



AGENDA

COMMISSIONERS' MEETING

Wednesday, July 18, 2012

Curtis Hall

7:30 p.m.

1. Pledge of Allegiance.
2. Roll Call.
3. Approval of the Board of Commissioners' Regular Meeting Minutes dated June 20, 2012.
4. Acceptance of the Executive Summary Financial Report of the Manager/Secretary for the month of June, 2012.
5. Acceptance of the Accounts Paid Report for the month of June, 2012.
6. **PUBLIC HEARING:** To receive any and all comments from the public regarding the adoption of an Ordinance to amend the Code of the Township of Cheltenham that allows for an Age-Restricted Overlay District (see attached).
7. **PUBLIC HEARING:** To receive any and all comments from the public regarding the adoption of an Ordinance to amend the Code of the Township of Cheltenham to allow for the rezoning of the 100 block of Cottman Avenue (see attached).
8. **PUBLIC HEARING:** To receive any and all comments from the public regarding the adoption of an Ordinance to amend the Code of the Township of Cheltenham to allow for specialized medical services by Special Exception at a property on Cheltenham Avenue (see attached).
9. Review and acceptance of the Public Works Committee Regular Meeting Minutes dated July 11, 2012.
 - a. Award of a Professional Services Contract for consulting services to the La Mott and Wyncote Boards of Historical and Architectural Review (BHAR).
10. Review and acceptance of the Public Affairs Committee Regular Meeting Minutes dated July 3, 2012.
11. Review and acceptance of the Public Safety Committee Regular Meeting Minutes dated July 3, 2012.
 - a. Adoption of an Ordinance amending Chapter 285, thereof, entitled "Vehicles and Traffic".
 - b. Adoption of a Resolution keeping current the Township's Emergency Operations Plan.

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12. Review and acceptance of the Building and Zoning Committee Regular Meeting Minutes dated July 3, 2012.
 - a. Adoption of a Resolution amending fees for extensions of approvals and permits.
13. Review and acceptance of the Finance Committee Regular Meeting Minutes dated July 11, 2012.
14. Old Business.
15. New Business.
 - a. Award of a Professional Services Contract for assessment of public properties and facilities.
 - b. Adoption of a Resolution for Plan Revision for a new land development (see attached).
 - c. Consider award of a Professional Services Contract for a Township Manager Search Consultant, a Township Manager search committee, and related items.
16. Citizens’ Forum.
17. Adjournment.



Bryan T. Havir
Acting Township Manager

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 - a. Adoption of a Resolution amending fees for extensions of approvals and permits.
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 - a. Award of a Professional Services Contract for assessment of public properties and facilities.
 - c. Adoption of a Resolution for Plan Revision for a new land development (see attached).
 - d. Consider award of a Professional Services Contract for a Township Manager Search Consultant, a Township Manager search committee, and related items.
16. Citizens’ Forum.
17. Adjournment.

Bryan T. Havir
Acting Township Manager

**BOARD OF COMMISSIONERS
CHELTENHAM TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. - _____

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF CHELTENHAM, CHAPTER 295, THEREOF, ENTITLED "ZONING", SECTIONS 295-243 AND 295-244, BY LIMITING THE HEIGHT OF BUILDINGS TO NO MORE THAN 3 STORIES ON SITES 10 ACRES OR LESS; DELETING CERTAIN TERMS AND INSERTING NEW TERMS TO CHANGE THE WORD "HOMES" TO "DWELLINGS" AND TO DELETE THE WORDS "OR EQUIVALENT" IN CERTAIN PORTIONS OF THE ORDINANCE; TO REPLACE THE TERMS "HISTORIC RESOURCES WITHIN THE TOWNSHIP", WITH THE TERMS "HISTORIC RESOURCES ON THE TRACT" AND TO REQUIRE THE SUBMISSION OF A BY-RIGHT YIELD PLAN BASED ON THE UNDERLYING ZONING

The Board of Commissioners of Cheltenham Township, duly assembled, hereby **ENACTS** and **ORDAINS** as follows:

SECTION I.

The Board of Commissioners hereby amends the Code of the Cheltenham Township, Section 295, entitled "Zoning" by making the following changes in Article I, Sections 295-243 and 295-244:

1. In Section 295-243.F. entitled "Maximum building height", the following sentence shall be inserted in Section 295-243.F.1.:

Notwithstanding any other terms in this Ordinance, subsection F.2. shall not apply to tracts of 10 acres or less.

2. In Section 295-244.I.5., the word "homes" is hereby deleted and replaced with the word "**dwellings**", the word "home" is hereby deleted and replaced with the word "**dwelling**", and the words "**or equivalent**" are hereby deleted.
3. In Section 295-244.J.1., the term "Historic resources within the Township" is hereby deleted and replaced with the term "**Historic resources on the tract**".
4. A new Section, 295-244.M. entitled "By-Right Yield Plan" shall be added as follows:

295-244.M.

All applications for development under this overlay district shall be accompanied by a by-right yield plan for the property based on the underlying zoning. During the review process, the applicant shall revise such by-right yield plan based upon, and in accordance with, applicable comments received from the Township staff.

SECTION II. - DISCLAIMER

Nothing in this Ordinance or in the Code of the Township of Cheltenham shall be construed to affect any suit or proceeding in any Court, and 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 III. - SEVERABILITY

The provisions of this Ordinance are severable, and if any Section, sentence, clause or phrase shall be held by a court of competent jurisdiction to be illegal, invalid, or unconstitutional, the remaining portions of this Ordinance shall not be affected or impaired thereby.

SECTION IV. - REPEALER

Any ordinance or part of any Ordinance conflicting with the provisions of this Ordinance shall be deemed and the same are hereby repealed to the extent of such conflict.

SECTION V. - FAILURE TO ENFORCE NOT A WAIVER

The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

SECTION VI. - EFFECTIVE DATE

This Ordinance shall take effect and be in force as soon after adoption as is permitted by law.

ORDAINED AND ENACTED by the Board of Commissioners of Cheltenham Township, Montgomery County, Pennsylvania, this _____ day of _____, 2012.

CHELtenham TOWNSHIP

By: _____
Art Haywood, President,
Board of Commissioners

Attest: _____
Bryan T. Havir, Acting Township Manager, Township
Secretary

**BOARD OF COMMISSIONERS
CHELTENHAM TOWNSHIP**

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

"C3 Commercial and Business District Zoning Map Amendment"

AN ORDINANCE AMENDING THE CHELTENHAM TOWNSHIP ZONING MAP TO REZONE THE 100 BLOCK OF COTTMAN AVENUE, FURTHER IDENTIFIED AS TAX BLOCK 65, UNITS 69, 88-93, 96, 98 AND 99, CONSISTING OF APPROXIMATELY 1.617 ACRES, FROM THEIR EXISTING ZONING CLASSIFICATION OF "R8" RESIDENCE DISTRICT TO THE CLASSIFICATION OF "C3" COMMERCIAL AND BUSINESS DISTRICT.

The Board of Commissioners of Cheltenham Township does hereby **ENACT** and **ORDAIN**:

SECTION 1- Zoning Map Amendment:

The Cheltenham Township Zoning Map is hereby amended to rezone a tract of land identified as the 100 Block of Cottman Avenue, further identified as Tax Block 65, Units 69, 88-93, 96, 98 and 99, which tracts combined consist of approximately 1.617 acres, and are more particularly depicted on the plan attached hereto as Exhibit "A", from their existing zoning classification of "R8" Residence District to the classification of "C3" Commercial and Business District.

SECTION 2 - Disclaimer

Nothing in this Ordinance or in the Code of the Township of Cheltenham shall be construed to affect any suit or proceeding in any Court, and 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 3 - Severability

The provisions of this Ordinance are severable, and if any section, sentence, clause or phrase shall be held by a court of competent jurisdiction to be illegal, invalid, or unconstitutional, the remaining portions of this Ordinance shall not be affected or impaired thereby.

SECTION 4 - Repealer

Any ordinance or part of any Ordinance conflicting with the provisions of this Ordinance shall be deemed and the same are hereby repealed to the extent of such conflict.

SECTION 5 - Failure To Enforce Not A Waiver

The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

SECTION 6 - Effective Date

This Ordinance shall take effect and be in force as soon after adoption as is permitted by law.

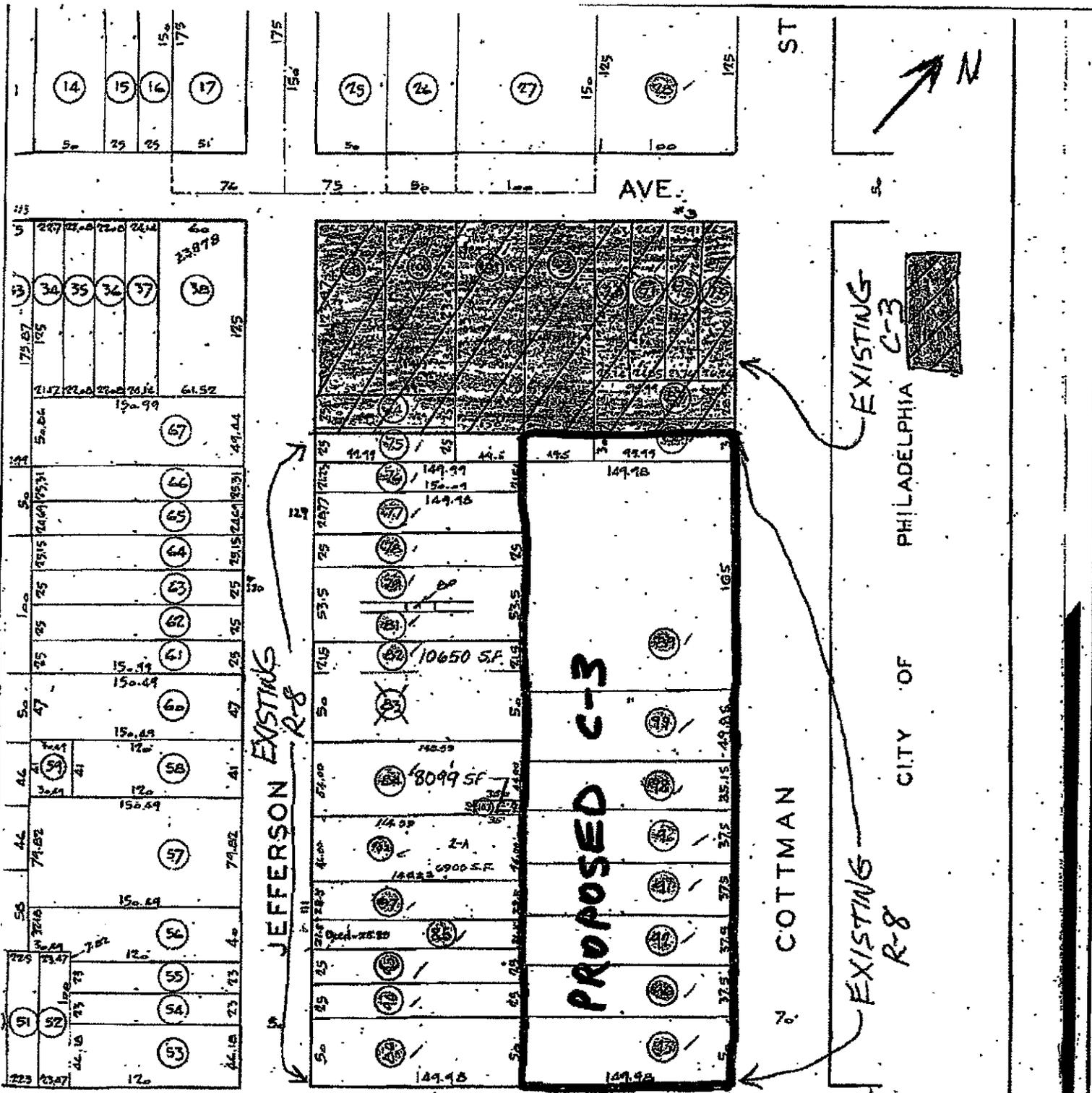
ORDAINED AND ENACTED into law this day of , A.D., 2012, by the Board of Commissioners of the Township of Cheltenham, Montgomery County, Pennsylvania.

CHELTENHAM TOWNSHIP

By: _____
Art Haywood, President,
Board of Commissioners

Attest: _____
Bryan T. Havir, Acting Township Manager, Township
Secretary

“EXHIBIT A”



100 BLOCK OF COTTMAN AVE.

CITY OF PHILADELPHIA

EXHIBIT A

100 BLOCK OF COTTMAN AVE.

CHELTENHAM TOWNSHIP MONTGOMERY CO PA		REVISED
REAL ESTATE REGISTRY		
BLOCK 65		
SCALE 1" = 60'	DRAWN BY H.A.E.	
JULY 1, 1939.	CHECKED BY H.A.E.	

**BOARD OF SUPERVISORS
CHELTENHAM TOWNSHIP**

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

"Specialized Medical Services By Special Exception"

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF CHELTENHAM AMENDING CHAPTER 295, ZONING, OF THE CODE OF ORDINANCES, AS AMENDED FROM TIME TO TIME, BY AMENDING SECTION 225 OF CHAPTER 295 TO ADD A NEW SUBSECTION C TO PROVIDE FOR CERTAIN SPECIALIZED MEDICAL SERVICES BY SPECIAL EXCEPTION IN RESIDENCE DISTRICTS R-5, R-6, R-7 AND R-8

The Board of Commissioners of Cheltenham Township does hereby **ENACT** and **ORDAIN**:

SECTION 1- Amendment

The Codified Ordinances of Cheltenham Township, Chapter 295 (Zoning), Article XXIX (General Regulations), Section 225 (Executive Office or Research Laboratory Conversion) is hereby amended to add a new paragraph C as follows:

§ 295-225. Specialized Medical Services

- C. The Zoning Hearing Board may permit as a special exception the conversion of a building and/or the use of a lot, formerly used as a religious or educational use, for specialized medical services in Residence Districts R-5, R-6, R-7 and R-8 subject to the following requirements:
- (1) Specialized medical services, as that phrase is used in this Section, shall consist of an office offering medical diagnosis and treatment including, but not limited to, dialysis centers and virtual colonoscopy facilities; provided, however, that specialized medical services shall not include methadone clinics, methadone dispensaries, or drug and/or alcohol treatment facilities.
 - (2) The lot area for specialized medical services shall be a minimum of .75 acres or 32,670 square feet.
 - (3) If a residential building exists on the lot, the building shall not have been occupied as a residence for at least one year at the time of the application for special exception hereunder and a resumption of such use shall be demonstrated to be no longer feasible.
 - (4) The applicable dimensional requirements for the district, not otherwise modified herein, and applicable off-street parking requirements, shall not be reduced or otherwise altered.

DEP Code No.

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of Cheltenham
(TOWNSHIP) (BOROUGH) (CITY), Montgomery COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act", as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (Department) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS 133-135 Cheltenham Avenue LPhas proposed the development of a parcel of land identified as
land developer

133-135 Cheltenham Avenue, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

proposes that such subdivision be served by: (check all that apply), sewer tap-ins, sewer extension, new treatment facility, individual onlot systems, community onlot systems, spray irrigation, retaining tanks, other, (please specify). Existing sewer connection _____

WHEREAS, Cheltenham Township finds that the subdivision described in the attached
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (Supervisors) (Commissioners) (Councilmen) of the (Township) ~~(Borough) (City)~~ of Cheltenham hereby adopt and submit to the Department of Environmental Protection for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____, Secretary, Cheltenham
(Signature)

Township Board ~~of Supervisors (Borough Council) (City Councilmen)~~, hereby certify that the foregoing is a true copy of the Township ~~(Borough) (City)~~ Resolution # _____, adopted, _____, 20 _____.

Municipal Address:

Cheltenham Township
8230 Old York Road
Elkins Park, PA 19027
Telephone 215-887-1000

Seal of
Governing Body