

February 20, 2007
Curtis Hall

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

1. President Swavola opened the meeting with the Pledge of Allegiance being led by Mr. Simon.
2. Each member having received a copy of the Commissioners' Regular Meeting Minutes dated January 16, 2007, 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 January, 2007, upon motion of Mr. Gerhard, 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 January, 2007, upon motion of Mr. McKeown, the Report was unanimously approved by the Board of Commissioners and ordered spread in full upon the Minute Book.

5. Mr. Portner presented **Resolution No. 5-07** to Charles Farrington, Jr. upon the occasion of his retirement as Chief of the Ogontz Fire Company. Chief Farrington thanked the Commissioners, his successor David Washington, and stated that he is retiring with many fond memories of the Township and the Ogontz Fire Company.

***A Resolution No. 5-07
of the Board of Commissioners of Cheltenham Township***

Whereas, THE BOARD OF COMMISSIONERS OF CHELTENHAM TOWNSHIP, Montgomery County, Pennsylvania, with immense respect and admiration, salutes **CHARLES FARRINGTON, JR.**, of 271 Huron Avenue in Elkins Park, on the occasion of his retirement as Chief of the Ogontz Fire Company; and

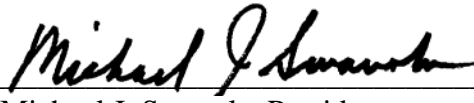
Whereas, **CHARLES FARRINGTON, JR.**, has led the Ogontz Fire Company as chief for an extraordinary 26 years, after previously serving as crew secretary, lieutenant, captain and deputy. During his extensive tenure at the helm, he has guided the company through upgrades in equipment and apparatus as well as improvements in training for his fellow volunteer firefighters; and

Whereas, Although **CHARLES FARRINGTON, JR.**, is stepping down as chief, he will continue serving in the dedicated ranks of active firefighters, a role he has undertaken for more than 40 years. While all volunteer firefighters deserve high praise for their invaluable contributions to the community, **CHARLES FARRINGTON, JR.**, has earned special recognition for his outstanding leadership and the longevity of his commitment.


NOW, THEREFORE, BE IT RESOLVED that the BOARD OF COMMISSIONERS OF CHELTENHAM TOWNSHIP, duly convened in regular session this Twentieth Day of February, A.D., 2007, does hereby officially honor **CHARLES FARRINGTON, JR.**, for his stellar past service to the Cheltenham community and thanks him for his continuing contributions. 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. Farrington.

IN WITNESS WHEREOF, I, MICHAEL J. SWAVOLA, 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 eighth.

**CHELTENHAM TOWNSHIP
BOARD OF COMMISSIONERS**

BY: 
Michael J. Swavola, President

ATTEST:

BY: 
David G. Kraynik, Secretary/Manager

6. Mr. Greenwald presented *Resolution No. 4-07* to Miriam Einhorn honoring her for her many years of volunteer service on various citizens' committees. Mrs. Einhorn thanked the Board and stated that she has had wonderful years living in Cheltenham.

A Resolution No. 4-07

of the Board of Commissioners of Cheltenham Township

Whereas, THE BOARD OF COMMISSIONERS OF CHELTENHAM TOWNSHIP, Montgomery County, Pennsylvania, with sincere gratitude and appreciation, salutes **MIRIAM EINHORN**, of 7905 Cobden Road in Laverock, on the occasion of her retirement from several Township citizen committees; and

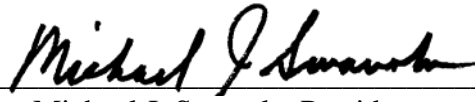
Whereas, **MIRIAM EINHORN** joined the Citizens Advisory Committee in 1984 and served with distinction for more than two decades. She also filled the required role of real estate broker on both the Wyncote and LaMott Boards of Historical and Architectural Review and served on the Main Street Economic Reconstructing Committee. Finally, **MIRIAM EINHORN** helped plan and execute the Township's Centennial Celebration events as a invaluable member of that four-year committee; and

Whereas, Although an upcoming move from the Township compelled **MIRIAM EINHORN** to resign her citizen committee positions, her contributions to so many areas have left indelible improvements to the community that will benefit residents for years to come.

NOW, THEREFORE, BE IT RESOLVED that the BOARD OF COMMISSIONERS OF CHELTENHAM TOWNSHIP, duly convened in regular session this Twentieth Day of February, A.D., 2007, does hereby officially honor **MIRIAM EINHORN** for her stellar service to the Cheltenham community and wishes her the best of luck in all her future endeavors. 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 Ms. Einhorn.

IN WITNESS WHEREOF, I, MICHAEL J. SWAVOLA, 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 eighth.

**CHELTENHAM TOWNSHIP
BOARD OF COMMISSIONERS**

BY: 
Michael J. Swavola, President

ATTEST:

BY: 
David G. Kraynik, Secretary/Manager

7. PUBLIC HEARING: To receive any and all comments and suggestions from the public regarding the proposed amendment to Chapter 295, Section 295-221, of the Cheltenham Township Zoning Code entitled “Off-Street Parking”. Mr. Kraynik stated that said ordinance was duly advertised in the newspaper and was reviewed by the Township’s Planning Commission and the Montgomery County Planning Commission. Mr. Swavola asked for comments from the public.

There being no comments from the public, upon motion of Mr. Portner, and unanimously approved by the Board, the Hearing was closed.

8. Upon motion of Mr. Gerhard, the Board of Commissioners unanimously awarded a Contract for the Waverly Road Leaf Composting Facility – Stormwater Management Facilities Project, in the amount of \$866,164.00 to K. E. Seifert, Inc., Langhorne, PA, being the lowest responsible bidder meeting Township specifications and being within budgetary limitations, contingent upon receiving a right-of-way easement for a storm drain pipe from PECO (Exelon Corporation).

9. The Board of Commissioners considered Cheltenham Township Development Application No. 06-18 Record Plan Arcadia University Brubaker Hall Expansion. Harold Lichtman, architect for the applicant, verbally accepted all of the Conditions, Notes and Waivers.

Upon motion of Mr. Gerhard, the Board of Commissioners unanimously approved Cheltenham Township Development Application No. 06-18 Record Plan Arcadia University Brubaker Hall Expansion – 450 S. Easton Road, contingent upon a written acceptance from the applicant of the following Conditions, Notes and Waivers:

A. CONDITIONS

1. That the plan be titled “Record Plan Arcadia University Brubaker Hall Expansion – 450 S. Easton Road.”
(Cheltenham Code Section (“CCS”) 260-32.C.(1))
2. That the text “Cheltenham Township Development Application 06-18” 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. 3160 be noted on the Plan stating the date granted, Zoning Relief required and any conditions imposed.
(CCS 260-31.)
4. That new electric and telephone utilities be installed underground.
(CCS 260-23.)
5. That the following data be added to the plan:
 - a. Names and address of the Owner. (CCS 260-32.C.(2))
 - b. Present Zoning Classification, Zoning Requirements and proposed setbacks, etc. (CCS 260-32.C.(4)); 260-32.E.(3))
 - c. Names and widths of streets. (CCS 260-32.D.(2))
 - d. Location of adjoining property lines and names of adjoining owners. (CCS 260-32.D.(2))
 - e. Location of watercourses on or near property.
(CCS 260-32.D.(2))
 - f. Location and character of all existing buildings.
(CCS 260-32.D.(6))
 - g. Location/size/species of large trees within the Development Footprint. (CCS260-32.D.(6))
 - h. Outlines of all wooded areas, quarries, marshy areas, floodplain areas. (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. Location/size proposed sanitary sewers. (CCS 260-32.E.(7))
 - l. Location/lumens of proposed light standards.
(CCS 260-32.E.(7))
 - m. Building setback lines. (CCS 260-32.E.(8))
 - n. State highway width, legislative and traffic route numbers.
(CCS 260-33.C.(1)(k))
6. That the Township is in receipt of the Montgomery County Conservation District approval letter on this Land Development.
 7. That Sewage Planning Module Application be approved by DEP.
 8. That the Temporary Spoil Material Stockpile locations be shown on the plan.
 9. 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.
 10. That the Owner's Acknowledgement Block be added to a Plan Sheet being recorded.
 11. That the Township Approval Block be added to a Plan Sheet being recorded.
 12. That the Engineer's Certificate of Design be added to a Plan Sheet being recorded.
 13. That the Montco Planning Data Block be added to a Plan Sheet being recorded.
 14. That the Recordation Data Block be added to a Plan Sheet being recorded.
 15. That the following boxed Purpose Note be added to a Plan Sheet being recorded.
 16. That the concerns of the Fire Marshal for fire protection of the land development be satisfactorily addressed.

17. That the maximum illumination at the property line be no greater than 0.5 footcandle.
18. That the following concerns with the “Drawing Index” be addressed:
 - a. Re-title “Tabulation of Record Plans.”
 - b. Place on Plan Sheet being recorded.
 - c. Indicate which Plan Sheets are to be recorded.
19. That on Sheet 1, the text, “Land Development Submission” be struck.
20. That a “Campus Site Plan” depicting the proposed Brubaker Hall Expansion be added to the Plan Set.
21. That a tabulation of Record Plans covering 450 S. Easton Road, listing CTDA No., CTWP DWG No., Township Approval Date, Recordation Date, Recordation Data and a brief description thereof, be added to a Plan Sheet being recorded.
22. That a tabulation of Zoning Hearing Board Appeals covering 450 S. Easton Road, listing ZHB Appeal No., Date of Decision, ZHB Action (Approval/Denial) and a brief description thereof, be added to a Plan Sheet being recorded.
23. That a tabulation of buildings be added to the Plans.
24. That the following concerns with the “Environmental Impact Study” be addressed:
 - a. Under “Site Open Space,” list amount of Open Space and categorize as Active, Passive and Woods.
 - b. Under “Storm Drainage,” expand narrative to cover project specific storm drainage (Stormwater Management).
 - c. Under “Erosion * Sediment Control,” expand narrative to include project specific general narrative, sequence of construction, etc.
 - d. Under “Sanitary Sewer,” state additional EDUs being required.
25. 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: 450 S. Easton Road Glenside, PA 19038
CTWP Block/Unit: Block _____, Unit _____
Montco Tax Parcel No.:

26. That the following concerns with site lighting be addressed:
 - a. Provide separate Lighting Plan.
 - b. Show location of all exterior lighting fixtures on proposed addition.
 - c. Show location of all light pole luminaries.
 - d. Add Details/Notes on lighting fixtures, light poles, etc.
 - e. Show Net Iso-Lumen Contours or foot-candle values.
27. That the “Certificate of Accuracy” be revised by striking the text “consisting of 2 sheet,”
28. That the shading of the steep slope aprons be lightened such that the data within the shading is not obscured.
29. That the following concerns with the “General Notes” (“GN”) be addressed:
 - a. Place GN on Plan Sheet being recorded.
 - b. In GN 7., line 2, replace the text “these lots” with the text “this Property”
 - c. In GN 17., enter correct and complete Recordation Data.
 - d. Strike GN 18., do not renumber GN; insert text “Vacant.”
 - e. In GN 20., last line, replace text “within” with the text “with the.”
 - f. In GN 22., line 2, replace the text “Cheltenham Code Chapter 255,” with the text “Cheltenham Code, Chapter 255,.”

- g. Strike GN 24., do not renumber GN; insert text “Vacant.”
 - h. In GN 29., line 1, replace the text “George B. Menu” with the text “George B. Mebus.”
 - i. In GN 31., last line, replace the text “Temporary Office Building” with the text “Brubaker Hall Expansion.”
 - j. In GN 32., confirm that Project Bench Mark is located in Wynnmore, PA.
 - k. Revise GN 33. in accordance with Condition A.3.
30. That the plans be redrafted to improve legibility and clarity and to eliminate overprinting.
31. That the “Grading and Utility Plan” (sheet 4 of 7) be redrafted at a larger scale so that all the proposed improvements are comprehensible (similarly to Landscape Plans).
32. That the following concerns with the site design be addressed:
- a. On sheet 3 of 7, there is a heavy line plan north of and parallels a lighting circuit; what is it; if it’s a retaining wall, please label it as such.
33. That Utility Note 7. (on page 4 of 7) be replaced with the following:
- All Sanitary Sewer Systems shall be installed in accordance with Cheltenham Township requirements.
- Sanitary Sewer Piping Materials shall be as follows:
- a. Underground, 5' outside of building foundation: SDR26 PVC
 - b. Underground, within 5' of building foundation and inside of building; cast iron pipe with lead and oakum joints.
 - c. Inside building: cast iron pipe with lead and oakum joints or cast iron pipe – no hub.
34. That a more realistic Limit of Disturbance Line be shown (extend to plan north side of Health Science Center).

35. That the Erosion Control Blanketing be shown over all areas having a slope of 4:1 or greater.
36. That the existing contours be labeled more frequently.
37. That the following concerns with the “Erosion and Sediment Control Plan” (sheet 6 of 7) be addressed:
 - a. Show silt fence along plan south side of internal accessway to the plan north of the Brubaker Hall Expansion.
 - b. In Erosion and Sedimentation Control Note 3., line 1, replace the text “may” with the text “shall.”
 - c. Concerns on “Recycling” notation:
 - i. Where is excess fill being placed?
 - ii. Crushed concrete and/or asphalt must be no larger than 2" in any dimension.
 - iii. Rebar must be removed from the site.
 - d. Strike “Maintenance Procedure” notation.
38. That the following concerns with the Landscape Plans be addressed:
 - a. Submit final Landscape Design to Shade Tree Advisory Committee (“STAC”) for its review and approval (STAC Condition).
 - b. Concerns with sheet L-1 “General Notes” (“L1GN”):
 - i. In L1GN 3., lines 1 and 2, replace the text “to the Architect or Engineer” with the text “to the Township Engineer, Project Landscape Architect and Project Engineer.”
 - ii. In L1GN 7., line 2, replace the text “Notify the Landscape Architect” with the text “Notify the Township Engineer and the Project Landscape Architect.”
 - c. Concerns with sheet L-2 “General Notes” (“L2GN”):

- i. In L2GN 3., lines 1 and 2, replace the text “to the Architect or Engineer” with the text” to the Township Engineer, Project Landscape Architect and Project Engineer.”
 - ii. In L1GN 6., line 2, replace the text “for the approval by Landscape Architect” with the text “for approval by Township Engineer and Project Landscape Architect.”
 - iii. In L2GN 7., line 2, replace the text “Notify the Landscape Architect” with the text “Notify the Township Engineer and the Project Landscape Architect.”
 - iv. In L2GN 9. and 10.: Choose one or the other; L2GN 9. tag all trees to be saved; L2GN 10. Tag all trees to be removed.
39. That the following concerns with the retaining walls be addressed:
- a. Clearly indicate proposed retaining walls on “Site Plan” (sheet 3 of 7) and “Grading and Utility Plan” (sheet 4 of 7).
 - b. Provide site specific details and cross-sections.
 - c. Provide retaining wall design calculations signed and sealed by a Professional Engineer.
 - d. Provide profiles along all retaining walls showing: top of wall, bottom of foundation, bottom of reveal (both sides) and existing grade.
 - e. Provide minimum of two (2) transverse cross-sections per retaining wall.
40. That the following concerns with Stormwater Management be addressed:
- a. How is proposed water feature being charged?
 - b. Provide calculations on flow thru water feature for daily flow and 2 thru 100 Year Storm flows.

- c. What design storm is Zuru Industries, Inc.'s Perma Trench designed for? It should be for 100 Year Storm to minimize flooding of new addition.
- d. Provide detailed grading of patio from water feature to plan west end of Brubaker Hall Expansion.
- e. Provide profiles on all storm lines.
- f. It is unclear whether or no there is one or two 54" CMP; please clarify.
- g. Provide complete Details/Notes on 54" CMP U/G Detention Basin. Show 2 – 100 Year water surface elevations.
- h. Provide details on "Snout" water quality device.
- i. Show 2' grit pit on Inlet details and on profiles.
- j. Show "Snout" on Inlet outlet pipe on profiles.
- k. Show 12" diameter bottom drainage (w/grit pit) on Inlet details.
- l. Add structure identifiers to all SWM structures.
- m. Provide detail on Inlet (top 322.00) that drains directly into 54" CMP.
- n. Change 3" diameter in Outlet Structure to 1" diameter orifice.
- o. In average CN determination, how is water feature being evaluated; it should be treated as impervious.
- p. Use pre-development Tc of 15 minutes; rework calculations and design accordingly.
- q. Add boxed BMP Operation and Maintenance Note to plan set; show on plan sheet being recorded.
- r. Show Storm "Drainage/Stormwater Management System on plan sheet being recorded.

- s. Provide Details/Profiles of roof drain collection System to 54" CMP.
41. That Details of the following be added to the Plans:
- a. Silt fence.
 - b. Inverted Y's with splash blocks.
 - c. Tree wells
 - d. "Snout" water quality device
 - e. Zurn Industries, Inc. Perma Trench.
42. That, if there is a sanitary sewer lateral for the proposed Brubaker Hall Expansion which is external to the Expansion, that it be shown on the Plans and a profile thereof be added to the Plans.

B. NOTES TO BE ADDED TO THE PLAN VERBATIM

1. All external downspouts for the proposed Brubaker Hall Expansion shall be connected to the Stormwater Management System. All said downspouts shall have inverted Y's installed just above ground level and splash blocks.
2. The Landscaping installed in accordance with this Plant 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 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.

3. 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.
4. 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.

5 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. _____

6. 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 FOREGOING PLAN MAY BE DULY
RECORDED.

PRESIDENT

SECRETARY

_____(SEAL)
NOTARY PUBLIC
MY COMMISSION EXPIRES:

7. 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

8. RECORDING NOTATION

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

9.

(1) MCPC
No. _____

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

Certified this date _____

For the Director

MONTGOMERY COUNTY PLANNING COMMISSION

10. This land development (including the proposed Brubaker Hall expansion) shall be implemented in substantial compliance with the presentation made and plans presented at the Public Works Committee meeting of February 13, 2007.

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 the property except within the development footprint be waived.
4. That the requirement of CCS 260-32.D.(2) for depiction of Planimetric data within 400' of the site be waived.
5. That the requirement of CCS 260-32.D.(4) for location, size and ownership of all underground utilities and any rights-of-way within the property except around the Development Footprint be waived.
6. That the requirement of CCS 260-32.D.(5) for depiction of topography within 400' of the site be waived.
7. That the requirement of CCS 260-32.D.(5) for topography within the site except around the Development Footprint be waived.

8. That the requirement of CCS 260-24. for Property Corner Monuments be waived.

10. Upon motion of Mr. Gerhard, the Board of Commissioners unanimously approved an Agreement with Arcadia University, owner of 450 S. Easton Road, Glenside, PA, to allow it to commence site work and obtain building permits for the proposed improvements depicted on Cheltenham Township Development Application No. 06-18 Record Plan Arcadia University Brubaker Hall Expansion prior to said Plan being recorded subject to the Township Solicitor's written review of same.

11. The Board of Commissioners considered Cheltenham Township Development Application No. 03-22 - The Fairways. Peter Friedman, Esq. was present to represent the applicant.

Mr. Gerhard reviewed the application. The Board of Commissioners originally approved said plan on March 15, 2005. The applicant brought the plan back to the Public Works Committee on August 8, 2006 with changes. The revised plan was approved by the Board of Commissioners on August 15, 2006 and included changes proposed by the applicant at the August 8, 2006 meeting of the Public Works Committee. The Board of Commissioners determined that the changes being proposed in the unit mix of 198 townhome units were in substantial compliance with the original plans for the 198 townhouses (unstacked) that was granted Zoning Relief with the conditions that the façade of these said townhomes be in substantial compliance as the façade approved by the Board on March 15, 2005, as the applicant had no elevations of proposed facade changes for consideration, and that the developer agree that no more than 15% of these units may be sold to investors.

The applicant is changing the design again, and it was Mr. Gerhard's opinion that this new proposed plan is a complete redesign and eliminates the clubhouse/swimming pool, redesigns the townhomes from 3-story structures to 2-storey structures, and replaces the U/G Infiltration/Detention Basins with Above-Ground Detention Basins for the 2 thru 100-Year Storms.

It was Mr. Gerhard's opinion that the current proposed changes in the land development plan are major ones and are not in substantial compliance with the plan that was recommended by the Public Works Committee on August 8, 2006 and approved by the Board on August 15, 2006, and he entertained a motion to deny this land development plan. Further, he was of the opinion that the Public Works Committee Meeting Minutes dated February 13, 2007 do not completely reflect the discussions held at that meeting regarding the plan as presented at the Public Works Committee Meeting Minutes dated August 8, 2006. Mr. Swavola asked that Mr. Gerhard's motion be amended to clarify that it is the building configuration and design presented to the Public Works Committee on February 13, 2007 that is not in substantial compliance. Mr. Gerhard agreed.

Mr. Friedman requested that the Board table a vote on the substantial compliance issue. His client is making further revisions to the development plan and will present said revisions to the Public Works Committee at its meeting on March 13, 2007.

Upon motion of Mr. Gerhard, the Board of Commissioners unanimously determined that the building configuration and design as presented at the February 13, 2007 Public Works Committee meeting is not in substantial compliance.

In response to a question from Mr. Cantor, Mr. Lynch indicated that if the applicant is submitting additional revisions that said revisions be submitted in a timely manner in order for him to review them in time for the March 13, 2007 meeting of the Public Works Committee.

In response to a question from Mr. Simon, Mr. Swavola reviewed specific areas that comprise a building configuration such as floor plan, facade, square footage, garages, etc.

Mr. Gerhard reviewed a memorandum dated February 16, 2007 from Mr. Lynch opposing the proposed Above-Ground Retention Basin. It was Mr. Gerhard's opinion that the Above-Ground Retention Basin, as presented at the February 13, 2007 Public Works Committee meeting, is not in substantial compliance with the plan that was approved on August 15, 2006.

It was Mr. Friedman's opinion that the term "substantial compliance" applied to Zoning Hearing Board decisions and not to revisions of land development plans. He again requested that the Board table a decision.

12. Upon motion of Mr. Greenwald, the Board of Commissioners agreed to table CTDA No. 03-22, Record Plan The Fairways at Cedarbrook Hills and that said plan be reviewed again by the Public Works Committee at its meeting on March 13, 2007 (AYES: Greenwald, McKeown, Muldawer, Portner, Simon, Swavola; NAYES: Gerhard).

13. Upon motion of Mr. Greenwald, the Board of Commissioners unanimously tabled acceptance of the Public Works Committee Meeting Minutes dated February 13, 2007 since said Minutes did not completely represent the discussions of the Public Works Committee Meeting of August 8, 2006.

14. Upon motion of Mr. Simon, the Board of Commissioners unanimously awarded a Professional Services Contract in the amount of \$11,500 to BAU Architecture, 7912 Park

Avenue, Elkins Park, PA, for architectural services for renovations at the East Cheltenham Library.

15. Upon motion of Mr. Simon, the Board of Commissioners unanimously adopted ***Resolution No. 6-07*** authorizing the filing of a Fiscal Year 2007 Preserve America Grant.

**TOWNSHIP OF CHELTENHAM
RESOLUTION NO. 6-07**

**AUTHORIZING THE FILING OF A PROJECT PROPOSAL FOR A
FY 2007 PRESERVE AMERICA HISTORIC PRESERVATION GRANT**

WHEREAS, *Preserve America* is a White House initiative developed in cooperation with the Advisory Council on Historic Preservation, the U.S. Department of the Interior, and the U.S. Department of Commerce to increase local participation of communities in preserving the country's cultural and natural heritage assets, support economic vitality, strengthen regional identity and create local pride; and

WHEREAS, in November 2006, Cheltenham Township was designated as a Preserve America community by Mrs. Laura Bush, First Lady of the United States thereby making the Township eligible for various federal grant programs sponsored by the National Park Service and the Advisory Council on Historic Preservation, U. S. Department of Interior; and

WHEREAS, the Historical Commission at its meeting of January 11, 2007 reviewed the program criteria and recommended that the Township apply for funding to hire a historic preservation consultant to continue its inventory of cultural and historic resources for inclusion of up to 100 additional properties in the Township's Cultural Resources Survey, having a total project cost of \$40,000.

BE IT FURTHER RESOLVED, that Cheltenham Township Board of Commissioners, County of Montgomery, Commonwealth of Pennsylvania hereby agrees to apply for a matching grant for up to 50% of the total project cost totaling \$20,000 for its efforts in inventorying and recording cultural and historic resources for inclusion in the Township's Cultural Resources Survey.

BE IT FURTHER RESOLVED, that the Board of Commissioners of Cheltenham Township will assume the provision of the full 50% local matching share of project cost, which equates to \$20,000.

BE IT FURTHER RESOLVED, that the Township Manager/Secretary of the Township of Cheltenham or his designee be directed to execute a certificate attesting to the adoption of this Resolution and to furnish a copy of the Resolution to the National Park Service and the Advisory Council on Historic Preservation, United States Department of the Interior.

DONE IN ELKINS PARK, PENNSYLVANIA, under my hand and the Seal of the Township of Cheltenham, this 20th day of February A.D., 2007, in the year of the Township of Cheltenham the one hundred seventh.

Resolved and adopted this 20th day of February, A.D., 2007.

TOWNSHIP OF CHELTENHAM



Michael J. Swavola, President
Board of Commissioners

ATTEST



David G. Kraynik, Township Manager
(SEAL)

16. Upon motion of Mr. Simon, the Board of Commissioners unanimously adopted *Resolution No. 7-07* authorizing the filing of a Transportation and Community Development Initiative Grant.

TOWNSHIP OF CHELTENHAM
RESOLUTION NO. 7-07

**AUTHORIZING THE FILING OF A PROJECT PROPOSAL FOR A TRANSPORTATION
AND COMMUNITY DEVELOPMENT INITIATIVE GRANT SPONSORED BY THE
DELAWARE VALLEY REGIONAL PLANNING COMMISSION**

WHEREAS, the Delaware Valley Regional Planning Commission (DVRPC) has recently announced the next round of its funding program referenced as the Transportation and Community Development Initiative (TCDI) to undertake feasibility studies that promote community and economic development and transportation related initiatives; and

WHEREAS, the TCDI grant program provides reimbursement to municipalities for professional consultant planning services on a 80:20 cost share ratio, DVRPC paying 80% and the municipality paying 20%; and

WHEREAS, over the last several years, Cheltenham Township has been focusing its community planning efforts on revitalization and economic development initiatives and implementation strategies in the downtown Glenside Commercial District that promote physical enhancements to encourage business growth and make the commercial corridor more pedestrian and transit friendly; and

WHEREAS, a priority recommendation has been made in the Glenside Commercial District Revitalization and Circulation Feasibility Study Phase II, to explore the feasibility of implementing a shuttle or trolley service along Easton Road between Cheltenham and Glenside Avenues to provide commuter service between the Glenside Train Station, Cedarbrook Mall, Cheltenham Square Mall, Trilogy Apartments, Arcadia University and the surrounding residential neighborhoods; and

WHEREAS, it is anticipated that the scope of work in the study would include a ridership survey, route identification analysis, transit location stops, amenities and signage, an operations and maintenance plan, and an overall cost analysis for a total project cost of \$60,000.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of Cheltenham, County of Montgomery, Commonwealth of Pennsylvania, it is the intent of Cheltenham Township, to file a grant application to DVRPC for funding under the TCDI grant program for \$48,000 for consultant services to develop a feasibility study and operations and management plan that would be used to start up and implement a transit shuttle service that would traverse the Easton Road commercial corridor.

BE IT FURTHER RESOLVED, that the Board of Commissioners of Cheltenham Township will assume the provision of the full 20% local matching share of project costs, which equates to \$12,000.

BE IT FURTHER RESOLVED, that the Township Manager/Secretary of the Township of Cheltenham or his designee be directed to execute a certificate attesting to the adoption of this Resolution and to furnish a copy of the Resolution to the Delaware Valley Regional Planning Commission.

I HEREBY CERTIFY that the foregoing resolution was adopted by the Board of Commissioners of the Township of Cheltenham, County of Montgomery, Commonwealth of Pennsylvania, at its meeting held at Curtis Hall, 1250 West Church Road, Wyncote, Pennsylvania 19095 on February 20, 2007.

CHELTENHAM TOWNSHIP



Michael J. Swavola, President
Board of Commissioners

ATTEST



David G. Kraynik, Township Manager
(SEAL)

17. Upon motion of Mr. Simon, the Board of Commissioners unanimously adopted *Resolution No. 8-07* authorizing the disposition of certain Township records.

**TOWNSHIP OF CHELTENHAM
RESOLUTION NO. 8-07**

A RESOLUTION DECLARING ITS INTENT TO FOLLOW THE SCHEDULES AND PROCEDURES FOR DISPOSITION OF RECORDS AS SET FORTH IN THE PENNSYLVANIA MUNICIPAL RECORDS ACT AND THE MUNICIPAL RECORDS MANUAL APPROVED ON JULY 16, 1993.

WHEREAS, the Board of Commissioners of Cheltenham Township, Montgomery County, Pennsylvania, hereby acknowledges that a Local Government Records Committee of the Pennsylvania Historical and Museum Commission, Division of Archival and Records Management Services was created by the Pennsylvania State Legislature, Act 428 “Municipal Records Act” of 1968, as amended in 1993, and empowered thereby to make rules and regulations for the disposition and management of municipal records; and

WHEREAS, the Township of Cheltenham desires to dispose of records according to Pennsylvania statutory requirements in accordance with the schedule of the Municipal Records Manual (MRM) issued by the Local Government Records Committee, as follows:

BOX #	YEAR(S) OF RECORD	RECORD TYPE	YEAR TO DESTROY	MRM REF.
ACCOUNTING DEPARTMENT				
654	1995	Daily Work	2007	Ch. 6
667	1996	Cashier Daily Work, Police Detail, Accounts Receivables, ACNs, Zaler Bankruptcy, Beth Jacob File	2007	Ch. 6
678	1996	Cashier – Daily Envelopes, Jan – April 1996	2007	Ch. 6
679	1996	Cashier – Daily Envelopes, May – August	2007	Ch. 6
680	1996	Cashier – Daily Envelopes, Sept – Dec 1996	2007	Ch. 6
700	1996	Payables, A - K	2007	Ch. 6
702	1996	Payables, S - Z	2007	Ch. 6
744 A & B	1998	Payroll Journals, 8/1/98 – 12/31/98	2007	Ch. 6
747A	1998	Payroll Journals, 9/98 – 12/98	2007	Ch. 6
752	1995	Daily Work Sheets	2004	Ch. 6

BOX #	YEAR(S) OF RECORD	RECORD TYPE	YEAR TO DESTROY	MRM REF.
777	1996 - 2000	Fortis Records 1996-2000, Relistar Records, 1997-2000, Hartford Deferred Comp Records	2007	Ch. 6
781	2000	2000 Payroll Time Sheets	2007	Ch. 6
782	1999		2007	Ch. 6
783	1997 - 1999	Payroll Journals, Sep 1999 – Dec 1999, 1997 1 st & 2nd Quarterly Payroll Reports, 1998 Quarterly Payroll Reports	2007	Ch. 6
785	1997-1998 & 2000	2000 Check Register, 2000 Check Payables, 1997-1998 Computer Reports	2007	Ch. 6
798	1999	1999 Payables	2007	Ch. 6
799	1999	1999 Payables (G-M)	2007	Ch. 6
800	1999	1999 Payables (N – R)	2007	Ch. 6
801	1999	1999 Payables (S-Z)	2007	Ch. 6
839	2000	2000 Payables (A – F)	2007	Ch. 6
TAX OFFICE				
No Box #	1999 & Prior Years	Earned Income Tax Receipts	2007	Ch. 7
No Box #	1999 & Prior Years	Business Privilege Tax Receipts	2007	Ch. 7
No Box #	1999 & Prior Years	Deed Transfer Receipts	2007	Ch. 7
No Box #	1999 & Prior Years	Old Bills and Related Correspondence	2007	Ch. 7
POLICE DEPARTMENT				
No Box #	2000 & Prior Years	Traffic and Non Traffic (Summary) Citations	2007	Ch. 8, §4
No Box #	2000 & Prior Years	Incident Reports (IRFs)	2007	Ch. 8, §6
No Box #	2002 & Prior Years	Daybook Sheets	2007	Ch. 8, §11
No Box #	2000 & Prior Years	Accident Reports	2007	Ch. 8, §18
No Box #	2005 & Prior Years	PA Uniform Crime Reporting	2007	Ch. 8, §19
No Box #	2000 & Prior Years	Cell Supervision Sheets	2007	Ch. 8, §22
No Box #	2002 & Prior Years	Duplicates of Purchase Orders	2007	Ch. 8
No Box #	2000 & Prior Years	Patrol Logs	2007	Ch. 8, §10
No Box #	2000 & Prior Years	Incident Cards and Index Cards	2007	Ch. 8, §12
PUBLIC WORKS DEPARTMENT				
3011	1999	Employee Daily Time Sheets	2007	Ch. 5, §14
3012	1999	Employee Daily Time Sheets	2007	Ch. 5 §14
3013	1999	Employee Time Cards	2007	Ch. 5, §14
3014	1999	Employee Time Cards	2007	Ch. 5, §14
3015	1999	Employees Vehicle Accident Reports	2007	Ch. 5, §14
3016	1999	Employees Personal Injury Reports	2007	Ch. 5, §14
3017	1998	Department Files of Employees that Left Employment	2007	Ch. 5, §14
3018	1999	Street Light Repair Records	2007	Ch. 12, §14
3019	1999	Waste Authority Records	2007	Ch. 13, §14

BOX #	YEAR(S) OF RECORD	RECORD TYPE	YEAR TO DESTROY	MRM REF.
3020	1999	Fuel Records	2007	Ch. 12, §6
FORMER PUBLIC HEALTH DEPARTMENT				
4000	2004 & Prior Years	Miscellaneous Outdated Pamphlets and Literature	2007	Ch. 11

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of Cheltenham, Montgomery County, Pennsylvania, that it intends to follow the schedules and procedures for disposition of records as set forth in the Municipal Records Manual approved on July 16, 1993.

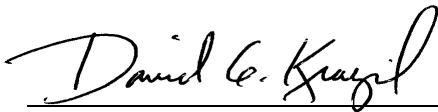
DONE IN ELKINS PARK, PENNSYLVANIA, under my hand and the Seal of the Township of Cheltenham this 20th day of February, A.D., 2007.

TOWNSHIP OF CHELTENHAM
BOARD OF COMMISSIONERS



Michael J. Swavola, President
Board of Commissioners

ATTEST



David G. Kraynik, Township Manager
(SEAL)

18. Upon motion of Mr. Simon, and unanimously approved by the Board of Commissioners, the Public Affairs Committee Regular Meeting Minutes dated February 6, 2007, were accepted.

19. Upon motion of Mr. Muldawer, the Board of Commissioners unanimously adopted *Ordinance No. 2128-07* amending Chapter 285 thereof, entitled “Vehicles and Traffic”.

**CHELTENHAM TOWNSHIP
ORDINANCE NO. 2128-07**

AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF CHELTENHAM, CHAPTER 285 THEREOF, ENTITLED VEHICLES AND TRAFFIC, BY AMENDING 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 II, entitled Parking Meter Zones, Sections 285-20 and 21 thereof is hereby amended by **DELETING** the following:

Two-hour parking zones.

Name of Street

Municipal Parking Lot

Location

High School Road and Montgomery Avenue

Twelve-hour parking zones.

Name of Street

Municipal Parking Lot,

Location

High School Road and Harrison Avenue

Municipal Parking Lot

Church Road to Stahr Road, southeast corner, parking between 9:00 a.m. and 6:00 p.m.

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 **DELETING** the following:

TOWNSHIP LINE ROAD
(COTTMAN STREET)

(10)

NO PARKING, south side, 100 feet west of Hasbrook Avenue to 120 feet west of Hasbrook Avenue.

WILLOW AVENUE

(2)

ONE-HOUR PARKING, south side, Keenan Street to 150 feet west.

WILLOW AVENUE

(3)

NO PARKING, north side, Keenan Street to Sycamore Avenue.

WILLOW AVENUE

(4)

NO PARKING, south side, York Road to 600 feet west.

WILLOW AVENUE	(6)	LOAD AND UNLOADING for tenants only, south side, Melrose Court Apartments from 70 feet west of Old York Road to 120 feet west of Old York Road.
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SECTION 3. The Code of the Township of Cheltenham, Chapter 285, Article II, entitled Parking Meter Zones, Sections 285-20 and 21 thereof is hereby amended by **ADDING** the following:

Two-hour parking zones.		
Name of Street Municipal Parking Lot		Location Harrison Avenue and Montgomery Avenue.
Twelve-hour parking zones		
Name of Street Municipal Parking Lot		Location Harrison Avenue and Montgomery Avenue
Twelve-hour parking zones.		
Municipal Parking Lot		Church Road to Stahr Road, parking between 9:00: a.m. and 6:00 p.m.

SECTION 4. 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:

CREST AVENUE	(12)	25 MPH, Valley Road to Chestnut Avenue.
JEFFERSON AVENUE	(17)	HANDICAPPED PARKING, south side from 30 feet east of Elm Avenue to 50 feet east. This addition is effective for the duration period that the resident of 101 Elm Avenue is eligible for a reserved handicapped parking space.
GREENWOOD AVENUE	(26)	NO PARKING, west side, Woodland Road to 25 feet south.
TOWNSHIP LINE ROAD (COTTMAN STREET)	(10)	NO PARKING, south side, Hasbrook Avenue to 50 feet west.


TOWNSHIP LINE ROAD (COTTMAN STREET)	(12)	NO PARKING, south side, 200 feet west of Hasbrook Avenue to 300 feet west of Hasbrook Avenue.
WILLOW AVENUE	(2)	NO PARKING, south side, Butcher Street to 26 feet west.
WILLOW AVENUE	(3)	NO PARKING, north side, Old York Road to Penrose Avenue.
WILLOW AVENUE	(4)	LOADING ZONE, south side, 82 feet west of Old York Road to 130 feet west.
WILLOW AVENUE	(6)	NO PARKING, south side, Old York Road to 82 feet west.


SECTION 5. 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 6. This Ordinance shall take effect and be in force from and after its approval as required by law.

ENACTED into an Ordinance this 20th day of **February**, A.D., 2007.

BOARD OF COMMISSIONERS
TOWNSHIP OF CHELTENHAM

By 
Michael J. Swavola, President

ATTEST: 
David G. Kraynik, Secretary

20. Upon motion of Mr. Muldawer, and unanimously approved by the Board of Commissioners, the Public Safety Committee Regular Meeting Minutes dated February 6, 2007, were accepted.

21. Upon motion of Mr. Greenwald, the Board of Commissioners unanimously adopted *Ordinance No. 2129-07*, amending Chapter 295, Section 295-221 of the Cheltenham Zoning code, Section 295-221, entitled “Off-Street Parking”.

**CHELTENHAM TOWNSHIP
ORDINANCE NO. 2129-07**

**AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP
OF CHELTENHAM, CHAPTER 295, THEREOF ENTITLED ZONING,
ARTICLE XXIX, SECTION 295-221 OFF-STREET PARKING.**

SECTION 1. Chapter 295, Article XXIX, Section 295-221 entitled Off-Street Parking, is hereby deleted in its entirety.

SECTION 2. The Board of Commissioners hereby adopts the following as Chapter 295, Zoning, Article XXIX, Section 295-221, Parking and Loading.

§ 295-221. Parking and Loading

A. Purposes.

In expansion of the Statement of Community Development Objectives found in Article I, the purpose of this Article, among others, is as follows:

1. Allow flexibility in addressing parking, loading, and access by permitting construction of a reduced number of parking spaces under appropriate conditions.
2. Set reasonable standards and provide reasonable controls to assure sufficient parking capacity for the uses or potential uses of land in the Township.
3. Prevent hazards to public safety caused by the intrusion of parking upon public rights-of-way.

B. General Parking Regulations.

1. All parking areas must meet the requirements of the Township Subdivision and Land Development Ordinance and the Stormwater Management Ordinance.

2. Pedestrian Access. Safe provisions for pedestrian access to and through a parking lot shall be required. Surface parking areas and pedestrian walkways connecting to them shall be well-lit.

3. Parking lots fronting on a street shall be continuously screened by a 3-foot high wall/fence or plantings. Commercial parking lots located to the side or rear of the property adjacent to a residential use shall be continuously screened by a 6-foot high wall/fence or plantings. Native landscaping is preferred. Screening shall include:

- a. Plantings, at a maximum of 36 inches in mature height; or
- b. Mixed plantings (trees and shrubs); or
- c. Wall sections, with no wall break more than 9 feet, and landscaping to provide a continuous screen.

4. Vehicular Access. Vehicular access to surface parking shall be from an alley or side street where possible.

5. Location of Surface Parking (see Figure 1):

a. Surface parking shall be located to the rear of the principal building or to the side (however, parking shall not be located between a building and the street). Parking shall be set back 10 feet from the legal right-of-way.

b. Corner Lots. Surface parking shall not be permitted on corner lots that are located on collector or arterial roads as defined by the Cheltenham Township Comprehensive Plan. Parking shall not be the primary use of such corner lots.

c. Off-street surface parking shall not extend more than 70 feet in width along any pedestrian street frontage without an outdoor cafe, urban garden, plaza, square, courtyard, or landscaping feature with seating.

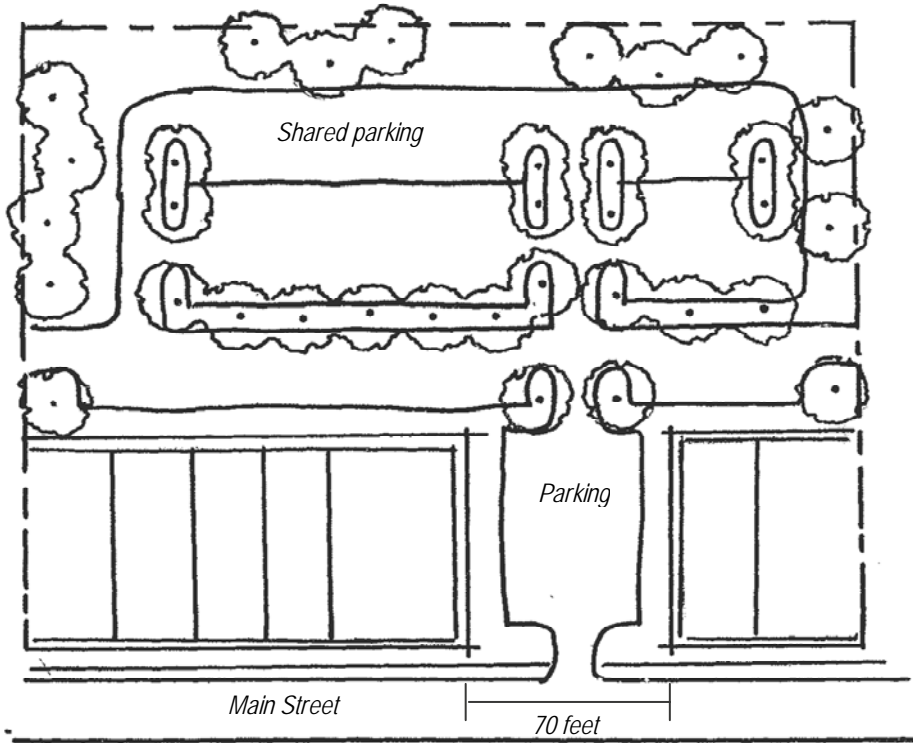
6. Interconnected Parking Areas:

- a. New parking areas on abutting nonresidential lots should be interconnected by access driveways. Each nonresidential lot shall provide cross-access easements for its parking areas and access driveways guaranteeing access to adjacent lots for future connections. Interconnections shall be logically placed and easily identifiable to ensure convenient traffic flow.

C. Surface Parking Space Design Standards.

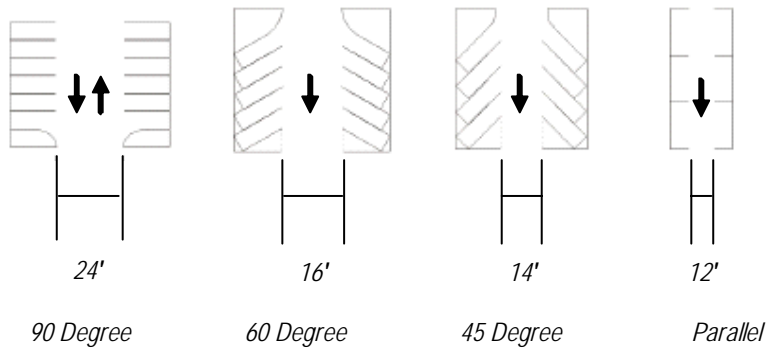
1. Marking of Spaces. Nonresidential parking spaces and multifamily parking spaces shall be striped on pavement or designated with some other form of permanent marking.
2. Dimensions.
 - a. Standard Spaces. A required off-street parking space shall be at least 9 feet in width and 18 feet in length exclusive of any access drives, aisles, or columns.
 - b. Parallel Parking. Parallel parking spaces shall be at least 22 feet in length and 10 feet in width.
 - c. Aisles shall not be less than 24 feet wide for 90 degree parking, 16 feet wide for 60 degree parking, 14 feet wide for 45 degree parking and 12 feet wide for parallel parking (see Figure 2). The angle shall be measured between the centerline of the parking space and the centerline of the aisle. No parking shall be allowed in the aisles. Driveway entrances shall not exceed 24 feet when crossing sidewalks.

Figure 1: Parking Design Guidelines



Parking is placed to the rear and side of principal buildings and connects adjoining properties.

Figure 2: Parking Dimensions



Arrows indicate required direction of traffic flow.

D. Parking Use Requirements.

Parking space requirements by use or multiple uses on a site shall follow the standards found in the following tables or follow the standards from § 295-221.H, On-Site Parking Reduction.

E. Bicycle Parking.

Parking lots containing more than 50 spaces, shall provide 1 bicycle parking space for every 10 parking spaces in bike racks in close proximity to the building entrance.

F. Maximum Parking.

No more than 120 percent of the required minimum parking is permitted.

G. On-site Parking Reduction.

For existing uses or existing parking lots, parking spaces can not be reduced below the minimum required parking under this Article or the number of existing spaces on the property whichever is less.

For each application submitted to the Township, the applicant shall supply the required parking except that for each use the Township Zoning Officer, with a recommendation from the Economic Development Task Force and concurrency by the Board of Commissioners, may reduce the number of required on-site spaces up to 100 percent based on a parking study provided by the applicant that demonstrates that parking spaces are supplied. Parking spaces can only be counted once. On-site parking can be reduced up to 100 percent if the requirements are met by one of the following or a combination of the following to meet the necessary requirements:

1. The use is located within 400 feet walking distance from a public parking facility. The use can count up to maximum of 10% of the public parking facility.
2. On-street parking is provided directly in front of the building.

3. Shared parking meets the requirements of § 295-221.I.
4. The use is within 400 feet of a train station. The use can count up to maximum of 10% of the train station parking facility.

Parking Requirements by Land Use

Land Use Type: Entertainment/Recreation Uses	Spaces Required
Athletic Club	1 space per 250 square feet of gross floor area.
Gallery and Museum	1 space per 850 square feet of gross floor area.
Golf Course	4 spaces per hole.
Indoor Amusements	1 per 250 square feet of gross floor area.
Indoor Recreation	1 space per 250 square feet of gross floor area. Bowling alleys shall have 3 spaces per lane.
Studios of art, dance, music, or photography	1 per 800 square feet of gross floor area.
Theater	1 per 5 seats.

Parking Requirements by Land Use

Land Use Type: Industrial	Spaces Required
General manufacturing, industrial, or processing	1 space for each 1,000 square feet of gross floor area, excluding office space. Office uses shall follow the office space requirements.
Research and development, laboratories	1 space for every 600 square feet of gross floor area, excluding office space. Office uses shall follow the office space requirements.
Storage Facility (self-service)	1 space per 5,000 square feet of gross floor area.
Land Use Type: Institutional	Spaces Required
Business School, College, and University	1 space for each student classroom, plus 1 space for each 5 students or 1 space for each 3 auditorium or stadium seats, whichever is greater.
Group quarters (including group home, boarding houses, rooming houses, and dormitories)	1 space for each bed, plus 1 space for each eight beds for guest parking.
Day-care	1 space for each 5 children.
Extended care (convalescent hospitals, nursing homes, and residential care homes)	1 space per 3 beds.
Funeral Homes	1 space per 100 square feet of gross floor area in parlors or assembly areas.
Community Center	1 per 150 square feet of gross floor area.
Banquet hall, Conference Center	1 space per 200 square feet of gross floor area.
Hospital	1.5 space per patient bed.
Private or Fraternal Clubs	1 per 150 square feet of gross floor area.
Worship Space	1 space per 100 square feet of gross floor area. For multi-use worship spaces, if the aggregate accessory uses comprise more than 10% of the total building area, parking shall comply with the standards for the other uses.
Schools	Elementary School: 2 spaces for each classroom; High School: 8 spaces for each classroom.
Veterinary clinic and hospital	1 space for each 400 square feet of gross floor area, plus 1 space per each 800 square feet of gross boarding area.

Parking Requirements by Land Use

Land Use Type: Residential	Spaces Required
Mobile homes (in mobile home parks)	2 spaces for each mobile home, plus 1 guest space for each two units.
Multifamily	1.5 spaces per unit.
Single-family detached, attached, and semi-detached	2 spaces per unit.

Land Use Type: Retail Uses	Spaces Required
Automobile Sales	1 space for each 300 square feet of gross floor area.
Bar or Tavern	1 per 100 square feet. of gross patron floor area.
Convenience Store	1 space per 250 square feet of gross floor area.
Restaurant	<p><i>For the CDEP areas:</i></p> <p>Fast Food Restaurant: No parking is required for the first 300 square feet of gross patron floor area, 1 space is required per each additional 75 square feet of gross patron floor area.</p> <p>Other Restaurant: No parking is required for the first 400 square feet of gross patron floor area, 1 space is required per each additional 100 square feet of gross patron floor area.</p> <p><i>Other areas:</i></p> <p>Fast Food Restaurant: 1 per 75 square feet of gross patron floor area.</p> <p>Other Restaurant: 1 per 100 square feet of gross patron floor area.</p>
Retail	<p><i>For the CDEP areas:</i></p> <p>No parking is required for the first 450 square feet of gross floor area of space devoted to sales/service; 1 space is required for each additional 300 square feet of gross floor area of space devoted to sales/service.</p> <p><i>Other areas:</i></p> <p>1 space for every 300 square feet of gross floor area of space devoted to sales/service.</p>
Shopping Center	The sum of the spaces required for each individual use, unless shared parking is established consistent with Section 295-221.H
Supermarket	1 space for every 300 square feet of gross floor area.

Parking Requirements by Land Use

Land Use Type: Service Uses	Spaces Required
Bank	4 per indoor teller window. With walk-up ATM (as above, plus 2 per ATM).
Bed & Breakfast Inn and House	2 spaces, plus 1 per guest or rental room.
Car Wash	5 spaces per lane.
Dry Cleaning	1 space for each 300 square feet of gross patron floor area.
Gas Station	0.5 per pump.
Hotel/motel	1 space per rental unit, plus 1 space per 200 square feet of gross floor area in common or public use (lobby, bar, meeting rooms, etc.).
Medical Office	1 space for each 300 square feet of gross floor area.
Office	<i>For the CDEP areas:</i> No parking is required for the first 400 square feet of gross floor area, 1 space per each additional 300 square feet of gross floor area. <i>Other areas:</i> 1 space for every 300 square feet of gross floor area.
Personal Service	<i>For the CDEP areas:</i> No parking is required for the first 450 square feet of gross floor area space devoted to sales/service; 1 space is required for each additional 300 square feet of gross floor area of space devoted to sales/service. <i>Other areas:</i> 1 space for every 300 square feet of gross floor area of space devoted to sales/service.
Self Service Laundry	1 space for every 3 washing or drying machines, whichever is greater.
Vehicular Service Station	1 space per 400 square feet of gross floor area or 3 spaces per service bay, whichever is greater.

H. Shared Parking.

Shared parking is permitted for one property with multiple uses and/or between multiple properties. A shared parking agreement (for 2 uses) or a shared parking district (for more than 2 uses), which involves a written contractual agreement between users, is required. A shared parking agreement allows users an opportunity, if they choose, to redesign parking lots to be more efficient in serving multiple users. This may consist of making new curb cuts between parking lots, restriping lots, or redesigning internal traffic circulation and pedestrian walkways.

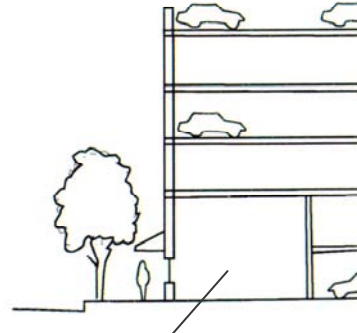
1. Users shall be required to show shared parking is less than 1,600 feet from the use.
2. The minimum amount of shared parking required shall be calculated according to the following formula (see Table: Shared Parking Calculations):
 - a. Calculate the minimum amount of parking required for each land use as if it were a separate use.
 - b. To determine peak parking requirements, multiply the minimum parking required for each proposed land use by the corresponding percentage in the table below for each of the six time periods.
 - c. Calculate the column total for each of the six time periods.
 - d. The column (time period) with the highest value shall be the minimum parking requirement.

Shared Parking Calculations

Uses	Monday—Friday			Saturday and Sunday		
	8 am— 6 pm	6 pm— Midnight	Midnight — 8 am	8 am— 6 pm	6 pm— Midnight	Midnight — 8 am
Residential	60%	100%	100%	80%	100%	100%
Office	100%	10%	5%	5%	5%	5%
Commercial	90%	80%	5%	100%	60%	5%
Hotel	70%	100%	100%	70%	100%	100%
Restaurant	70%	100%	10%	70%	100%	20%
Movie Theater	40%	80%	10%	80%	100%	10%
Entertainment	40%	100%	10%	80%	100%	50%
Institutional (non-religious institution)	100%	40%	5%	10%	10%	5%
Religious institution	20%	40%	5%	100%	50%	5%

I. Parking Garages.

1. Retail store fronts or other business uses on the street level shall be required on collector or arterial roads as defined by the Cheltenham Township Comprehensive Plan, to provide vitality.
2. For structures not on a collectors or arterials, parking garages shall be set back not less than 10 and no more than 15 feet from the legal right-of-way unless the frontage is occupied by a retail or business use.



Retail store front within a parking garage

3. Undecorated appearances of parking structures are not permitted. Structures shall have design treatments such as colonnades, arcades, awnings, landscaping, street furniture, and other public amenities to create the appearance of an occupied building. Blank walls are not permitted.
4. Cars shall be visually screened from adjacent buildings and the street and such screening shall be in keeping with the rest of the building's architectural style and materials.
 5. Vehicular access for parking garages shall be from alleys, placed underground, or located behind or to the side of a building. (If located to the side of a building, the garage must be setback from the front of that building not less than 10 and no more than 15 feet.)

J. LOADING

1. Service and loading areas must be visually screened from the street and pedestrian ways. For new construction, service and loading must be behind the building. Loading docks shall not be on the main street but to the side and rear of the building.

2. Loading spaces shall be 12 feet in width, 40 feet in length with 14 feet of vertical clearance.
3. Buildings over 100,000 square feet shall have a single loading dock. For every additional 200,000 square feet, one additional loading dock shall be added.
4. Loading areas shall be lit to provide security and safety, however lighting shall be shielded to prevent glare onto adjacent properties.

SECTION 3. Nothing in this Ordinance or in the Code of the Township of Cheltenham shall be construed to effect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued or any cause or causes of action existing under the said Code prior to the adoption of this amendment.

SECTION 4. The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision thereof shall be held illegal, invalid or unconstitutional by any Court of competent jurisdiction, such decision of this 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 if such illegal, invalid or unconstitutional section, sentence, clause, part or provisions had not been included herein.

SECTION 5. This Ordinance shall supersede other requirements of the Zoning Ordinance that may be in conflict.

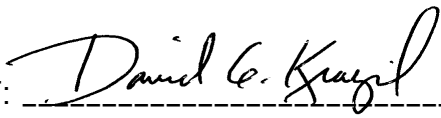
SECTION 6. This Ordinance shall take effect and be in force from and after its approval as required by law.

ENACTED into an ORDINANCE this 20th day of February, 2007.

TOWNSHIP OF CHELTENHAM
BOARD OF COMMISSIONERS



BY: _____

ATTEST:  _____

David G. Kraynik, Secretary

22. Upon motion of Mr. Greenwald, and unanimously approved by the Board of Commissioners, the Building and Zoning Committee Regular Meeting Minutes dated February 6, 2007, were accepted.

23. Upon motion of Mr. McKeown, and unanimously approved by the Board of Commissioners, the Parks and Recreation Committee Regular Meeting Minutes dated February 13, 2007, were accepted.

24. Under New Business:

In accordance with the Code of the Township of Cheltenham and Article XIII, Section 1302, of the Home Rule Charter, the President of the Board presented a new appointment to a Citizens' Committees for the advice and consent of the Board of Commissioners.

Upon motion of Mr. Greenwald, the Board of Commissioners unanimously approved the following appointment as submitted by the Board President.

<u>Wyncote Board of Historical and Architectural Review</u>	<u>Term Expiration</u>
Melanie Vallerio, 173 Fernbrook Avenue, Wyncote	Jan. 1, 2008

25. Under Citizens' Forum:

a. Ms. Darlene Melton, 1829 Chelsea Road, inquired about the status of an Ordinance proposed by Commissioner Portner at the February 6, 2007 meeting of the Building and Zoning Committee that permits multiple-dwelling housing for the elderly by special exception within R-4 residential districts. Mr. Kraynik advised that the Building and Zoning Committee directed that said Ordinance be reviewed by Township Staff and the Solicitor.

b. Ms. Diane Kolb, 809 Stratford Avenue, a member of the Curtis Dog Park Committee, updated the Board on the status of said park. She thanked the Commissioners and Township Staff for their support, which has led to the success and popularity of the park and updated the Board on plans for the 2nd Annual Cheltenham Dog Walk scheduled for Saturday,

March 31, 2007. Last year's Dog Walk raised \$1,000, which was used to purchase benches for the park. It is hoped that this year's Dog Walk will generate sufficient revenue to purchase bag receptacles, a bench and enlarge the small dog section. She solicited volunteers for the Walk and showed scarves that each canine participant will receive.

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