

MINUTES OF MEETING
SPRINGFIELD TOWNSHIP PLANNING COMMISSION
Tuesday, July 7, 2015

The Springfield Township Planning Commission (PC) held its semi-monthly meeting on the date noted above. Chair Bob Gutowski called the meeting to order at 7:00 PM with the following members present: Joseph Devine, Angela Murray, George Schaefer and David Sands. Mandy Helwig, James Mascaro and Steve Schagrin were absent.

Staff liaison Robert Dunlop represented the Township and Community Planner. Donna Fabry represented the Montgomery County Planning Commission (MCPC). Commissioner Peter Wilson was present as Board of Commissioners liaison. Approval of the minutes of June 16, 2015 meeting deferred to the end of the meeting.

Cheltenham Transportation, LLC
50 Oreland Mill Rd., Oreland, PA

Eric Faust, President
Michael Savona, Esq.
Nick Rose, P.E.

Cheltenham Transportation, LLC
Tank Car Corp. Property
1725 Walnut Ave., Oreland, PA

Eric Faust, President
Michael Savona, Esq.
Nick Rose, P.E.

The applicant Cheltenham Transportation, LLC is proposing to amend the land development plan for 50 Oreland Mill Rd., Oreland to accommodate 74 additional buses on the property and additional parking for employees. At 1725 Walnut Ave., Oreland Cheltenham Transportation, LLC is proposing a preliminary/final land development plan to install a bus terminal facility for 143 buses and 55 passenger cars. After reading the Engineer's review letters for the applications the Planning Commission concluded that the applicant should revise the plans before they are presented. After discussion with the applicant, the applicant agreed to revise the plans to be presented at the August 4, 2015 PC meeting.

Because approximately 85 residents were in attendance at the meeting, the planners agreed to take public questions and statements regarding both applications.

Public Comment:

Tim Callahan, 215 Glendalough Rd. Erdenheim (future owner of 5 Hawkswell Cir., Oreland). Inquired how many buses are allowed on property per former approvals? Mr. Dunlop answered 100 buses. Mr. Callahan stated that by his count there were 125 buses on the property. Mr. Faust stated that there were more buses on the property today

because a state inspection was scheduled. He also asked MR. Callahan to please refrain from trespassing on the property in the future.

Joann Smith, 776 Brooke Rd. Glenside, stated that school buses from Durham Bus were still using Brooke Rd. Ms. Smith was directed to inform the police of the issue to see if any violations were indicated.

Dale Lower, 1616 Pennsylvania Ave., Oreland, told the PC that she could not sell her house because of the heavy bus traffic and speeding on Pennsylvania Ave. She asked for increased police enforcement and additional posting of speed limits.

Tom Armstrong, 402 Willow Rd., Oreland, inquired if environmental impact and traffic studies will be performed for the projects. Mr. Gutowski answered that a traffic study would be required as well as stormwater management plans.

Marie Walters, 504 Oreland Mill Rd., Oreland, stated that the buses that serve Cheltenham School District should be located in a facility in Cheltenham Township.

Jane Thomas, 901 Edann Rd., Oreland, agreed with Ms. Walters and added that the residents in Cheltenham were pushing their unwanted uses into Springfield Township.

Tom Armstrong, 402 Willow Rd., Oreland, spoke again to state that the bus terminal use was depressing property values for homeowners anywhere near the facility.

Mary Lou Hughes, 2100 Bridle La., Oreland, asked the PC not to allow any increase in the number of buses stored in the Township.

Donald Hughes, 2100 Bridle La., Oreland, told the planners that the applicant had by his illegal actions breached the cap on top of the hazardous material buried at the Tank Car property, and potentially exposed the Township to harm. He should not be allowed additional concessions.

Catherine Supplee, 105 Orlemann Ave., Oreland, informed the PC of an incident in which a Cheltenham Transportation bus stopped illegally on Pennsylvania Ave. to allow other buses to enter from Oreland Mill Rd. She went on to state that when confronted with the fact the applicant said it had never happened. She pointed to this as being part of a pattern of lies from the operator of the bus terminal, and further showed that he is not to be trusted.

Howard Supplee, 105 Orlemann Ave., Oreland, stated that he has been in a dispute with Mr. Faust for many years about the lights at 50 Oreland Mill Rd. To date there has

been no resolution. If buses are allowed on the Tank Car property his property would be lit up like a sports field. He urged the planners to keep this from happening.

Bob Morrison, 100 Orlemann Ave., Oreland, let the PC know that from fall through late spring the sound of back-up alarms early in the morning have decreased the quality of life that people in the neighborhood formerly enjoyed. He asked the PC not to recommend any expansion of the use.

Paul Nyhart, 215 Plymouth Rd., Oreland, asked that the PC require a traffic study for the area near the Tank Car property. He suggested that the road system in the area was insufficient for any additional traffic. Bob Gutowski added that the existing road system was one of the main issues that the PC will have to evaluate.

Louis Smith, 123 Orlemann Ave., Oreland, asked the PC to remember the impact to the neighborhood in making any decisions. Bob Gutowski answered that public input is always vitally important to the PC and the Board of Commissioners, and also the applicant.

Bob Stodola, 309 Haws La., Flourtown, asked if the property on Walnut Ave would be used as a bus terminal, or just a parking lot. He let the PC know that he felt that an environmental study would be necessary if it is to be used a bus terminal.

Karen Butz, 404 Ascot Rd., Oreland, stated that she loves living in the Township, but feels that the traffic on Oreland Mill Rd. is already dangerous to motorists and pedestrians.

Alan Garry, 1600 Walnut Ave., Oreland, spoke again to state that existing rules regarding total number of buses at 50 Oreland Mill Rd. should be enforced. Mr. Faust answered that the number of buses on site was due to state inspections. Mr. Garry stated that he believed that the limit previously placed on the property was not dependent on any special circumstances.

John Marlin, 208 Oreland Mill Rd., Oreland, stated that the extra development along Pennsylvania Ave. will already make the traffic situation worse even without any additional buses. Additional buses will make things intolerable.

Michelle Gisis, 208 Oreland Mill Rd, Oreland, said that the operator of the bus terminal has shown no consideration for his neighbors in the past – which is why over 80 residents showed up tonight to complain about his business operations.

Jennifer Guicheteau, 414 Oreland Mill Rd., Oreland, informed the PC that she has been asking for a traffic study for speeding on Oreland Mill Rd. for many years. She stated that she feels the situation has become very dangerous.

Margaret Mary Burke, 127 Orlemann Ave., Oreland, spoke at length to cover the safety concerns regarding existing and proposed bus operations in Oreland and problems with noise and light levels from 50 Oreland Mill Rd.

Alan Garry, 1600 Walnut Ave., Oreland, noticed that in Township Code for land development there is mention of deed restrictions on property. He asked if the liens placed on the property would be considered deed restrictions. Mr. Dunlop answered that financial details are not considered deed restrictions. Deed restrictions when dealing with subdivision/land development would be easements, covenants or right-of-ways that limit development rights over land.

Lisa Aita, 224 Lorraine Ave., Oreland, asked if there could be any impact on Aqua PA water wells in the area from damage to the cap on the hazardous material at the Tank Car property. Mr. Gutowski said that the issue would require study and suggested that the Township EAC might be of some help on this issue.

Kathy Dunkerly, 1655 Walnut Ave., Oreland, stated that there was already too much traffic in Oreland, and these applications would make things much worse.

James Coll, 311 Integrity Ave., Oreland, asked about possible alternate routes for buses if Walnut Ave. is closed at the Sandy Run bridge – as happens many times throughout most years. Mr. Gutowski said that the flooding issue must be considered in any decision for the Tank Car property.

Christine Hesser, 127 Orelemann Ave., Oreland, spoke to register her opposition to the plans. Under this latest proposal the number of buses in the neighborhood would more than double, with a total of 425 vehicles using both properties. She claimed that the applicant has shown no consideration for neighbors in the past, so it is inconceivable that the Township should let him make any kind of expansion. After her comments Mr. Gutowski asked Messrs. Faust and Savona if they would be willing to meet with neighbors to consider their complaints. Before they could answer Ms. Hesser stated that she would not be willing to meet with them because of Mr. Faust's attitude in the past. This comment was generally endorsed by the other residents present.

Tom Sadowski, 29 Heritage Dr., Oreland, let the planners know that he was struck by a car on Bridge St. last year. He believes that the problem traffic throughout the Township

and the region needs to be addressed. He would also like to see a study of vehicle emission levels for the properties to help assess environmental impact. He also brought attention to the fact that buses idle on the shoulder of Pennsylvania Ave. near Heritage Dr. in the morning. He believes that this may in violation of state laws on idling large vehicles. Bob Gutowski said this point was a police enforcement issue.

Scott Grabus, 121 Orlemann Ave., Oreland, asked the PC to make contact with the EPA regarding previous studies for the Tank Car property.

John Walsh, 210 Oreland Mill Rd., Oreland, asked if changes for the limited industrial zoning district have been approved. Mr. Dunlop stated that they were approved by the BOC, but that the applications pre-dated the change.

Mary Ann Ciasullo, 204 Oreland Mill Rd., Oreland, stated her concern that previous problems will occur again with these properties.

Karen Butz, 404 Ascot Rd., Oreland, asked for the PC members to introduce themselves, after which each member present gave their name and background.

Amy Jacoby, 139 Orlemann Ave., Oreland, asked if any of the light posts or fence posts at Tank Car property would be in the area of the cap, Mr. Faust said the light posts would be out of the cap, but there might be some fence posts in the cap area.

Paul Nyhart, 215 Plymouth Ave., Oreland, felt that the applicant needed to provide a great deal of additional information including a traffic study, bus routes to and from the property (including routes altered by flooding on Walnut Ave.), emissions assessment and stormwater management.

Lisa Aita, 224 Lorraine Ave., Oreland, stated that there are already too many problems with stormwater in the Township without the buses.

Linda Furlong, 315 Roesch Ave., Oreland, asked why Oreland should be subjected to all the bad impacts of this bus terminal since the schools served are in Cheltenham? Mr. Faust stated that it was an approved use for the district.

Margaret Mary Burke, 127 Orlemann Ave., Oreland, asked that a stop sign be placed at the exit of the Tank Car property on Walnut Ave. Mr. Gutowski answered that this issue would be part of the formal review.

At this point Mr. Gutowski asked if all present had had a chance to speak. No one indicated that they had additional comments. He noted that a letter of opposition to the project was submitted by Joan Parsons of Hawkswell Circle, and an email of opposition

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was submitted by Rae Hill. He also accepted copies of a written petition and an internet petition submitted by Ms. Burke of Orlemann Ave. Mr. Gutowski thanked the residents present for their input and also thanked the applicant for revising the plans to come to the next PC meeting on August 4, 2015. The chair asked the PC members to review the minutes of the June 16, 2015 meeting. After review Bob Gutowski moved to approve the minutes. This motion was seconded by Angela Murray and approved unanimously.

BOC Update

Commissioner Peter Wilson informed the PC that updates to the Township web site have recently been completed to aid in use and add more information and links. The limited industrial zoning amendment was approved by the BOC and is now in effect. The BOC is still considering projects that can help mitigate flooding on Brookside Rd. Also, Township staff is involved with FEMA to see if any houses on Brookside Rd. might qualify for purchase through the repetitive loss prevention program – this is the same program that led to the purchase and demolition of 14 homes on Hemlock Rd. in Flourtown.

Bob Gutowski stated that the extra attendance at tonight's meeting exceed the stated occupancy limits for the room used. He asked Mr. Dunlop to see if an alternate larger venue could be secured for the next meeting. Mr. Dunlop stated he would work with the School district to find a large meeting space for the next meeting. The business of the agenda being completed, Mr. Gutowski made a motion to adjourn at 9:33 PM. This motion was seconded by David Sands and approved unanimously.

R. Dunlop