

1 discussion about parking will be in favor of
2 granting the special exception this evening.

3 Now, I have talked about much of the
4 discussion. I believe that we have reached an
5 accommodation with the Chesterbrook Civic
6 Association, who is represented by able counsel here
7 this evening and who will be able to say whether or
8 not that's true. We agreed to read into the record
9 certain things with respect to the plan and with
10 respect to the operation of the fields which we
11 believe will form the basis of the zoning hearing
12 board's special exception grant should you deem it
13 appropriate and by which the district will be
14 legally bound.

15 We believe some of those go beyond the
16 conditions what will normally be approved by a
17 zoning hearing board, but we are reading them into
18 the record on the presumption that there is an
19 agreement. And to the extent there is not, we
20 reserve the right to withdraw them.

21 We would agree that these fields on the
22 new property would be used for school district
23 purposes, that the school district will use them for
24 school district purposes only or be used by

1 students, faculty, staff, their respective families,
2 much the same as the current fields are used by the
3 school district.

4 The school district would allow, because
5 paid by taxpayer dollars, community use of these
6 fields after school hours.

7 The school district intends to assign --
8 make sure I read this correctly -- assign to
9 appropriate community organizations responsibility
10 for scheduling the community use of the proposed
11 fields. The school district will work with those
12 organizations to insure that the community use of
13 the field does not result in overflow parking on the
14 neighboring streets.

15 If it is demonstrated any time that the
16 lack of available parking on the school district's
17 property results in the overflow parking on
18 Brookmead Road, Salomon Lane, Brandywine Lane,
19 Hancock Lane, Curtis Court, Campston Court,
20 Fairbanks Court or Windsor Circle, which are
21 essentially the surrounding residential streets,
22 then the school district will modify the community
23 use of the fields to address such overflow parking.

24 The school district understands that

1 during the non-school hours, the proposed fields
2 will be subject to the same regulations that govern
3 the other school district fields in the township
4 during such hours, and the school district will not
5 use the fields after dark and will not assign the
6 fields for after-dark use.

7 Now, in connection with the plan itself,
8 there are a couple of other specific issues with
9 respect to the plan. The plan, as I have said,
10 includes four fields, does show buffer of
11 approximately 250 feet, and depicts approximately
12 half of the current woods between the proposed
13 fields and the neighbors will remain undisturbed.

14 Any material change in that plan we
15 understand we have to come back before this board
16 because the plan is an integral part of your special
17 exception application.

18 The school district expects that during
19 the land development phase of this project, the
20 planning commission will require an appropriate
21 landscaping buffer along here, which is the northern
22 side of the northern tract adjoining the residential
23 area and that community groups will have normal
24 input in the appropriateness of the buffer at that

1 time.

2 The school district would work with the
3 planning commission during the land development
4 phase to reroute existing nature trails within the
5 remaining wooded area so that the trails
6 interconnect rather than dead-ending in the woods.

7 We wanted you to note because it is
8 important that our plan shows no permanent portable
9 lighting anywhere there. There are no permanent
10 sound systems to be installed anywhere in connection
11 with the operation of the fields. And that any
12 permanent seating, there is no permanent seating
13 shown there. Any change in those plans, we
14 understand requires us to come back before you.

15 But we are also bringing the only
16 seating anywhere on the new fields would be a
17 portable, maximum three-row bleachers, much of what
18 is already done on the existing fields.

19 As you will hear tonight, our request
20 for relief is consistent with the standards in the
21 Tredyffrin Township ordinance. The township
22 planning commission has already recommended, and I
23 believe that's part of your record. If not, we
24 should make it an applicant's exhibit.

ARLENE M. LaROSA, RPR