

The above-stated relief is conditioned on you meeting the following conditions:

a. The proposed free-standing sign shall be no greater than 17.5 feet in height, as stated in the relief granted above.

b. There shall be a maximum of two (2) canopy signs, as stated in the relief granted above.

c. No more than 15% of each surface of the canopy sign shall contain a corporate logo, and the remaining surface shall contain no additional text.

d. No more than 30 square feet of the surface of the building facia sign shall contain a corporate logo, and the remaining surface shall contain no additional text.

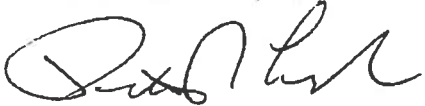
e. Prior to the issuance of a sign permit for the proposed signs, the applicant shall remove the existing "pump topper" signs.

- f. Prior to the issuance of an occupancy permit, the applicant shall provide the landscaping shown on its landscaping plan and in compliance with its testimony before the Zoning Hearing Board. The applicant shall maintain the landscaping in good, clean condition at all times.
- g. The canopy signs shall not be internally illuminated.
- h. The hours of operation of the proposed gas station and convenience store shall be 5:00 AM to 11:00 PM, 7 days per week.
- i. All lights shall be turned off at the time that the gas station and convenience store are closed for the night.
- j. Deliveries, other than fuel, shall occur only between the hours of 9:00 AM and 6:00 PM.
- k. Trash removal from the proposed dumpster on the property shall occur only between the hours of 9:00 AM and 5:00 PM.
- l. There shall be no video screens or audio at the gas pumps, unless otherwise required by law.
- m. Development of the property shall be in accordance with the applicant's testimony before the Zoning Hearing Board.
- n. The applicant must obtain all required permits and approvals required to perform this proposed project prior to beginning work.

CHELTENHAM TOWNSHIP ZONING HEARING BOARD



AMEE FARRELL, CHAIRPERSON



PETER R. LABIAK, VICE CHAIR



ERIC LEIGHTON, MEMBER