

BUILDING AND ZONING COMMITTEE

Morton J. Simon, Jr. –Chairman
Harvey Portner- Vice Chairman
Kathy A. Hampton- Member
Charles D. McKeown-Member
Daniel Norris- Member
J. Andrew Sharkey- Member
Art Haywood- Ex-Officio Member

**Wednesday, August 1, 2012
8:00 PM
Curtis Hall**

AGENDA

1. Review of the Zoning Hearing Board Agenda for August 13, 2012.
See attached.
2. Review of the Planning Commission Meeting Minutes of July 23, 2012.
See attached.
3. Review of Recent Decision(s) of the Zoning Hearing Board.
4. Report of the Building Inspector for July 2012. See attached.
5. Old Business
6. New Business
7. Citizens' Forum
8. Adjournment


Bryan T. Havar
Acting Township Manager

ZONING HEARING BOARD

AGENDA

FOR

AUGUST 13, 2012

NOTICE

NOTICE IS HEREBY GIVEN that an application for zoning relief for 1050 Ashbourne Road, Cheltenham, PA 19012 (KERLIN FARM) will be reviewed by the following Township Committee which will offer recommendations to the Zoning Hearing Board:

- a. **Cheltenham Township Building and Zoning Committee on Wednesday, August 1, 2012 at 8:00 P.M. in Curtis Hall at Curtis Arboretum, Wyncote, PA 19095.**

This application will be heard by the Zoning Hearing Board on Monday, August 13, 2012 at 7:30 PM at Curtis Hall, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL 3437: Appeal of 1050 Ashbourne Associates, LLC, c/o Reuven Niknam, owner of property known as 1050 Ashbourne Road, Cheltenham, PA 19012, (**KERLIN FARM**) zoned R-4 Residence District, from the decision of the Zoning Officer for Zoning Relief in order to develop the 6.05 acre (exclusive of right-of-way) Property into three (3) - four (4) story buildings containing 79 age restricted units.

The following Zoning Relief is required:

- a. A Special Exception to allow the Age Restricted Overlay use per CCS 295-242-B.1.
- b. A determination that the required frontage along a state highway is not limited to a "single" state highway per CSS 295-241.C. The proposed site has approximately 850 feet of frontage (450 feet required) along Ashbourne and Oak Lane Roads, both state highways.
- c. A Variance from the rules and regulations of CSS 295-241.C, if required from b. above, to allow a road frontage along each single state highway to be less than 450 feet. Ashbourne Road has approximately 430 feet and Oak Lane Road has approximately 420 feet of frontage.
- d. A Variance from the rules and regulations to allow three (3) foot stairwell projections in addition to the maximum building length of 160 feet per CSS 295-243.G.2.
- e. A determination that the Township condemned remnants of the Kerlin Farmhouse do not qualify as a Historic Resource per CSS 295-244.J.
- f. A Variance from the rules and regulations of CSS 295-166.B to allow the disturbance of 0.67 acres of 15% or more slopes.

The above application, including site plans, is on file in the Township Administration Building, Building and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027 and are open for review, Monday thru Friday, 8:00 AM to 4:30 PM.

Any person or persons with a disability requiring a special accommodation to participate in the meeting should notify Nancy K. Gibson at 215-887-1000 at least 5 work days prior to the meeting.

NOTICE

NOTICE IS HEREBY GIVEN that an application for zoning relief for 133-135 Cheltenham Avenue, Cheltenham, PA 19012 will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, July 23, 2012, at 7:30 P.M. at the Township Administration Building Boardroom at 8230 Old York Road, Elkins Park, PA 19027.**
- b. Cheltenham Township Building and Zoning Committee on Wednesday, August 1, 2012 at 8:00 P.M. in Curtis Hall at Curtis Arboretum, Wyncote, PA 19095.**

This application will be heard by the Zoning Hearing Board on Monday, August 13, 2012 at 7:30 PM at Curtis Hall, Greenwood Avenue and Church Road, Wyncote, PA 19095.

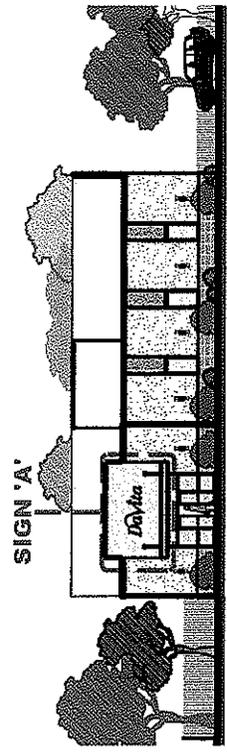
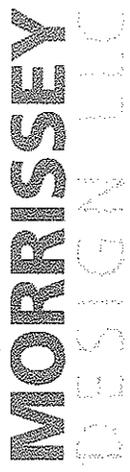
APPEAL 3445: Appeal of 133-35 Cheltenham Avenue, LP, c/o Stephen L. Carpey, 569 Pondview Drive, Jenkintown, PA 19046, equitable owner of property known as 133-135 Cheltenham Avenue, Cheltenham, PA 19012, Block 087, Units D023, D033 & D034 zoned R-5 Residence District, from the decision of the Zoning Officer for Zoning Relief in order to develop the 0.96 acre (exclusive of right-of-way) existing religious use property by conversion and expansion of the existing building to a dialysis center medical use.

The following Zoning Relief is required:

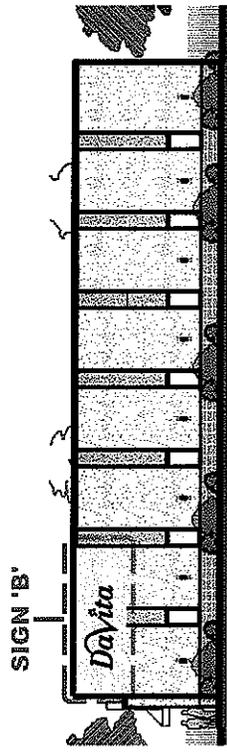
- a. A Special Exception per CSS 295-225 to allow a Specialized Medical Service use in an R-5 Residence District.
- b. A Variance from the rules and regulations of CSS 295-197 to allow commercial parallel wall signage within the R-5 residence district.

The above application, including site plans, is on file in the Township Administration Building, Building and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027 and are open for review, Monday thru Friday, 8:00 AM to 4:30 PM.

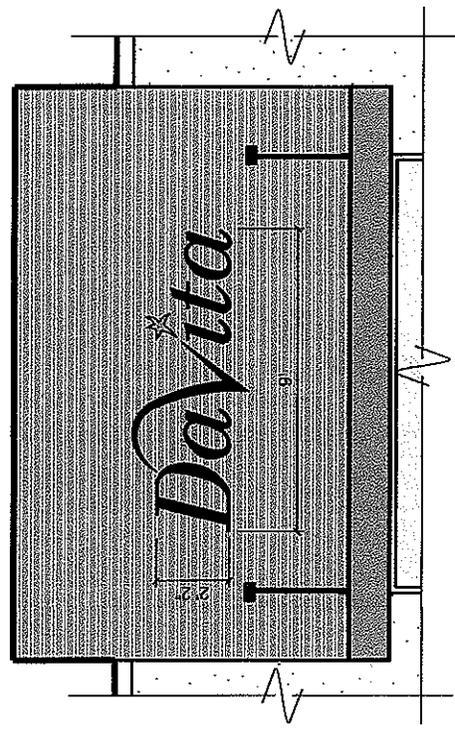
Any person or persons with a disability requiring a special accommodation to participate in the meeting should notify Nancy K. Gibson at 215-887-1000 at least 5 work days prior to the meeting.



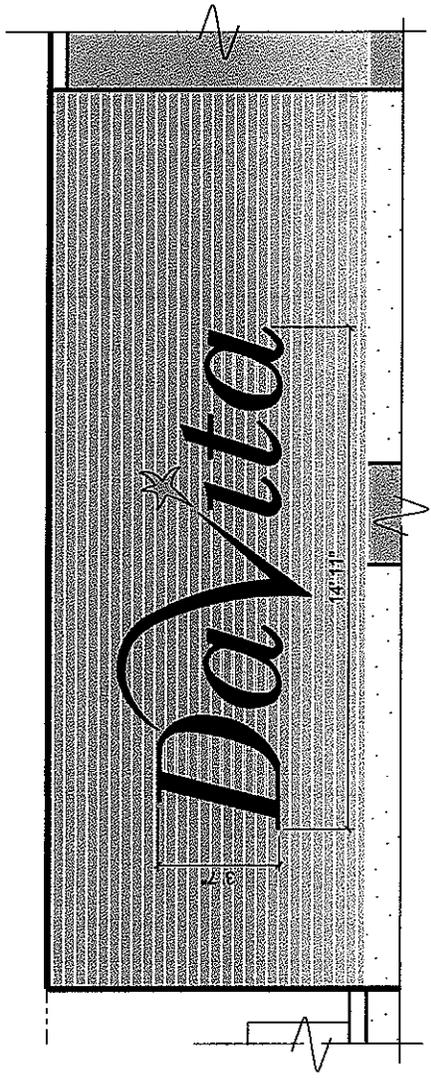
PROPOSED



PROPOSED



SIGN 'A'



SIGN 'B'

BUILDING

133-135 CHELTENHAM AVE | CHELTENHAM PA 19012

7-23-18

ZHB Appeal No. 3445

The Planning Commission ("PC") meeting was held tonight at the Township Administration Building Boardroom. The following Planning Commission members were present: Messrs. Cross and Goldfarb, and also present was ex-officio members Harrower and Laughlin. Also present was Carmen G. Reitano, Assistant to the Director of Engineering, Zoning & Inspections.

1. Acceptance of the minutes of the June 25, 2012 Meeting.

Mr. Harrower stated that in Appeal No. 3438 it stated "Mr. Harrower stated "Why come in front of the Planning Commission if the project has already been completed?" Mr. Harrower stated that he would like to change that to "Mr. Harrower stated he questioned the process in which the applicant came in front of the PC."

Mr. Harrower further stated that in Appeal 3441 he would like the language to read "Above grade at the building."

Mr. Cross made a Motion to approve the minutes as amended, Mr. Goldfarb seconded the Motion; the Motion passed.

2. Review of Zoning Hearing Board Agenda for August 13, 2012.

APPEAL 3445: Appeal of 133-35 Cheltenham Avenue, LP, c/o Stephen L. Carpey, 569 Pondview Drive, Jenkintown, PA 19046, equitable owner of property known as 133-135 Cheltenham Avenue, Cheltenham, PA 19012, Block 087, Units D023, D033 & D034 zoned R-5 Residence District, from the decision of the Zoning Officer for Zoning Relief in order to develop the 0.96 acre (exclusive of right-of-way) existing religious use property by conversion and expansion of the existing building to a dialysis center medical use.

The following Zoning Relief is required:

- a. A Special Exception per CSS 295-225 to allow a Specialized Medical Service use in an R-5 Residence District.
- b. A Variance from the rules and regulations of CSS 295-197 to allow commercial parallel wall signage within the R-5 residence district.

Mr. Reitano stated that this has been reviewed and approved by the Township Engineer Patrick Duffy. Mr. Laughlin asked if other variances are required; Mr. Reitano stated no.

Mr. Plante stated that the revised Landscape Plan meets the concerns of STAC and will be presented at the July 26, 2012 STAC meeting. Mr. Plante stated a waiver of Land Development was granted by the Board of Commissioners on July 18, 2012.

Mr. Ochroch introduced Steve Carpey owner of Mediplex. Mr. Carpey gave a presentation regarding the proposed dialysis center. Mr. Carpey stated that a similar facility in Cedarbrook Mall is currently filled to capacity. Mr. Carpey stated that this operation is leased to the same operator as the Cedarbrook Mall location which is DaVita, Inc.

Mr. Carpey stated that DaVita is looking to begin construction in the beginning of Autumn 2012, Mr. Carpey stated that the building would be modernized with an addition built on. Mr. Carpey stated that this facility would start generating tax revenue for the Township and would employ about 20-25 people.

Mr. Carpey stated that all employee parking would be on site and that there is enough parking for employees and the occasional patient that drive themselves. Mr. Carpey stated there would be no need for spill over parking onto residential streets.

Mr. Carpey stated that the noise impact of the clinic is not expected to change from the current levels of the neighborhood and that the clinic will not intrude or impose on the neighborhood.

Mr. David Plante, from Ritter and Plante gives a presentation of the proposed plans. Discussion ensued regarding locations of the paved service drive around the building as well as a short description of trees and shrubs currently at the site.

Mr. Plante stated that they are cleaning up the area and took into consideration the STAC comments. Mr. Laughlin asked if the shown sidewalk is new or existing. Mr. Plante stated that the sidewalk is new but within the footprint.

Mr. Plante stated that the site has limited access to the storm sewers. Mr. Cross asked what actions were being taken for Stormwater Management. Mr. Plante stated that there would be pipes that move the water from the roof into storm drains that would flow into the trench drain that's available. Mr. Cross asked Mr. Reitano if there is nothing currently there where would the water go? Mr. Reitano stated the excess water would flow onto asphalt and be channeled into any storm drains available. Mr. Reitano stated that the new addition would incorporate a rain garden for drainage.

James Morrissey of Morrissey Design presented plans of proposed views of the property. Discussion ensued regarding the new façade with signage and slate veneer.

Mr. Morrissey presented plans to illustrate the access drive.

Mr. Reitano stated that normally HVAC equipment replacements and or new equipment installations require compliance with the HVAC Land Development Ordinance. Since there is a Land Development Waiver this request also includes relief for HVAC compliance within the Ordinance. The mechanical permit issued for this project will include the conditions of a sound test being performed upon completion of all HVAC equipment being installed.

This sound test will be considered a base level that for the future replacements and or additional new equipment they would not have to submit for HVAC Land Development. The sound test for all of the equipment operating simultaneously should no exceed 80 dbs. If the level is exceeded then sound baffling will be required as part of this permit process.

Mr. Cross asked about the backdrop of the signage. Mr. Morrissey stated that the material is called Atex and the company makes metal paneling and the lettering of the sign is channel lettering.

Ms. Lorie Goldfarb the Co-President of MBIEE stated that she is in favor of the project and that she is proud that the Synagogue she grew up in isn't being torn down.

Committee Comments:

Mr. Laughlin asked if the Para transit vehicles used to transport patients will use sirens or emergency lights. Mr. Carpey stated that neither would be used. Mr. Laughlin asked if there was enough space in the service drives for the turning radius's of ambulances or Para transit vans. Mr. Plante stated its close but it is do able and that he is comfortable with the current turning radii. Mr. Plante confirmed that Do Not Enter Signs would be placed on the eastern driveway exit on Cheltenham Avenue.

Mr. Laughlin asked if there would be any idling vehicles. Mr. Joe Gronich, Medical Director of the facility stated that there would be no idling as the timing of drop off and pick up is very precise. Mr. Gronich stated that they need people to leave on time and come in on time; Mr. Gronich stated there is a stagger system.

Mr. Gronich described the various operating shifts. Mr. Gronich stated that even with three (3) full operating shifts at Cedarbrook Mall, the facility is at full capacity.

Mr. Reitano stated that the applicant should include on the electrical plans submitted for the lighting levels the photo metrics of the project. Mr. Reitano stated that the Township would prefer that any lighting on a project should be internally lit and not beyond the property line.

Mr. Cross stated that the drawings were nice and the presentation was professionally handled. Mr. Laughlin stated it would be an asset to the community.

Mr. Goldfarb made a motion of approval; Mr. Cross seconded the approval; the motion passed.

3. Old Business

None

4. New Business

None.

5. Adjournment

Mr. Cross made a motion for adjournment; Mr. Goldfarb seconded the motion, the motion passed.

The meeting adjourned at 8:15 P.M.



Bryan T. Havir

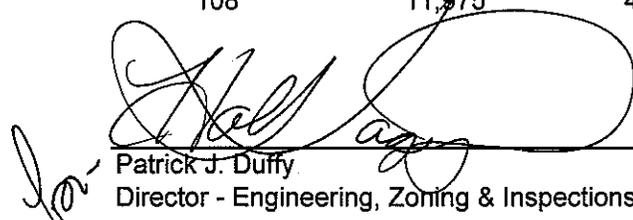
Acting Township Manager

Per Holly A. Nagy

**RECENT
ZONING HEARING BOARD
DECISIONS**

**COMMISSIONERS OF CHELTENHAM TOWNSHIP
 REPORT OF THE BUILDING INSPECTOR FOR JULY, 2012**

	# PERMITS	TOT. FEES	\$ VALUE
RESIDENTIAL			
RENOVATIONS / ALTERATIONS	63	3,733	186,650
MULTI-FAMILY			
RENOVATIONS / ALTERATIONS	2	615	30,750
COMMERCIAL			
RENOVATIONS / ALTERATIONS	3	7,760	388,000
INSTITUTIONAL			
RENOVATIONS / ALTERATIONS	0	0	0
FENCE	2	137.10	137.10
JULY, 2012	70	12,245	605,537
JULY, 2011	35	8,324	372,361
YEAR-TO-DATE 2012	393	101,736	4,891,096
TOTAL 2011	428	114,275.9	4,267,138.9
HEATING & AIR CONDITIONING			
JULY, 2012	3	1,190	59,500
JULY, 2011	8	1,792	82,000
YEAR-TO-DATE 2012	21	10,532	555,650
TOTAL 2011	63	12,591	459,400
ELECTRICAL			
JULY, 2012	7	2,077	103,850
JULY, 2011	7	353	11,000
YEAR-TO-DATE 2012	52	11,491	559,557
TOTAL 2011	108	11,975	427,442


 Patrick J. Duffy
 Director - Engineering, Zoning & Inspections