

Cheltenham Township, believing that public input is appropriate on any item coming before the Commissioners, will recognize any citizen wishing to address a specific item prior to the vote on that issue. In order to be recognized, please raise your hand.

**BUILDING AND ZONING COMMITTEE**

Morton J. Simon, Jr. – Chair  
Harvey Portner – Vice Chair  
Baron B. Holland - Member  
Charles D. McKeown, Sr. - Member  
Daniel B. Norris - Member  
Ann L. Rappoport – Member  
J. Andrew Sharkey - Member

**Wednesday, April 1, 2015  
8:00 PM  
Curtis Hall**

**AGENDA**

1. Action on Zoning Hearing Board Agenda items for April 13, 2015. (See attached)
2. Receipt of the Planning Commission Minutes dated March 23, 2015. (See attached)
3. Review of Select Committee minutes dated March 9 & 23, 2015. (See attached)
4. Report of the Building Inspector for March, 2015. (See attached).
5. Review of Zoning Hearing Board decisions.
6. Recommendation to award permitting notification software to Carrigan GEO of Limerick, PA.
7. Old Business.
8. New Business.
9. Citizens' Forum.
10. Adjournment.



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Bryan T. Havir  
Township Manager

**ZONING HEARING BOARD**

**AGENDA**

**FOR**

**April 13, 2015**

## NOTICE

**NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 333 Bent Rd. Wyncote, PA 19095 will be reviewed by the following Township Committees which will offer recommendations to the Zoning Hearing Board:**

- a. **Cheltenham Township Planning Commission on Monday, March 23, 2015, at 7:30 P.M. at the Township Board Room, at 8230 Old York Road, Elkins Park PA 19027.**
- b. **Cheltenham Township Building and Zoning Committee on Wednesday, April 1, 2015 at 8:00 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.**

**This application will be heard by the Zoning Hearing Board on Monday, April 13, 2015 at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095**

**APPEAL NO. 15-3510 (Continued): Appeal of Salisbury Behavioral Health, Inc. d/b/a PAHrtners Deaf Services, tenant of premises known as 333 Bent Road, Wyncote, PA from the Decision of the Zoning Officer for the following Zoning Relief in order to use the premises as a Group Home for up to fifteen (15) unrelated deaf children with co-existing mental health disabilities, and a range of from two(2) to six(6) scheduled staff personnel at the premises at any one time; said premises being within the Class R-3 Residence District:**

- a. **The Applicant requests a reasonable accommodation in accordance with the rules and regulations of "Zoning Hearing Board" as outlined in CCS 296-2, 295-206, 295-207 and 295-209.1. The Applicant is proposing a child residential facility as that term is defined in 55 Pa.Code §3800.5 in order to use the premises as a Group Home with associated staff.**
- b. **A determination as to the number of parking spaces required for the Group Home with associated staff.**

**The above application, including site plans, is on file in the Township Administration Building, Planning 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.**

**Anyone requiring a special accommodation to participate in the meeting should notify the Public Information Officer at 215-887-1000 ext. 230, five (5) days prior to the meeting.**

**ZHB #15-3510  
Zoning Officer**



HAMBURG, RUBIN, MULLIN,  
MAXWELL & LUPIN, PC  
ATTORNEYS AT LAW

www.HRMML.com

28748-000

J. Edmund Mullin  
Steven H. Lupin  
Douglas I Zelders  
Carl N. Weiner  
Jonathan Samel, LL.M.  
Merle R. Ochrach  
Mark F. Himsworth  
Steven A. Hann  
Steven B. Barrett  
Christen G. Pionzio  
Joseph J. McGrory, Jr.  
Ethan R. O'Shea  
Bernadette A. Kearney  
Paul G. Mullin  
John J. Jannozi  
Lisa A. Shearman, LL.M.  
Susan E. Piette  
Nathan M. Murawsky  
Timothy P. Briggs  
William G. Roark  
Andrew P. Grau, LL.M.  
John F. Walko  
James S. Lee  
Melissa Ann Jacobucci  
Jonathan L. Shaw  
Joseph W. Catuzzi

OF COUNSEL:  
J. Scott Maxwell  
Edward Rubin  
William C. Roeger, Jr.

LANSDALE  
ACTS Center - Blue Bell  
375 Morris Road  
Post Office Box 1479  
Lansdale, PA 19446-0773  
Phone 215-661-0400  
Fax 215-661-0315

LIMERICK  
ALLENTOWN  
HARRISBURG

March 5, 2015

Via Email (cmlauchmen@comcast.net)

Carol Lauchmen, Esq.  
388 Main Street  
Harleysville, PA 19438

Re: Cheltenham Township Zoning Hearing Board  
Applicant: Salisbury Behavioral Health, Inc. d/b/a PAHrtners Deaf Services  
Property: 333 Bent Road, Wyncote, PA 19095

Dear Carol:

Please accept this letter as a request for a continuance of the zoning hearing for the above-referenced zoning application scheduled for Monday, March 9, 2015 to April 13, 2015. The applicant agrees to waives the applicable time requirements set forth in the Pennsylvania Municipalities Planning Code for the Zoning Hearing Board to hold hearings and render a decision on the above-referenced zoning application.

Attorney Marc Jonas requested that the Applicant agree to a continuance of the Building & Zoning Committee meeting and the zoning hearing in order for Marc to meet with the Commissioners. The Applicant agreed to request the continuance and at the Building & Zoning Committee meeting last night, the Commissioners voted to grant the requested continuance. Please let us know if we need to appear on Monday night as to the requested continuance of the zoning hearing.

Please call me if you have any questions or need further information, 215-661-0400.  
Thank you.

Very truly yours,

HAMBURG, RUBIN, MULLIN,  
MAXWELL & LUPIN

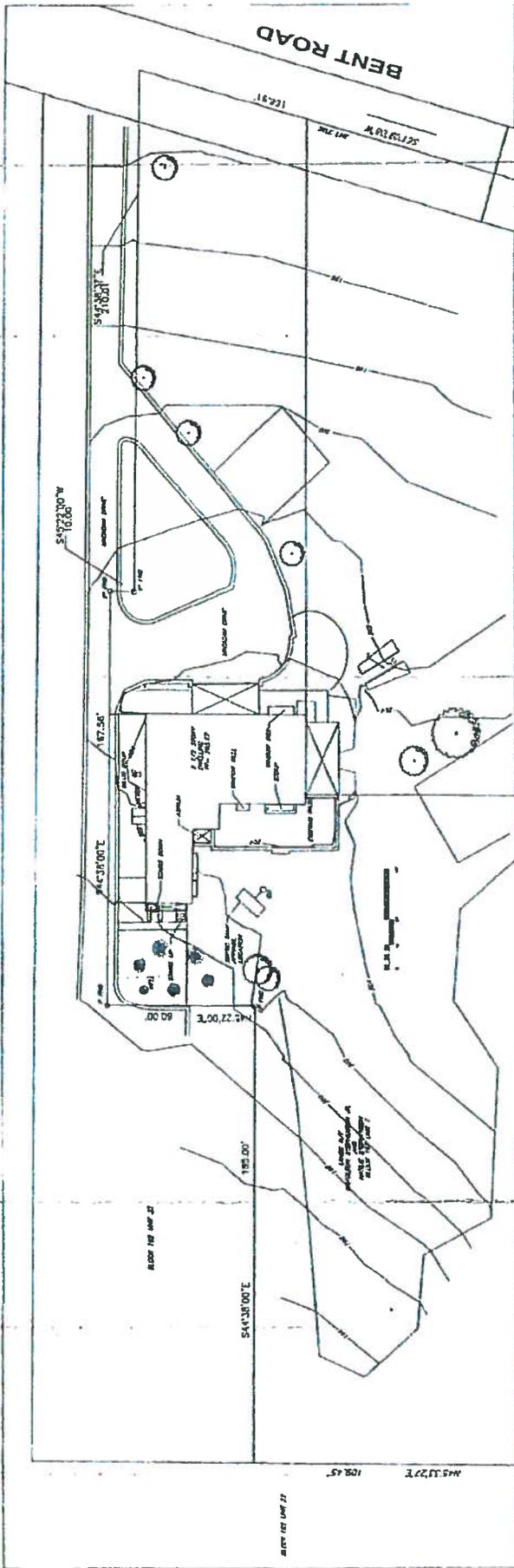
By:   
BERNADETTE A. KEARNEY

BAK:ch

cc: David Paul Volosov (dvolosov@sbhgmt.com)  
Paul Volosov (pvolosov@sbhgmt.com)  
Louis Kroll (loukr54@gmail.com)  
Henry Sekawungu (hsekawungu@cheltenham-township.org)  
Marc D. Jonas, Esq. (MJonas@eastburngray.com)  
Michael Yanoff, Esq. (MYanoff@fsalaw.com);

(01525763;v1 )





EXISTING CONDITIONS 1" = 20'

SALISBURY BEHAVIORAL HEALTH, INC  
 DBA PAHRTNERS DEAF SERVICES  
 333 Bent Road  
 Wyncote, PA 19095

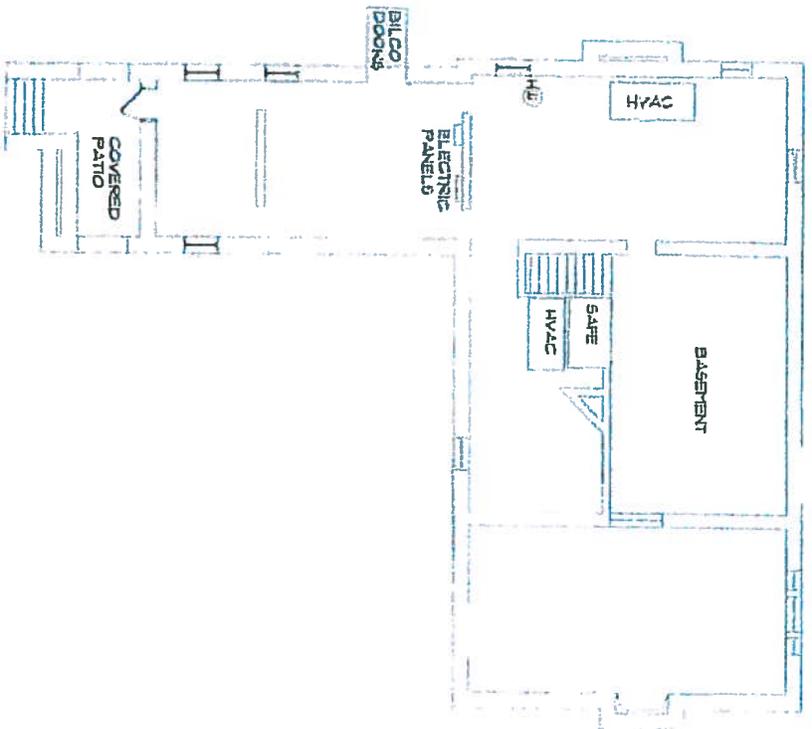
SCALE: Varies  
 DATE: 12/23/2014

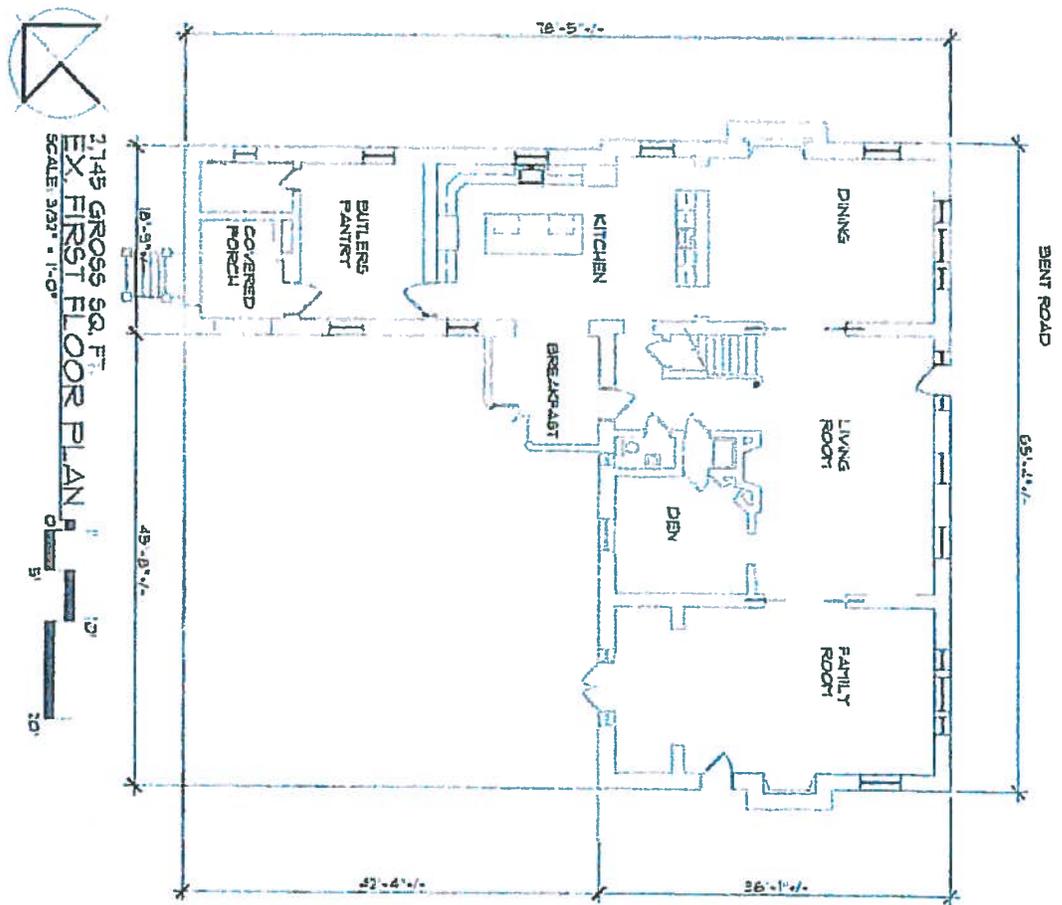


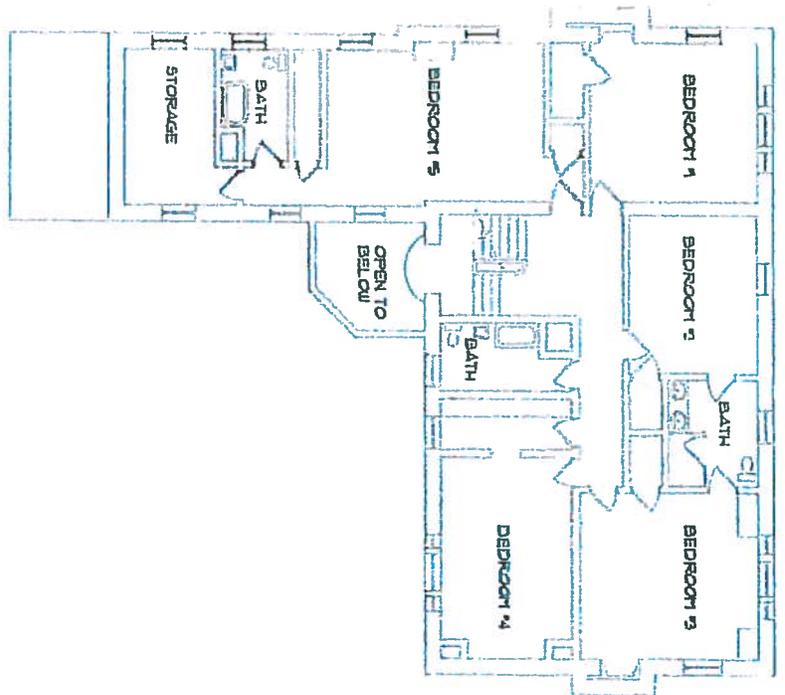


2,540 GROSS SQ. FT.  
EX. BASEMENT PLAN

SCALE: 3/32" = 1'-0"

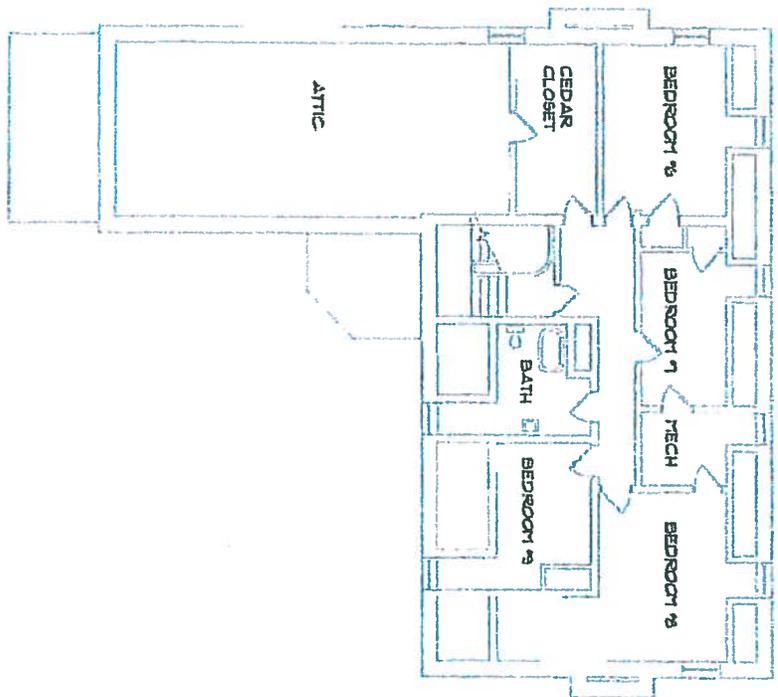




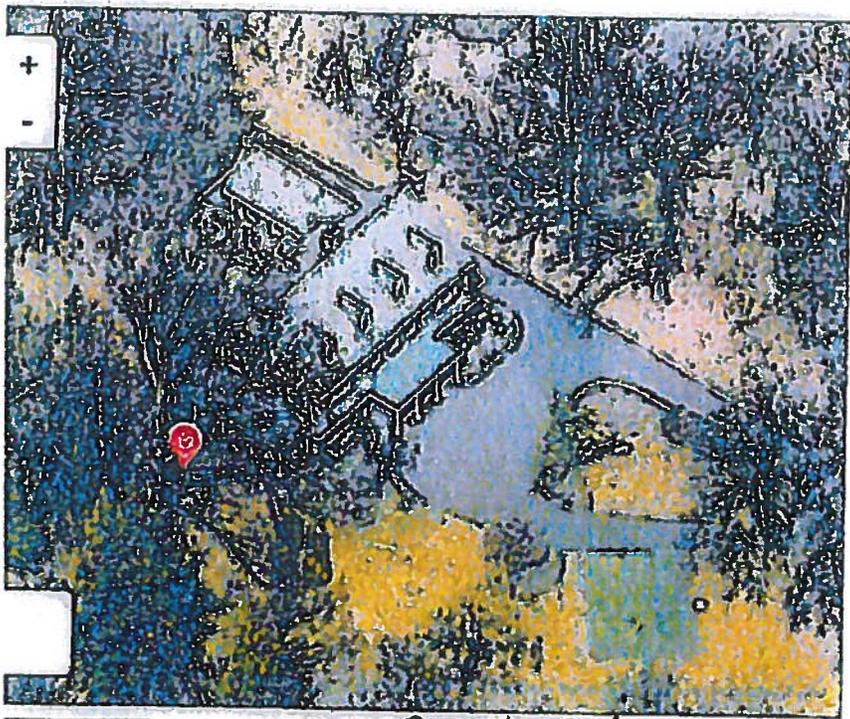


2540 GROSS SQ. FT.  
EX. SECOND FLOOR PLAN  
SCALE: 3/32" = 1'-0"





1455 GROSS SQ. FT.  
 EX. THIRD FLOOR PLAN  
 SCALE: 3/32" = 1'-0"



333 Bent Rd

1/6/2015

fronterior\_1200.jpg (1200x797)



333 Bent Rd Front

1/6/2015

872067\_1200.jpg (1200x797)



333 Bent Rd Front

1/6/2015

rearexterior\_1200.jpg (1200x797)



333 Bent Rd Rear Exterior

1/6/2015

yard1\_1200.jpg (1200x797)



333 Bent Rd Rear yard

1/6/2015

backyard\_1200.jpg (1200x797)



333 Bent Rd Backyard

### Zoning Hearing Board Application

11. The Applicant is requesting a reasonable accommodation pursuant to Section 295-2, 295-206, 295-207 and 295-209.1 of the Cheltenham Township Zoning Ordinance. The Applicant is proposing a child residential facility as that term is defined in 55 Pa.Code §3800.5. The home on the property at 333 Bent Road in Cheltenham Township will be utilized for children from ages 13 to 21, male and female, who are deaf and have mental health diagnoses and thus have emotional support needs. The individual's placement is permanent although the length of stay varies, usually not less than a year to several years. The individual can stay at the home until age 21 or graduation from high school if that is later. The requested reasonable accommodation enables deaf individuals with mental health diagnoses equal access to housing in residential districts of Cheltenham Township.

As set forth in Section 295-209.1, Criteria for granting reasonable accommodations, the proposed residents are handicapped as that term is defined by 42 U.S.C.S. §3602 and the Cheltenham Township Zoning Ordinance. The premises are to be used as a dwelling for the proposed persons who have handicaps. The specific accommodations to the rules and regulations of the Township ordinances is necessary to afford the proposed residents an equal opportunity to housing in the Township. The requested accommodation will not cause any undue fiscal or administrative burdens upon the Township as the Applicant will pay real estate taxes and will not require a fundamental alteration in a legitimate Township rule, policy or procedure. The property is located in the R3 Residence District which permits single family detached dwellings. The existing permitted single family detached dwelling will continue to be used as a residential dwelling and the Applicant will meet all requirements for licensing as a child residential facility. The maximum occupancy of the home will be 15 adolescents and the average number of staff at the home during the day is 4 and at night is 2.

28748-000

January 8, 2015

Cheltenham Township Zoning Hearing Board  
8230 Old York Road  
Elkins Park, PA 19027

Re: Zoning Hearing Board Application  
Applicant: Salisbury Behavioral Health, Inc. d/b/a PA Partners Deaf Services  
Property: 333 Bent Road, Wyncote, PA 19095

Dear Cheltenham Township Zoning Hearing Board:

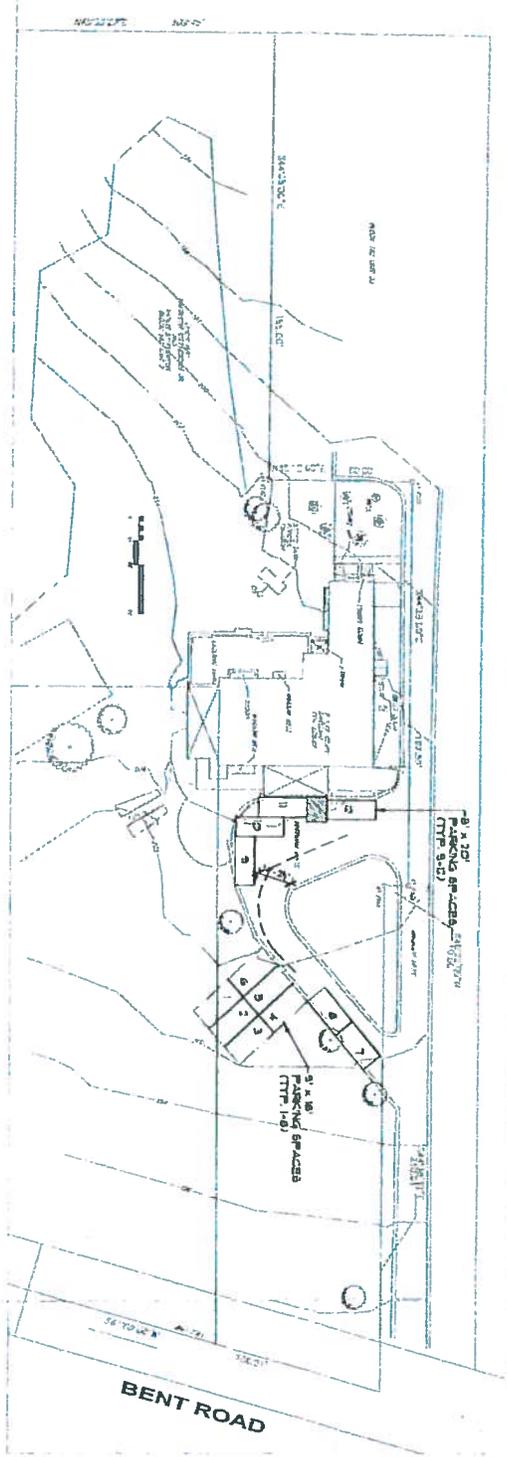
Please allow this letter to serve as notice that the owner of the above-referenced property, Volos Properties III, LLC is a co-applicant of the Zoning Hearing Board application and agrees to be bound by the terms of the Zoning Hearing Board decision.

Very truly yours,

VOLOS PROPERTIES III, LLC

By:   
\_\_\_\_\_  
DAVID VOLOSOV  
Managing Member





SUSTAINABLE  
 PLANNING  
 ARCHITECTURE  
 INTERIOR DESIGN  
**OLSEN DESIGN GROUP**  
 ARCHITECTS

2345 Bantala Road  
 Philadelphia, PA 19127-5005  
 Tel: 813.271.5007  
 Fax: 813.271.5007  
 www.olsendesign.com

PROPOSED PARKING PLAN FOR  
**SALISBURY BEHAVIORAL HEALTH**  
 DBA FAHRTNERS DEAF SERVICES  
 333 BENT ROAD  
 WYNCOTE, PA 19095

Project No.	Sheet	AS NOTED
Issue		
Drawn By: CAD	Checked	
Checked By: LMB	Date: 7/1/08	
Scale	Drawing No.	
		<b>C-10A</b>

## NOTICE

**NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 7600 Spring Ave, Elkins Park, PA 19027 will be reviewed by the following Township Committees which will offer recommendations to the Zoning Hearing Board:**

- a. **Cheltenham Township Planning Commission on Monday, March 23, 2015, at 7:30 P.M. at the Township Board Room, at 8230 Old York Road, Elkins Park PA 19027.**
- b. **Cheltenham Township Building and Zoning Committee on Wednesday, April 1, 2015, at 8:00 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.**

**This application will be heard by the Zoning Hearing Board on Monday, April 13, 2015, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.**

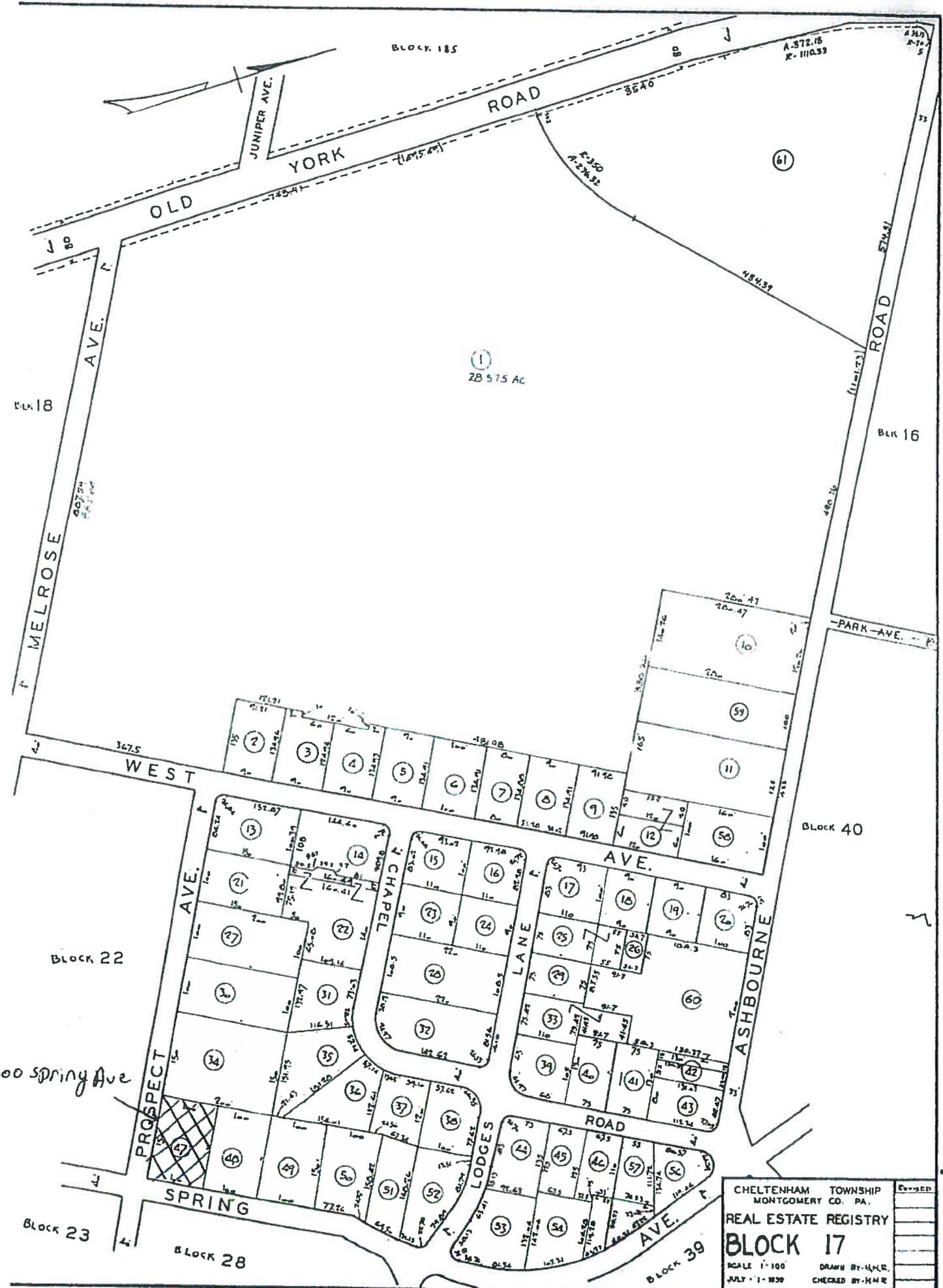
**APPEAL NO. 15-3514:** Appeal of Darren Longden, owner of the premises known as 7600 Spring Ave., Elkins Park, PA from the Decision of the Zoning Officer in order to allow for the construction of a 20' x 22' private detached garage to encroach closer to the side property lines in the R-4 Residential Zoning District:

- a.) A variance from Section 295-39.B.(1), Yard Regulations, Side Yards, to allow for a side yard setback of five (5) feet for the private detached garage in place of the required ten (10) feet.

**The above application, including site plans, is on file in the Township Administration Building, Planning 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.**

**Anyone requiring a special accommodation to participate in the meeting should notify the Public Information Officer at 215-887-1000 ext. 230, five (5) days prior to the meeting.**

**ZHB #15-3514  
Zoning Officer**



CHELTENHAM TOWNSHIP  
 MONTGOMERY CO. PA.  
**REAL ESTATE REGISTRY**  
**Block 17**  
 SCALE 1"=100' DRAWN BY: H.M.R.  
 JULY 1 - 1939 CHECKED BY: H.M.R.





7600 SPRING AVE

3100 24877004

REAR OF PLOT  
FACING PROSPECT



7600 Spring Ave

7600 SPRING AVE  
310024877004

FROM PROSPECT FACING  
REAR YARD OF PLOT



7600 Spring Ave

7600 SPRING AVE

310024877004

FROM SPRING AVE

LOOKING TO BACK OF PROPERTY

RIGHT SIDE OF PLOT FACING (N)



7600 Spring Ave

7600 SPRING AVE

310024877004

FROM REAR OF PLOT

FACING SPRING AVE



7600 Spring Ave

## NOTICE

**NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 1235 Ashbourne Road, Elkins Park, PA 19027 will be reviewed by the following Township Committees which will offer recommendations to the Zoning Hearing Board:**

- a. **Cheltenham Township Planning Commission on Monday, March 23, 2015, at 7:30 P.M. at the Township Board Room, at 8230 Old York Road, Elkins Park PA 19027.**
- b. **Cheltenham Township Building and Zoning Committee on Wednesday, April 1, 2015, at 8:00 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.**

**This application will be heard by the Zoning Hearing Board on Monday, April 13, 2015, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.**

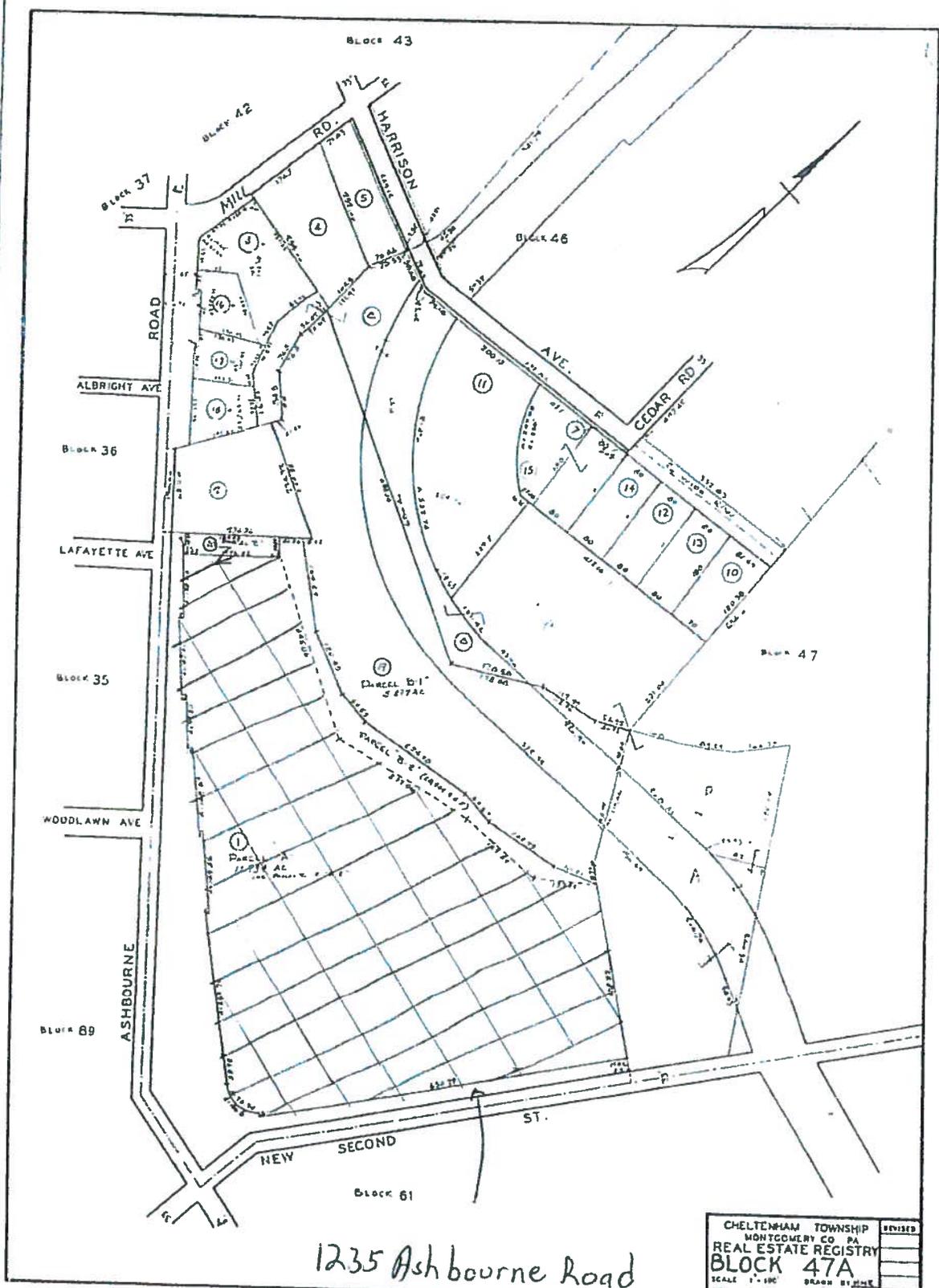
**APPEAL NO. 15-3515:** Appeal of Bernard Brown for Eagle Rock Management LLC, owner of the premises known as 1235 Ashbourne Road (Brookview Apartments), Elkins Park, PA from the Decision of the Zoning Officer in order to allow for the construction of a second monument sign, of 19.6 sq. ft., in the front yard of the corner property in the M-2 Multiple Dwelling Zoning District:

- a.) A variance from Section 295-84.A.(2), Yard Regulations, Front Yard, to allow for the construction of the sign in the front yard of the corner lot.
- b.) A variance from Section 295-197.A.(2) (a), Signs requiring a permit, Residential districts and multiple dwelling districts, Subdivision or development identification, to allow for the construction of a second development sign, of 19.6 sq. ft., in addition to the existing one of 13.2 sq. ft.

**The above application, including site plans, is on file in the Township Administration Building, Planning 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.**

**Anyone requiring a special accommodation to participate in the meeting should notify the Public Information Officer at 215-887-1000 ext. 230, five (5) days prior to the meeting.**

**ZHB #15-3515  
Zoning Officer**



47A

**SITE DATA:**  
 County Parcel Number: 31-00-00700-00-7  
 Block: Unit 2 (1427A-001)  
 Site Address: 1235 Ashbourne Road  
 Elkins Park, PA 19027  
 Deed Book - Page 8298-1898

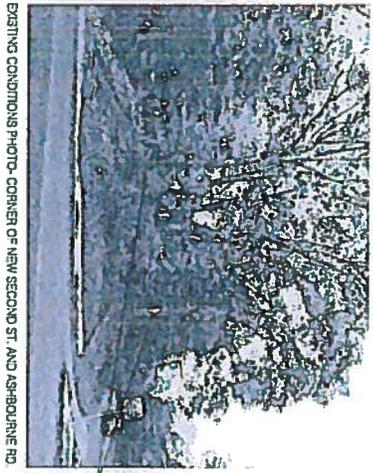
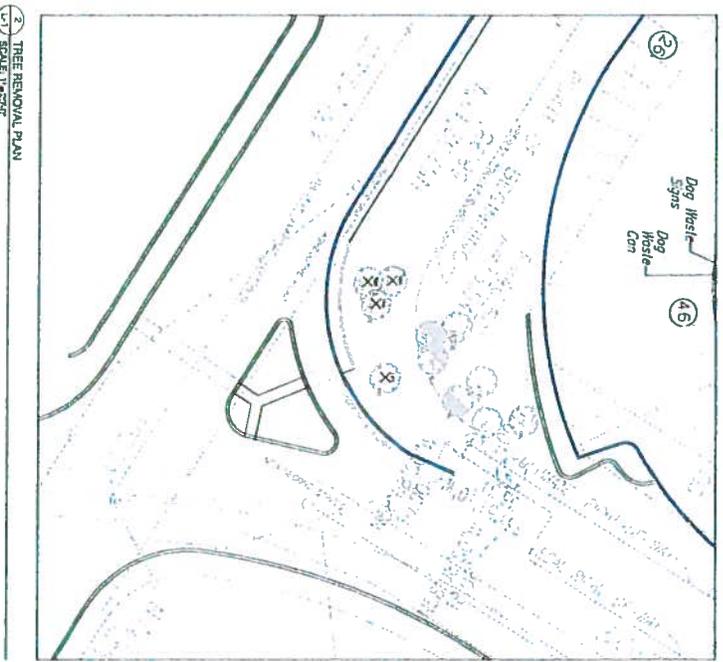
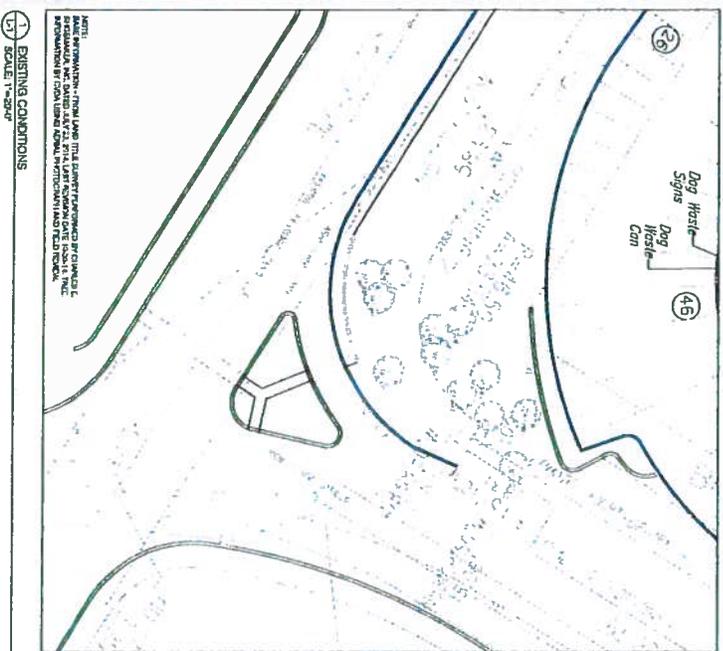
**Owner:**  
 1235 Ashbourne LP  
 Coda Management  
 1670 Old Country Road, Suite 227  
 Parsippany, NY 11803

**ZONING:**  
 Zone M-2 Medium Residential District

Application for a Permanent Development Identification Sign including a permit. The following text is requested:

Chapter 286, Zoning  
 Article VIII, Act Variable Districts  
 § 286-94 A, (2) Yard Regulations, proposed sign to be constructed in the front yard

Article XXV, Signs  
 § 286-197 A, (2) (a) Development Identification, one sign located at the main entrance  
 § 286-197 A, (2) (b) Development Identification sign.  
 Proposed sign area is 19.2 square feet



EXISTING CONDITIONS PHOTO- CORNER OF NEW SECOND ST. AND ASHBORNE RD.

Trees to be removed



LOCATION MAP  
 SCALE: NOT TO SCALE

**EXISTING TREE LEGEND**

- EXISTING TREE
- EXISTING TREE - MINOR, TO BE MAINTAINED IN FIELD
- EXISTING TREE - TO BE REMOVED

**CHAPTER 280, TREES**

§ 280-9-A, (1) A The trees to be removed will not reduce the tree canopy of the site by greater than 15%.

§ 280-9-A, (2) The trees to be removed are not located within an environmentally sensitive area.

Per sheet L-2, There will be a total of 11 trees to be removed.

Total number of trees to be preserved = 4

Number of trees identified for possible removal = 3

**NOTICE:** THIS PLAN IS NOT AN OFFICIAL MAP OF THE PROPERTY AND IS REPRODUCED AS A PRELIMINARY PLAN. IT IS SUBJECT TO CHANGE WITHOUT NOTICE AND SHOULD BE USED ONLY FOR INFORMATIONAL PURPOSES. THE FIELD ADJUSTMENT WILL BE REQUIRED.

CALL BEFORE YOU DIG! THE LAW REQUIRES YOU TO CALL BEFORE YOU DIG. CALL 800-4-A-DAWN (4362) OR VISIT WWW.CALLBEFOREYODIG.COM FOR MORE INFORMATION.

FOR ANY OTHER INFORMATION, CONTACT: PENNSYLVANIA ONE CALL SERVICE, INC. 1-800-4-A-DAWN (4362) OR VISIT WWW.CALLBEFOREYODIG.COM

**AS NOTED**  
 Sheet No. 1 of 2  
**L-1**

**Brookview at Elkins Park**  
 Existing Conditions and Tree Removal Plan

1235 Ashbourne LP  
 c/o Coda-Track Management  
 1670 Old Country Road, Suite 227  
 Parsippany, NY 11803

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Issue Date: August 22, 2015  
 Revision: 08/23/15

Prepared by: J. Smith

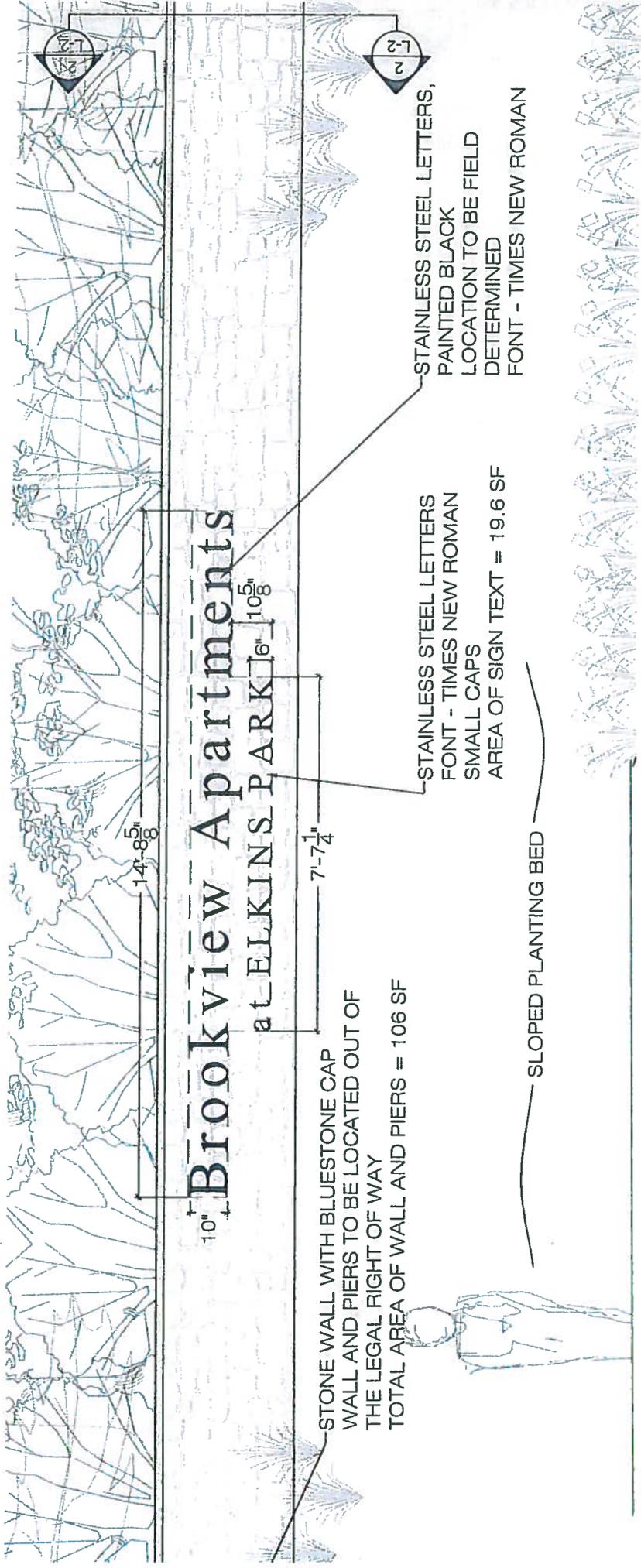
**CVDA**  
 Landscape Architects Planners

Carter von Byke Associates

100 South Albany  
 Elkins Park, PA 19026  
 610-412-5125

File No: 210-341-0201  
 Fax: 610-343-4324  
 Web: www.cvda.com





10" Brookview Apartments

at ELKINS PARK

STONE WALL WITH BLUESTONE CAP  
WALL AND PIERS TO BE LOCATED OUT OF  
THE LEGAL RIGHT OF WAY  
TOTAL AREA OF WALL AND PIERS = 106 SF

STAINLESS STEEL LETTERS  
FONT - TIMES NEW ROMAN  
SMALL CAPS  
AREA OF SIGN TEXT = 19.6 SF

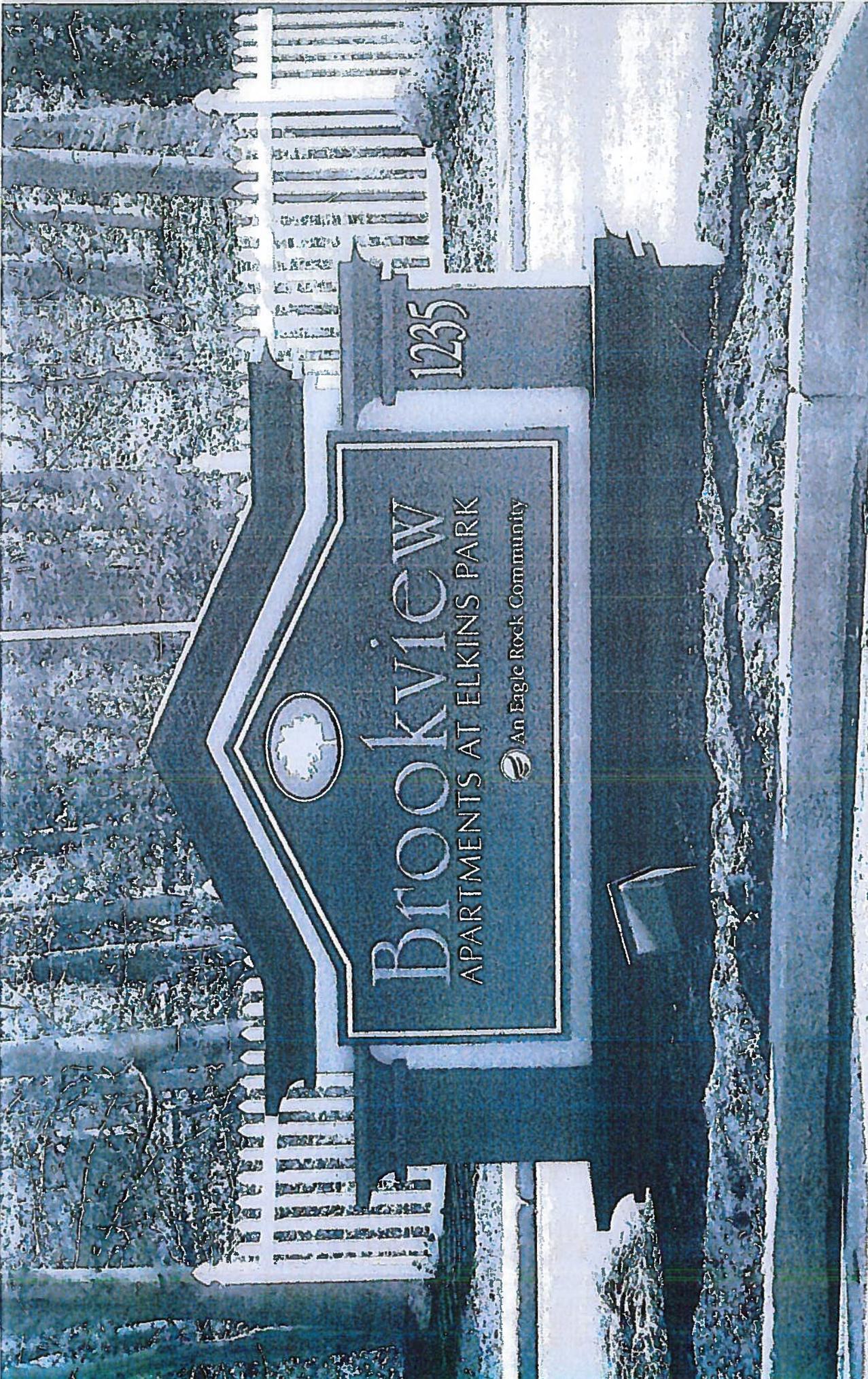
STAINLESS STEEL LETTERS,  
PAINTED BLACK  
LOCATION TO BE FIELD  
DETERMINED  
FONT - TIMES NEW ROMAN

SLOPED PLANTING BED

L-2  
2

L-2  
2





Brookview  
APARTMENTS AT ELKINS PARK

 An Eagle Rock Community

1235

03/19/2015 13:31

1235 Ashbourne Road, Existing Sign

Pictometry Online 1.11.0

1235 ashbourne road alicia mark 16027

Home  Addres  Measure  Rotate  Zoom  Pan

Workspace

old york rd & church rd (Author)  
 Annotations  
 Bookmarks  
 Layers  US Politics



Properties	
Name	Value

Selections	

1235 Ashbourne Road (Brookview Apartments)

## NOTICE

**NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 525 Spring Avenue, Elkins Park, PA 19027 will be reviewed by the following Township Committees which will offer recommendations to the Zoning Hearing Board:**

- a. **Cheltenham Township Planning Commission on Monday, March 23, 2015, at 7:30 P.M. at the Township Board Room, at 8230 Old York Road, Elkins Park PA 19027.**
- b. **Cheltenham Township Building and Zoning Committee on Wednesday, April 1, 2015, at 8:00 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.**

**This application will be heard by the Zoning Hearing Board on Monday, April 13, 2015, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.**

**APPEAL NO. 15-3516: Appeal of Moo K. Lee & Sung I. Lee, owners of the premises known as 525 Spring Avenue, Elkins Park, PA from the Decision of the Zoning Officer in order to allow for the existing dwelling to be used as a professional law office with accessory use as a CPA, to allow the home business to have a 1' x 2' freestanding sign in a residential district and to allow for parking of the home business to be in the front yard in the R-4 Residential Zoning District:**

- a.) A variance from Section 295-36.F.(2), Use regulations, to allow for a Professional office for a lawyer with an accessory use as a CPA.
- b.) A variance from Section 295-195.A.(17), Prohibited signs and illumination, to allow the home business to have a 1' x 2' freestanding sign in a residential district.
- c.) A variance from Section 295-233.2.I., Home business regulations, to allow for parking of the home business to be in the front yard

**The above application, including site plans, is on file in the Township Administration Building, Planning 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.**

**Anyone requiring a special accommodation to participate in the meeting should notify the Public Information Officer at 215-887-1000 ext. 230, five (5) days prior to the meeting.**

**ZHB #15-3516  
Zoning Officer**

## APPLICATION TO ZONING HEARING BOARD FOR ZONING RELIEF

Applicant Name: Moo K. Lee and Sung I Lee  
Address: 525 Spring Avenue, Elkins Park, PA 19027

Dear Sir or Madam:

This is the explanation for section #8 for the Application to Zoning Hearing Board for Zoning Relief.

#8

### Variance Under Section 295-36F

I practice law as an attorney. Some of my law clients ask me to do their income tax returns. But this tax work is small and accessory to law practice. Even if this tax practice is accessory, this practice improve my law practice because my clients have more confidence and trust to my knowledge and service. Also, Attorney can advise and prepare tax problems for law clients. As an attorney, I represent clients in the tax court, prepare estate planning and estate tax return, and prepare income tax return. Tax advice and preparing are part of the lawyer's practice.

### Sign Permit Under Section 295-195.A(17)

It is very difficult to find my home office because there is no sign. The clients who visit my office call me several time to ask where my office is. Still they are near my office, but they call me to ask where my office is. Even if I can see their car near my office, they still ask me where my office is. The sign is very important my clients to find the home office.

### Parking Under Section 295-233.2 I

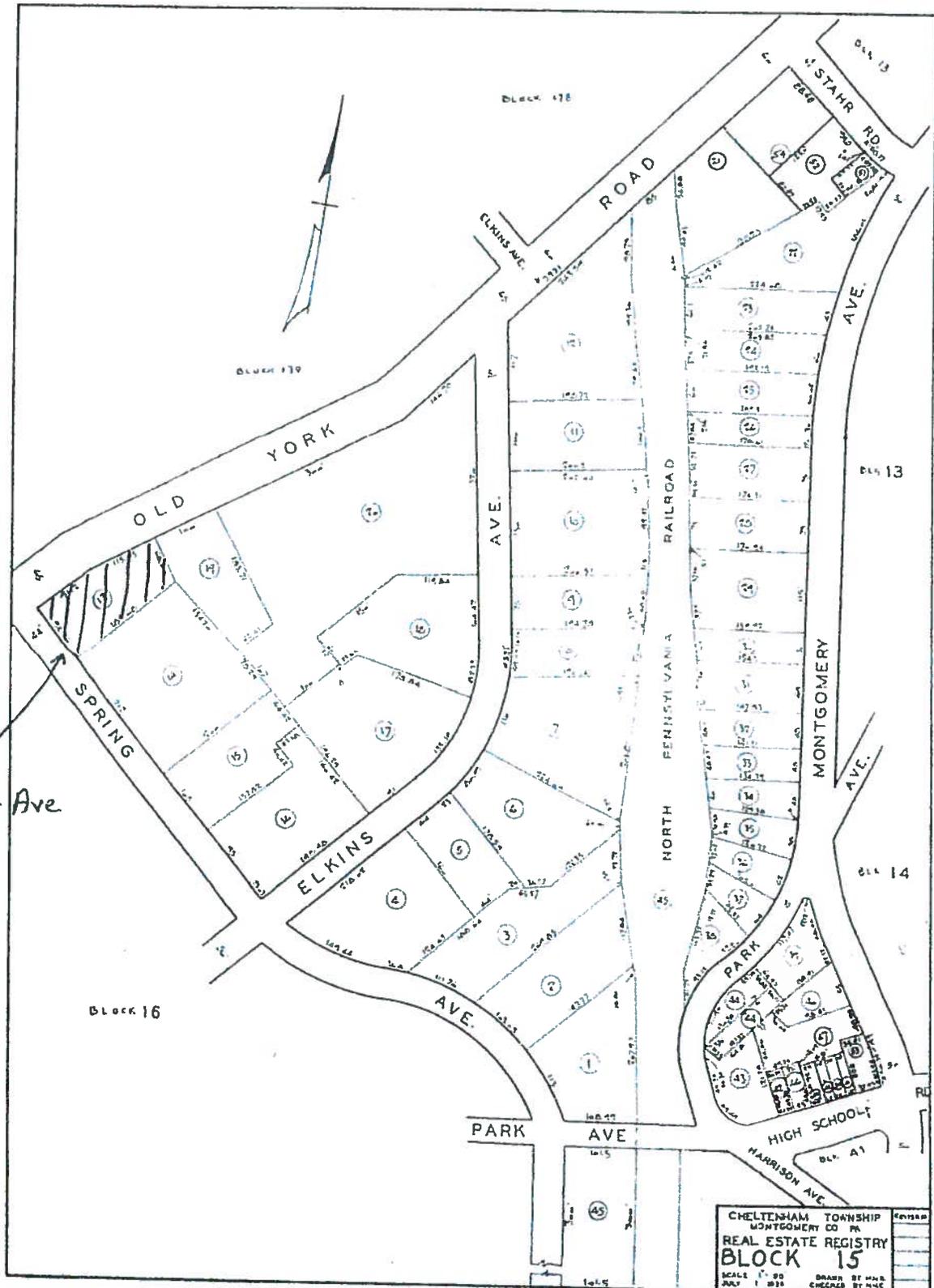
My original parking lot is behind my house. There is no path to my door from the parking lot. So it is very inconvenient to go to my door from the parking lot. It should be cross the garden between the parking lot and the door. Especially in the raining days, the shoes and the bottom part of pants are wet when we are crossing between parking lot and the door because the land is very muddy. In the snow days, our feet put into the snow when we are crossing the garden between the parking lot and the door. Especially clients complain such a situation.

Also, the original parking lot's entrance is very steep slope and Old York Road is busy street. So when we are driving into or from parking lot, it is dangerous. And our car hit the slope ground. Sometime it causes the damage to the car. We asked the contractor to make the steep slope to the gentle slope. But the Contractor said it is almost impossible.

We made the parking lot near the door on the side of Spring Avenue because of the problems mentioned above. We had Township's Permit before starting the work. And the new parking lot has "seepage bed" for raining days.

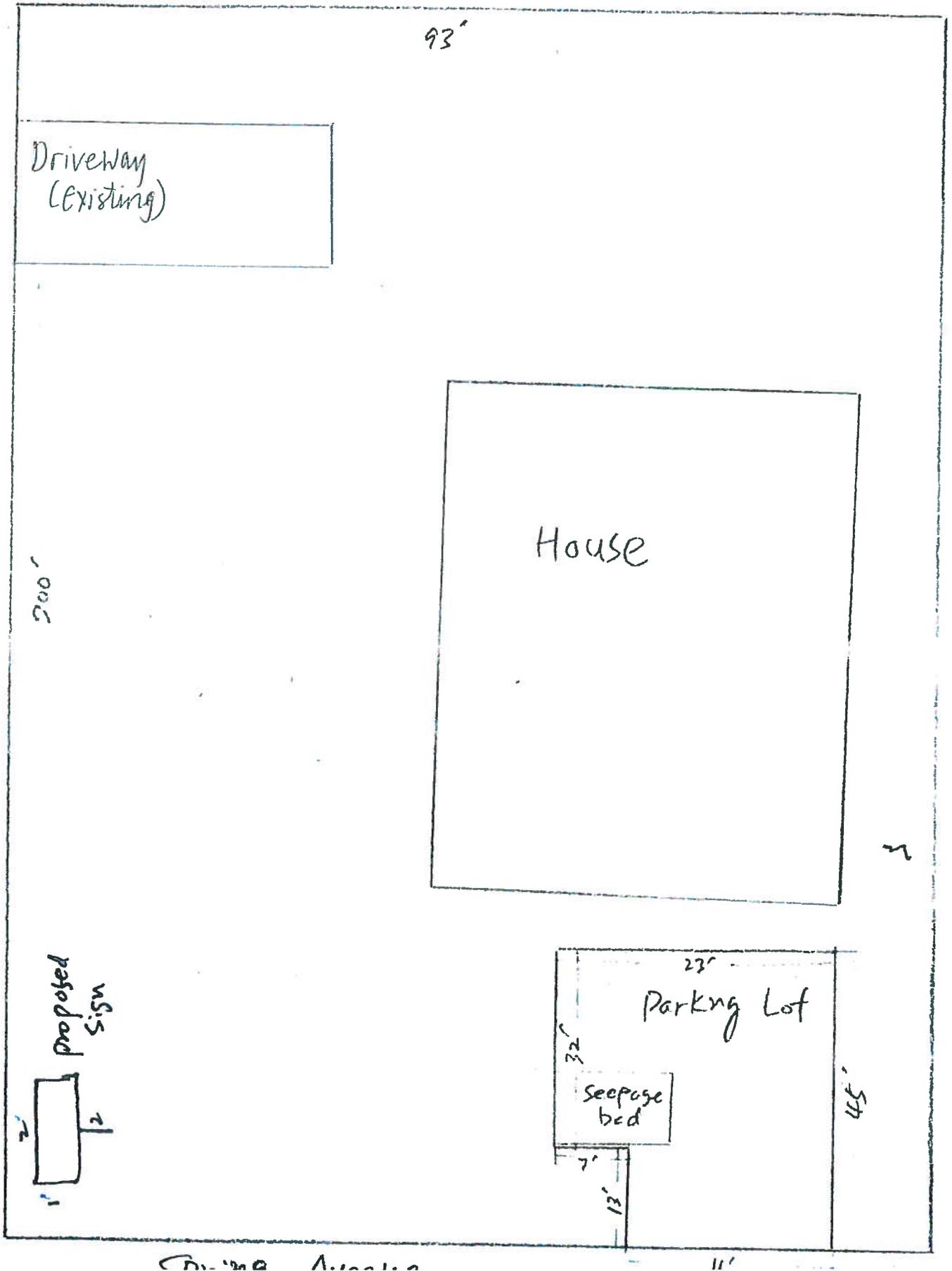
Thank you very much for your time to read this explanation.

525 Spring Ave



525 Spring Avenue  
Elkins Park PA 19027

Old York Road

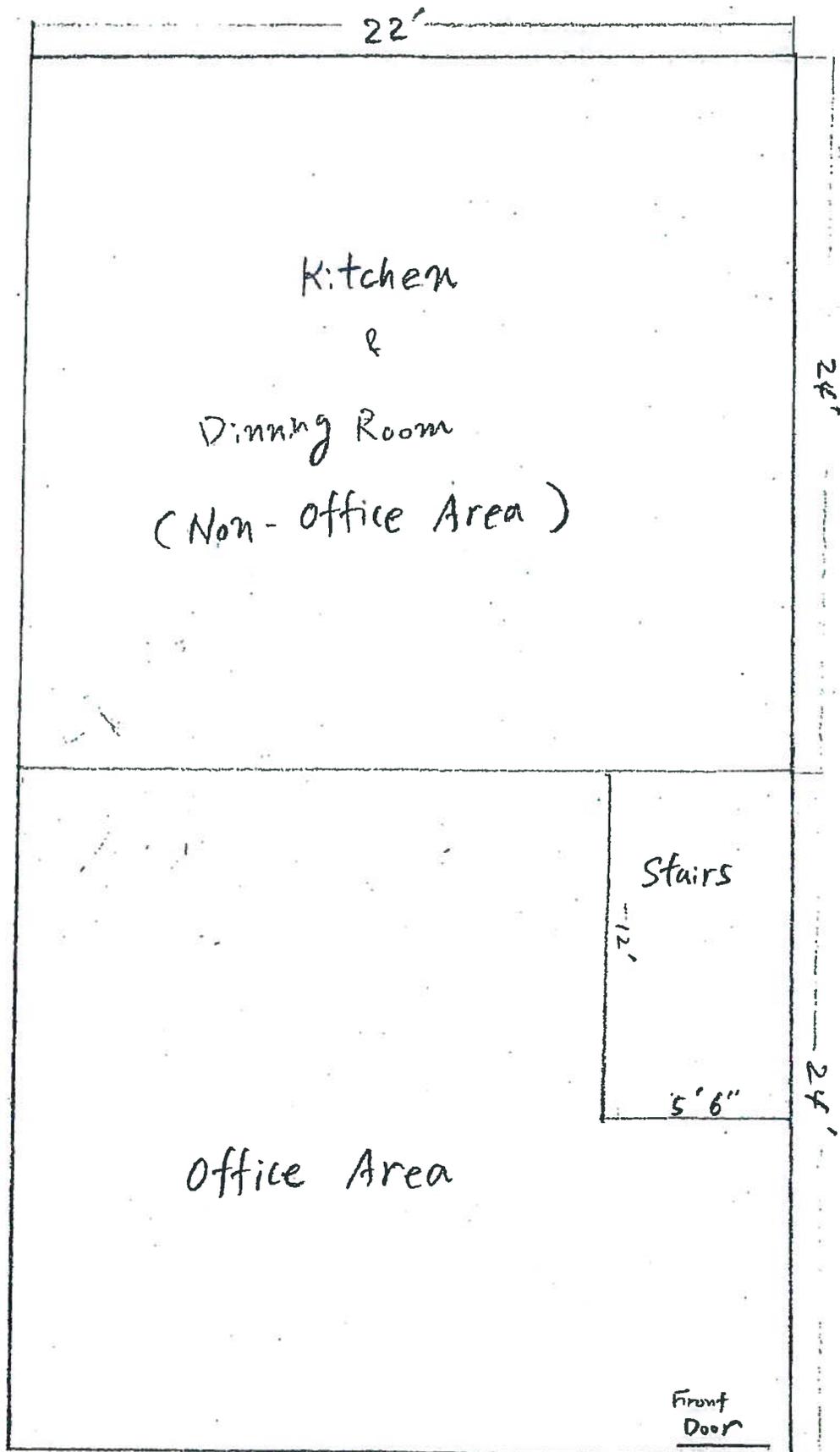


Spring Avenue

First Floor

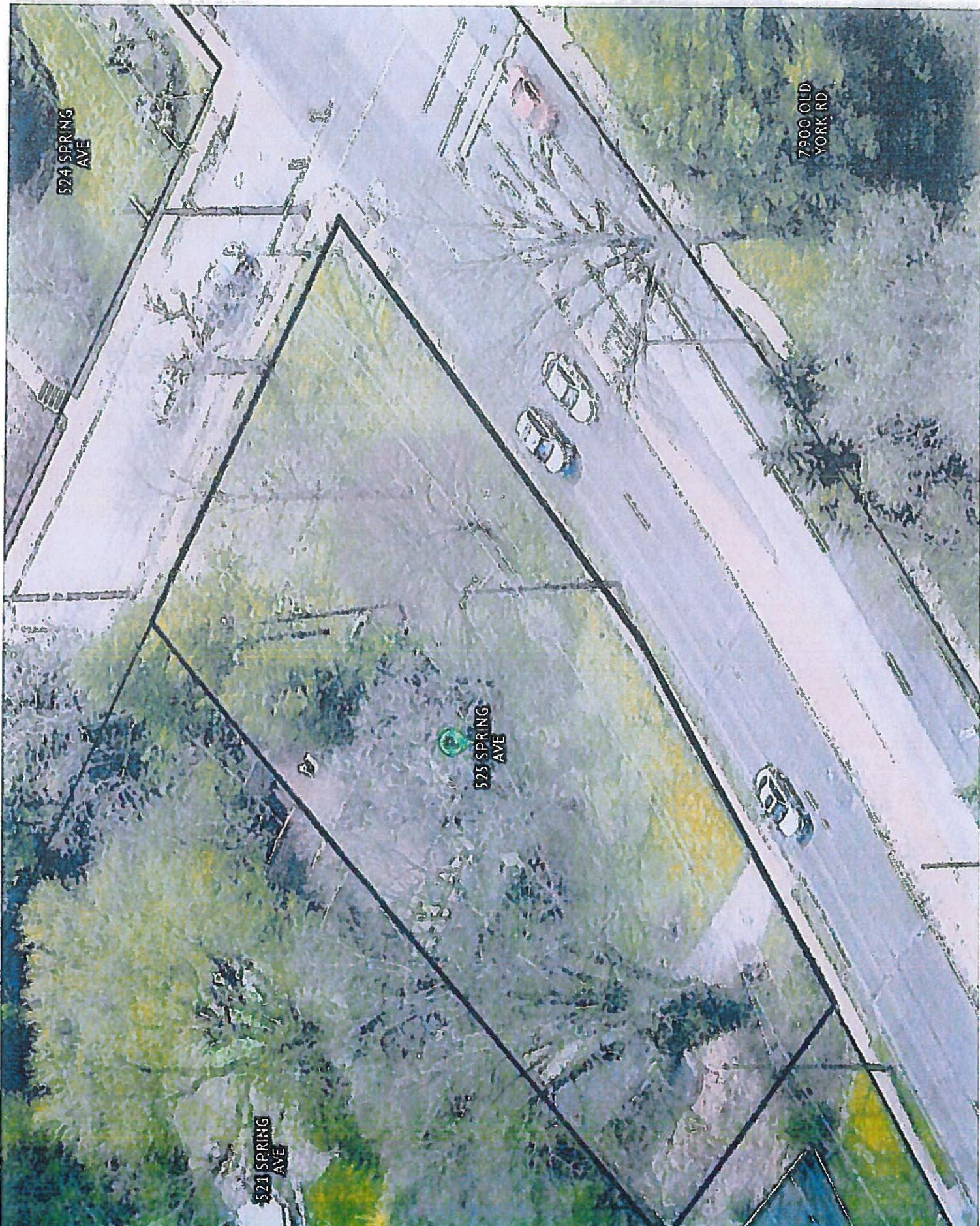
525 Spring Avenue  
Elkins Park PA 19027

OLD YORK ROAD



SPRING AVENUE

525 Spring Avenue



524 SPRING AVE

7900 OLD YORK RD

525 SPRING AVE

521 SPRING AVE



Spring Ave

03/19/2015 12:55

525 Spring Avenue  
Parking Area



525 Spring Avenue  
Proposed sign location  
1'H x 2'W x

2'

Moo K. Lee

ESQ • CPA

변호사 • 공인회계사

Proposed 2'W x 1'H free standing sign  
that is 2' high.

## NOTICE

**NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 330 Harrison Avenue, Glenside, PA 19038 will be reviewed by the following Township Committees which will offer recommendations to the Zoning Hearing Board:**

- a. **Cheltenham Township Planning Commission on Monday, March 23, 2015, at 7:30 P.M. at the Township Board Room, at 8230 Old York Road, Elkins Park PA 19027.**
- b. **Cheltenham Township Building and Zoning Committee on Wednesday, April 1, 2015, at 8:00 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.**

**This application will be heard by the Zoning Hearing Board on Monday, April 13, 2015, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.**

**APPEAL NO. 15-3517:** Appeal of Jonathan & Kari Owens, owners of the premises known as 330 Harrison Avenue, Glenside, PA from the Decision of the Zoning Officer in order to allow for the construction of an enclosed screened porch/deck along with a side open deck resulting in an increase in the building area, reduced side yard setback and a determination that there is no increase in the existing non-conforming side yard setback of the dwelling in the R-5 Residential Zoning District:

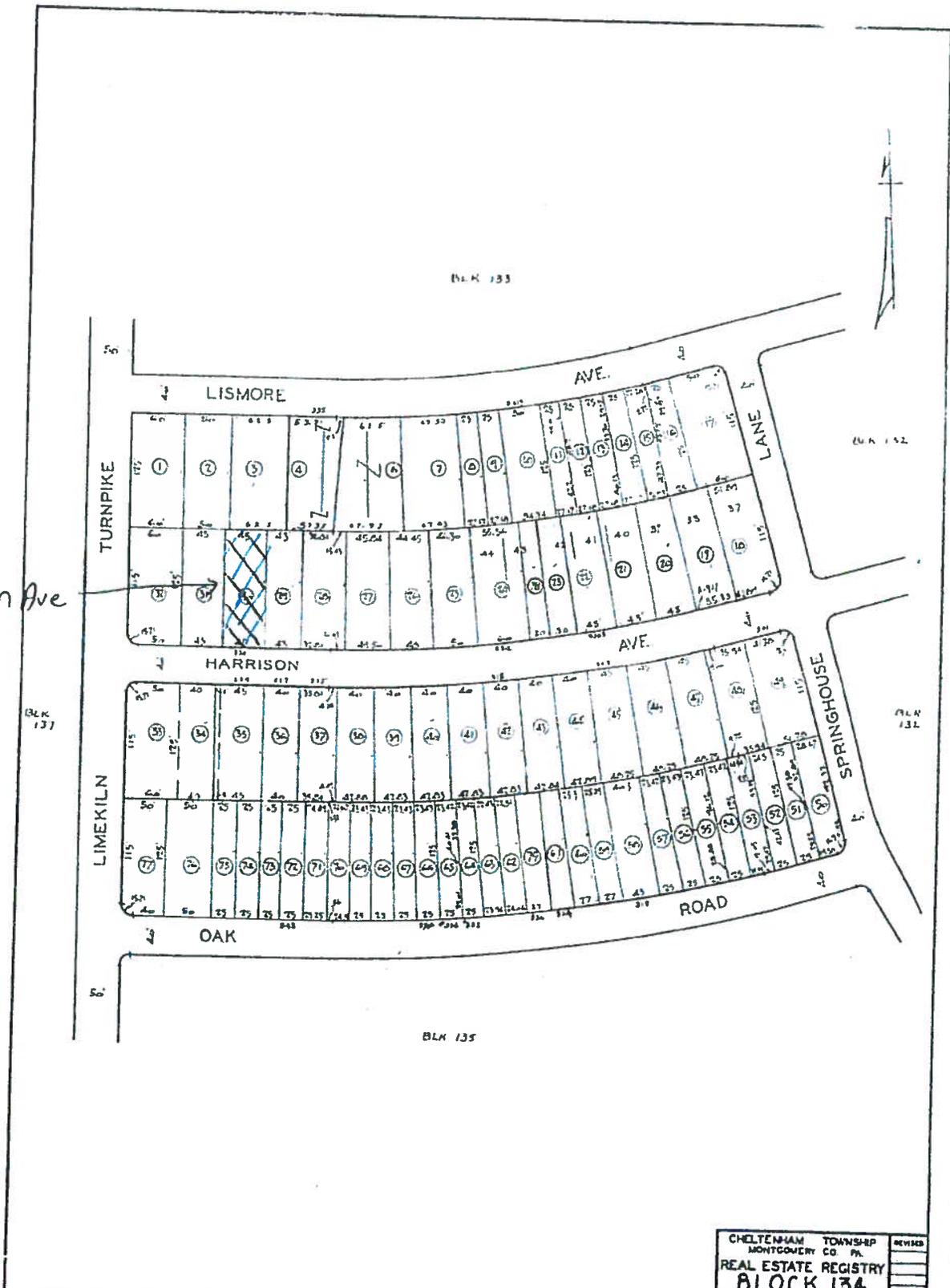
- a.) A variance from Section 295-45., Building area, to allow for a building area of 32.6% in place of the required 30%.
- b.) A variance from Section 295-46.B.(1), Yard regulations, Side yards, to allow for a side yard setback of four (4) feet in place of the required eight (8) feet.
- c.) A determination that there is no increase in the existing non-conforming side yard setback of the dwelling.

**The above application, including site plans, is on file in the Township Administration Building, Planning 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.**

**Anyone requiring a special accommodation to participate in the meeting should notify the Public Information Officer at 215-887-1000 ext. 230, five (5) days prior to the meeting.**

**ZHB #15-3517  
Zoning Officer**

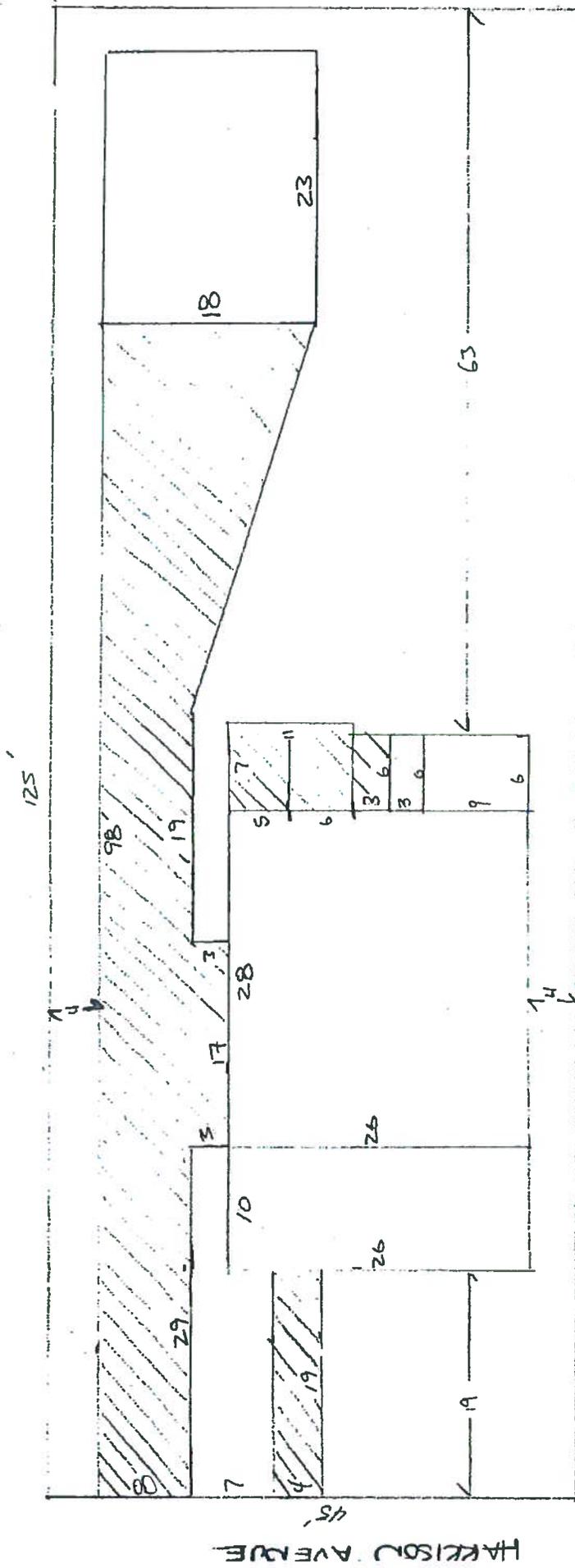
330 Harrison Ave



CHELTENHAM TOWNSHIP  
 MONTGOMERY CO. PA.  
 REAL ESTATE REGISTRY  
 BLOCK 134

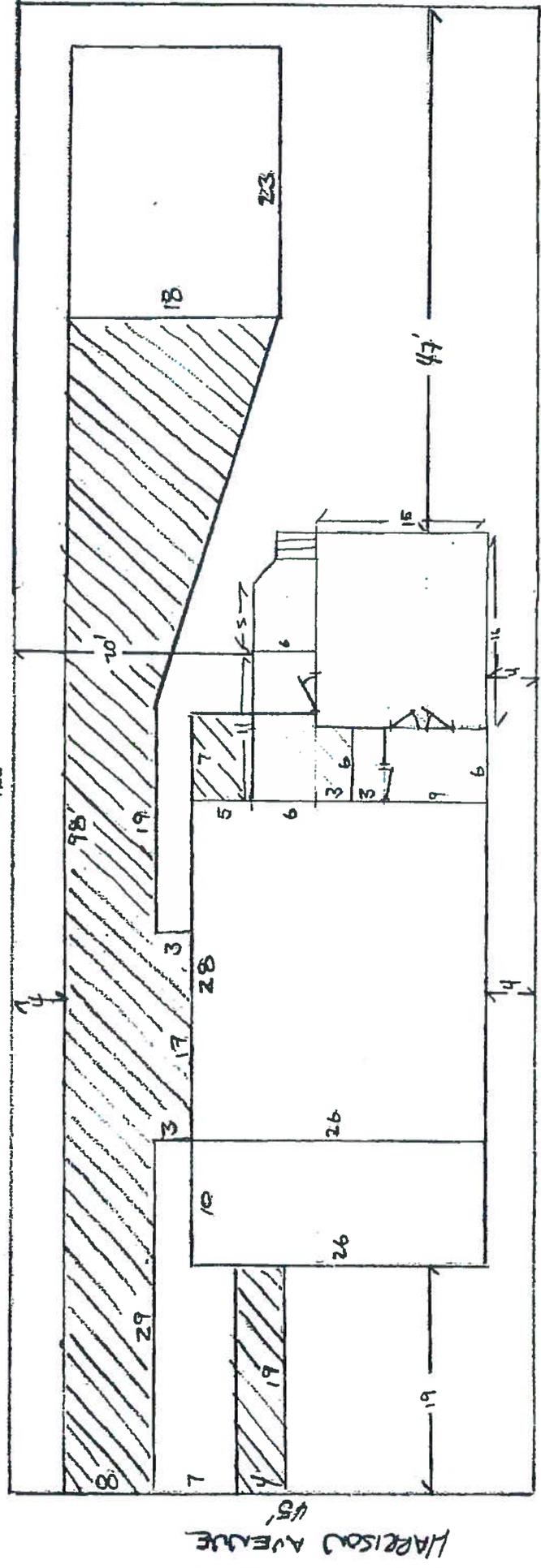
SCALE 2mm = 1 FT

EXISTING PLOT ROAD



TOTAL LOT SF 5625  
IMPERVIOUS SF 1171  
STRUCTURES SF 1474 - 26%

SCALE 2MM = 1FT  
PROPOSED DECK / POOL / IMPERVIOUS  
 LOT PLAN WITH



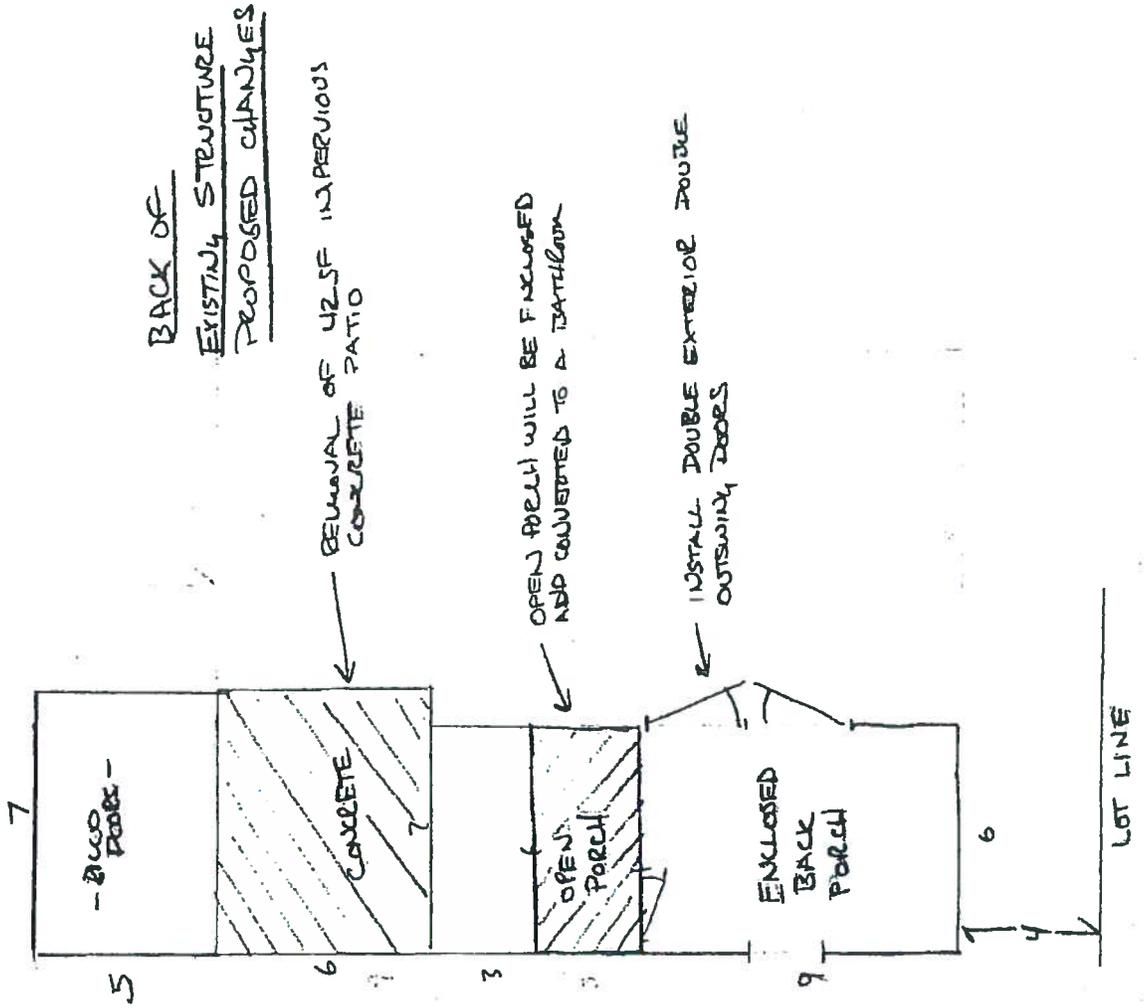
EXISTING TOTAL LOT SF 5625  
 IMPERVIOUS SF 1171  
 STRUCTURES SF 1474 - 26.6%

PROPOSED NEW STRUCTURES SF 363  
 NEW TOTAL SF 1837 - 32.6%

TOTAL NEW IMPERVIOUS SF 258  
 TOTAL REMOVAL OLD IMPERVIOUS SF 42  
 TOTAL IMPERVIOUS ADDED SF 216

SCALE 5mm = 1 FT

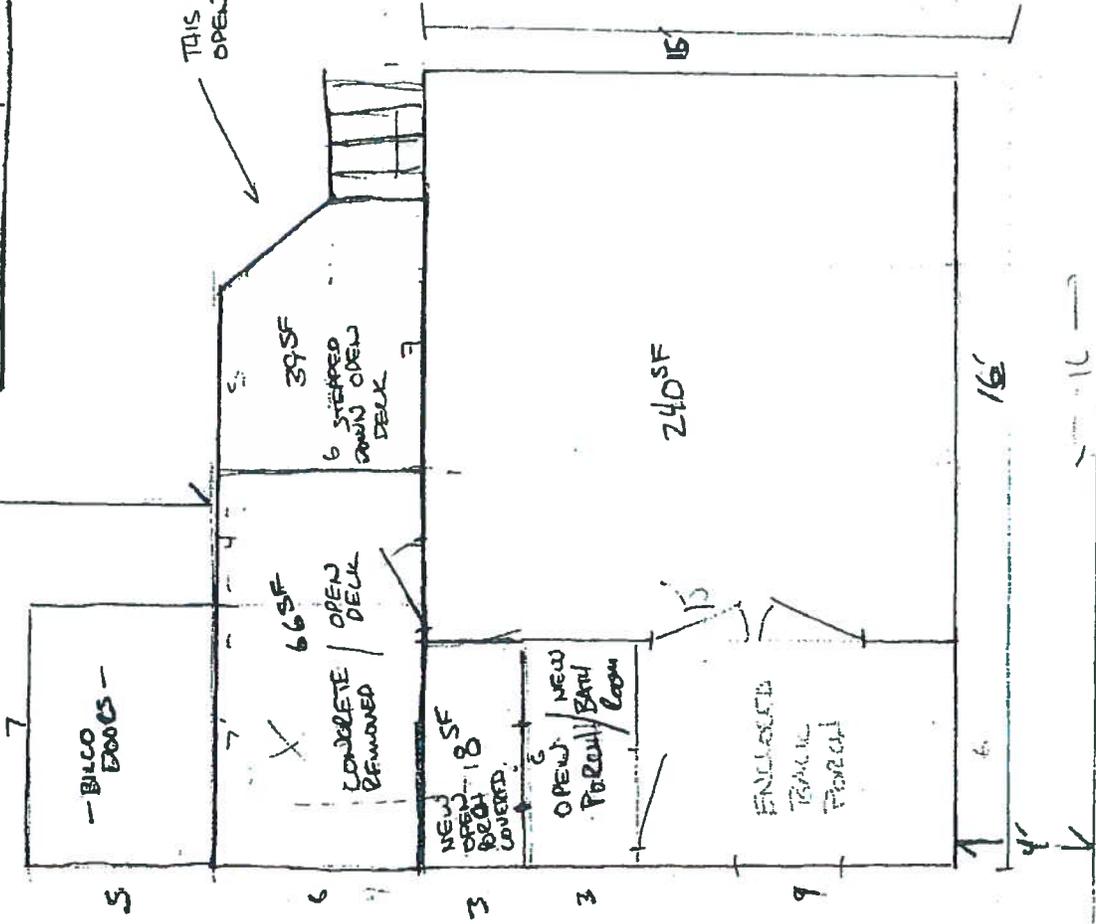
20' TO LOT LINE



SCALE 3/4" = 1 FT

20' TO LOT LINE

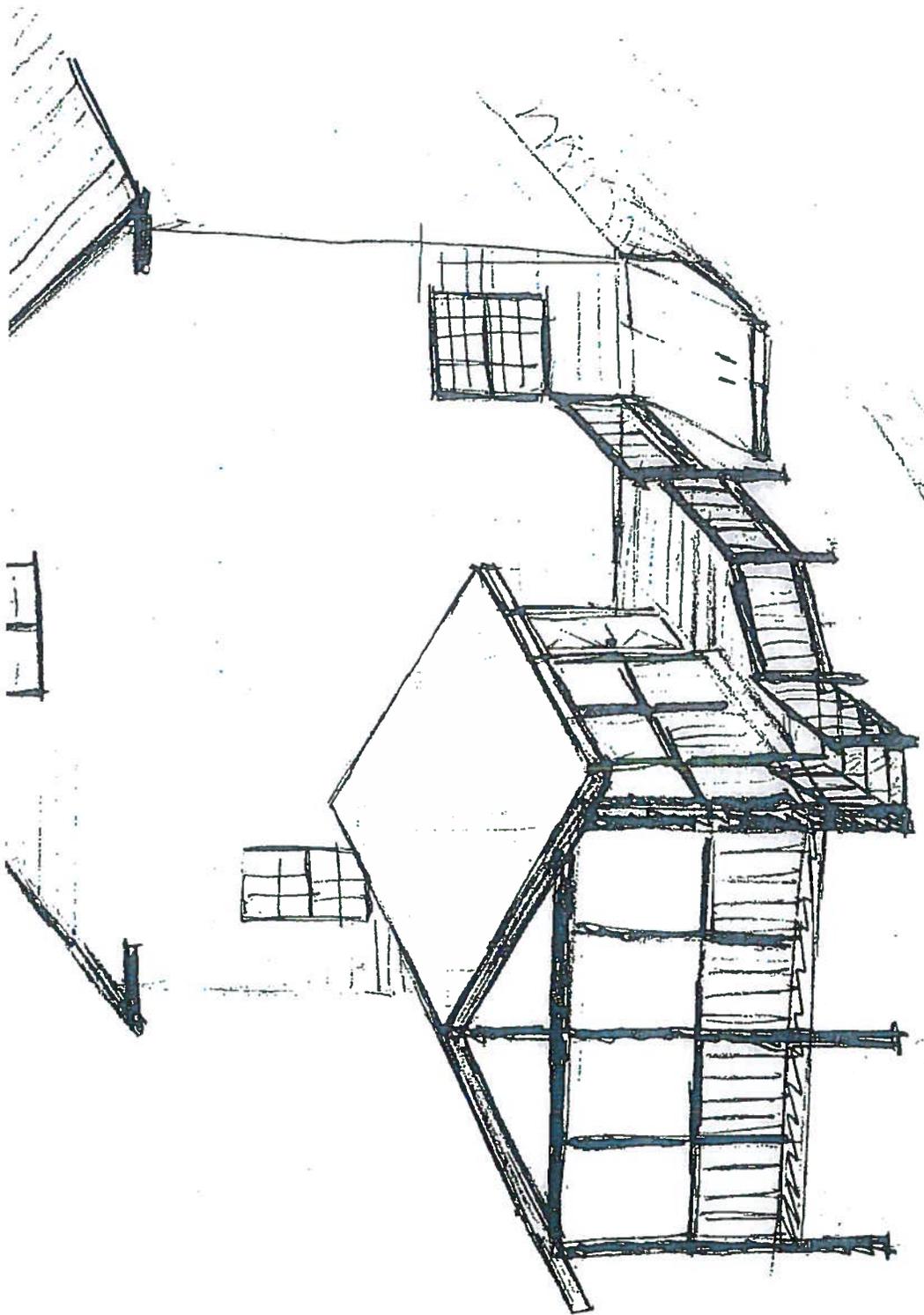
BACK OF HOUSE  
PROPOSED DECKS / PORCH

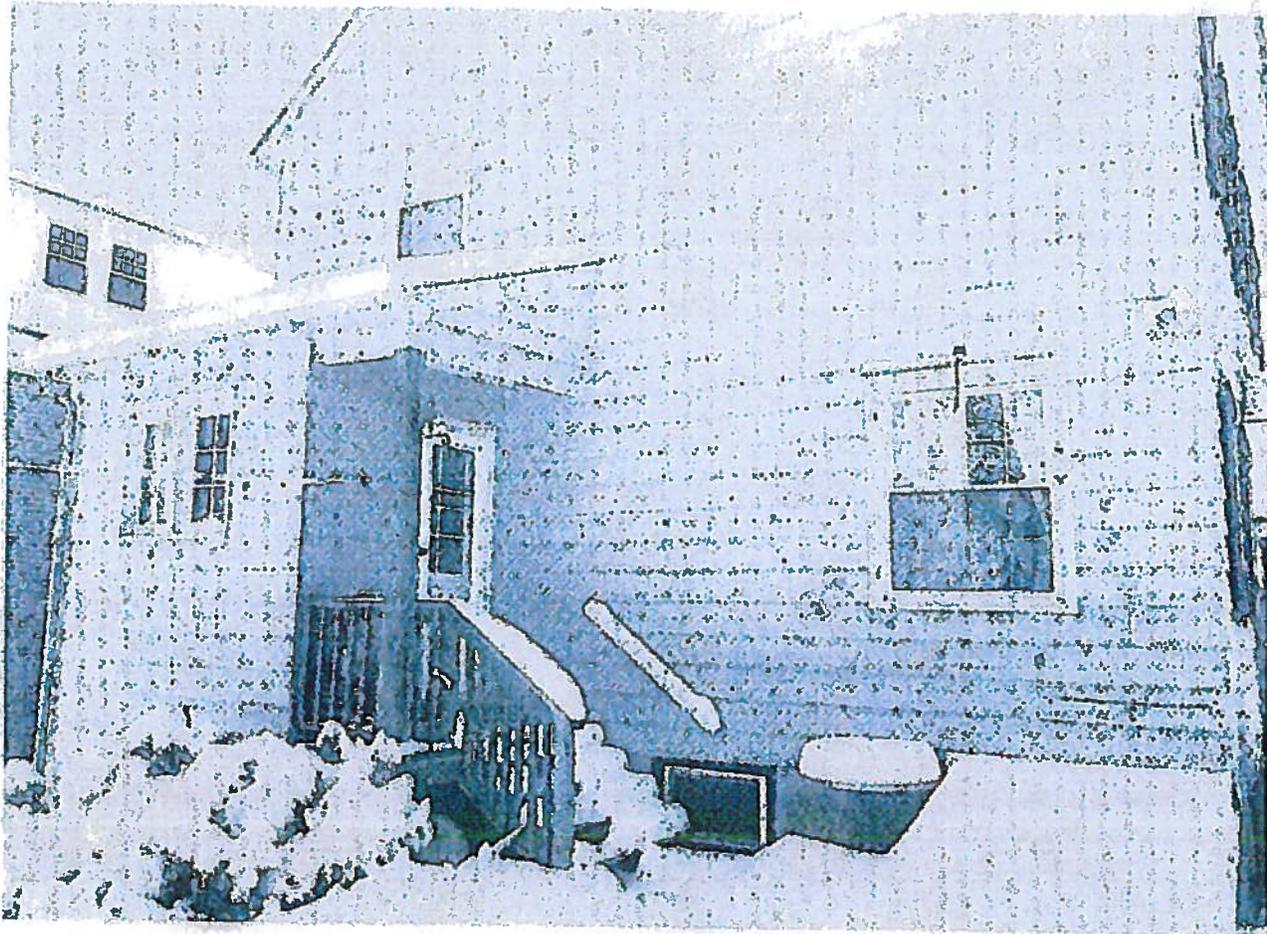
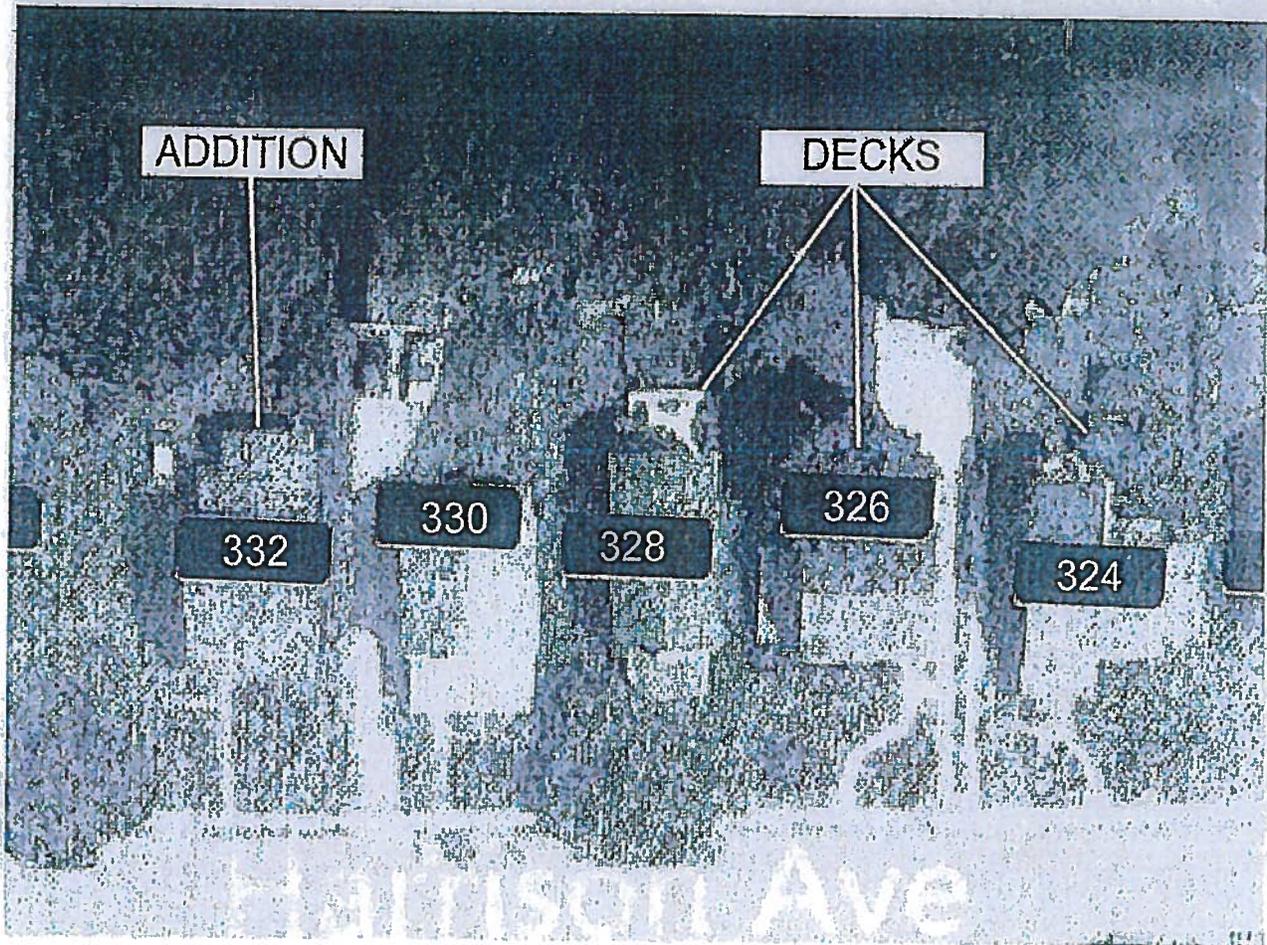


THIS AREA WILL BE OPEN DECK AREA

- 216 SF TOTAL IMPERVIOUS ADDED
- 258 SF NEW IMPERVIOUS
- REMOVE 6x7 CONCRETE 42 SF OLD IMPERVIOUS
- COVERED DECK 258 SF
- OPEN DECK 105 SF
- TOTAL 363 SF NEW BUILD

ENTIRE AREA TO BE COVERED INCLUDING EXISTING OPEN/ENCLOSED PORCHES





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March 5, 2015

To whom it May Concern,

I am the neighbor of  
Jon and Kari Owens. They  
have shared their plan  
about the enclosed porch.  
I am aware of what they  
want to do with their home,  
and I have no objection  
to their plan.

Dolores Jukes  
332 Harrison Avenue  
Glenside, Pa 19038

**Richard B. Atkinson  
Linda Warner  
328 Harrison Avenue  
Glenside, PA 19038  
215-885-1599**

March 5, 2015

To Whom It May Concern:

Jono and Kari Owens are our next door neighbors. They discussed the plans that they are considering to put an enclosed porch on the back of their home. We reviewed the drawings and plot plan with them. It is so nice to have neighbors like them who are so considerate and thoughtful. We are happy that they are planning to improve their home. We have absolutely no problem with their plans. If any further information is required, we will be happy to provide it.

Sincerely,

  
Richard B. Atkinson

  
Linda Warner

**PLANNING COMMISSION**

**MINUTES**

**DATED**

**MARCH 23, 2015**

A regular meeting of the Planning Commission was held this evening at the Township Administration Building. The following Planning Commission members were present: Chairman Thomas Cross, Eric Leighton, Tom DiBenedetto, Sheila Perkins, Bill Winneberger and Irwin Goldfarb. Also present were Brian Olszak, County Planner, Henry Sekawungu, Director of Planning & Zoning and Robert Habgood, Assistant to the Planning & Zoning Director.

Mr. Cross called the meeting to order at 7:30 p.m.

1. **Acceptance of minutes of the Planning Commission meeting dated February 23, 2015.** Mr. Cross motioned to accept the minutes. Mr. Winneberger seconded and the motion passed unanimously.
2. **Review of Zoning Hearing Board Agenda for April 13, 2015.**

**APPEAL NO. 15-3510 (Continued):** Mr. Habgood updated the Planning Commission on this Appeal for the proposed group home at 333 Bent Road and the further request for a continuance.

Mr. Cross reaffirmed the Board's previous position of denial for this Appeal.

**APPEAL NO. 15-3514:** Mr. Habgood stated that this Appeal is for the construction of a 20' x 22' private detached garage on the right side of 7600 Spring Avenue, Elkins Park, PA to encroach within five (5) feet of the property line instead of the required ten (10) feet in the R-4 Residential Zoning District.

Mr. Darren Longden, owner of this property, was in attendance at the meeting and stated that he is proposing to place a single-car detached garage on the right side of the property as it is less visible in this location. He also stated that all other surrounding properties do have garages but his property does not.

Mr. Longden stated that the variance is for twenty-six (26) feet which would allow for a twenty (20) foot by twenty (20) foot garage and the remaining footage for a driveway.

Mr. Cross questioned the discrepancy in size of the proposed garage from what is being requested on the zoning hearing board application and what Mr. Longden was requesting at tonight's meeting. He asked Mr. Longden to have this decided before attending the Zoning Hearing Board meeting.

Discussion followed with respect to the proposed garage and distance to the existing dwelling, right side property line and elevation of same.

Mr. Longden was advised that he may want to have pictures of similar garages in his neighborhood, a new site plan showing the trees on the property, including location of the neighbor's dwelling with respect to the location of his proposed garage and the letters

from his neighbors in support of his application before attending the Zoning Hearing Board (ZHB).

Mr. Cross asked if there were any other comments or questions and upon receiving none, Mr. Winneberger made the motion to recommend approval with no conditions. Mr. DiBenedetto seconded and the motion passed unanimously.

**APPEAL NO. 15-3515:** Mr. Habgood stated that this Appeal is to allow for the construction of a second monument sign at 1235 Ashbourne Road (Brookview Apartments) Elkins Park, PA of 19.6 sq. ft., in the front yard of the corner property in the M-2 Multiple Dwelling Zoning District.

Mr. Bernard Brown, applicant and representative of Eagle Rock Management Company, was in attendance at the meeting.

Discussion followed with respect to the location, materials to be used, landscaping and illumination of the proposed sign.

Mr. Cross asked if there were any other comments or questions and upon receiving none, Mr. Winneberger made the motion to recommend approval with no conditions and Ms. Perkins seconded the motion and the motion passed unanimously.

**APPEAL NO. 15-3516:** Mr. Habgood stated that this Appeal is for the existing dwelling located at 525 Spring Avenue, Elkins Park, PA to be used as a professional law office with an accessory use as a Certified Public Accountant (CPA). Additionally, to allow a home business to have a freestanding sign in a residential district and to allow for parking of the home business to be in the front yard in the R-4 Residential Zoning District.

Mr. Lee, applicant and owner for this property was in attendance at the meeting. He stated that as an attorney, he represents clients in tax court, prepares estate planning and estate tax returns, prepares income tax returns and gives tax advice. The tax work is small and is therefore, only an accessory to the law practice.

He further stated that he has clients calling to ask where the office is located and feels the sign would help identify the property for clients. The proposed location of the sign is to be on the southwest corner of the property.

Discussion followed with respect to the proposed home business for an attorney with an accessory use as a CPA, the location of the sign with illumination for same, the location of the parking, landscaping around the parking area and how many vehicles would be using the parking.

Mr. Winneberger made the motion to recommend approval with no conditions. Ms. Perkins seconded and the motion passed unanimously.

**APPEAL NO. 15-3517:** Mr. Habgood stated that this Appeal is for the property at 330 Harrison Avenue, Glenside, PA to allow for the construction of an enclosed screened porch/deck along with a side open deck resulting in an increase in the building area, from 30% to 32.6%; to reduce side yard setback to from eight (8) feet to four (4) and a determination that there is no increase in the existing non-conforming side yard setback of the dwelling in the R-5 Residential Zoning District.

Mr. Jonathan Owens, applicant and owner of the property, was in attendance at tonight's meeting.

Discussion followed with respect to the proposed building coverage, setback and appearance of the proposed screened porch/deck.

Mr. Winneberger made the motion to recommend approval with no conditions. Mr. DiBenedetto seconded and the motion passed unanimously.

**3. Courtesy review of CTDA #15-04, Construction of a WaWa food market with gas pumps and a bus stop for the Wyngate Community, Route 309 & Limekiln Pike, Wyncote, PA 19095.**

The applicant was represented by Mr. Peter Friedman, Esq. and Mr. Joe Baron P.E.. Mr. Friedman provided a history on the process since the initial Zoning Hearing Board Application in 2013 and on the recent Stipulation Settlement Agreement. Mr. Baron presented a PowerPoint presentation preceded by a response to the staff review letter and the Montgomery County review letter. It was noted by Mr. Sekawungu that the Township Engineer is in the process of completing its review of the plans, which is why there is no review yet for the Planning Commission's meeting this evening; however, it is his understanding, there are many comments and concerns from the Township Engineer.

This current land development CTDA #15-04 seeks the subdivision of this area, with approximately 3.63 acres for the WaWa Food Market and the remaining 4.24 acres going to the Home Owners' Association. This parcel contains fifty percent (50%) green space. It will also contain the bus shelter which accommodates 15 children and whatever other amenities the association chooses to use it for.

The Stipulated Agreement includes the following:

- Access has been eliminated from Clubhouse Lane.
- MacDonald Avenue has been limited to only right turns out to exit from WaWa.
- The developer (GoodPro) has agreed to install freestanding monument signs to identify the Wyngate Development at MacDonald Avenue and Clubhouse Lane.
- GoodPro has also agreed to install directional signs to aid in eliminating traffic confusion.

- GoodPro has agreed to install, at its own expense, a three-sided bus shelter on the 4.24 acre parcel. Once installed, with paving, the association will take ownership.
- GoodPro has agreed to install shadowbox fencing along MacDonald Lane on the homeowners' side with the associated landscaping on the WaWa side.
- Good Pro has agreed to install a median strip on MacDonald Lane.
- GoodPro has agreed to contribute \$150,000 to the Community Association for their use.

Ms. Donna Powell, representing the Wyngate Homeowners' Association, was asked for input by Mr. Cross and she responded by thanking everyone involved and expressed appreciation on behalf of the Wyngate Homeowners' Association, and to the Township for caring about its residents. Mr. Sekawungu reiterated that the applicant did not have a review letter from the engineer as yet, and stated that the engineer's letter would probably have numerous technical comments that would need to be resolved prior to being placed on the upcoming Public Works Committee agenda.

Mr. Cross made a motion to approve the plan as submitted, subject to meeting all the Township concerns in the staff and Township Engineer's letter once that letter is received by the Township. Mr. Winneberger seconded the motion and the motion passed unanimously.

#### **4. Old Business**

Mr. Sekawungu advised that Ashbourne Meadows had postponed appearing before the Planning Commission as they wanted to resolve the extensive comments from the Township's Engineer Report as well as staff comments so as to have a cleaner presentation before the Township.

#### **5. New Business - None**

#### **6. Adjournment**

As there was no further business to discuss, Mr. Winneberger made the motion to adjourn. Mr. DiBenedetto seconded the motion and was passed unanimously. The meeting adjourned at 9:05 P.M.

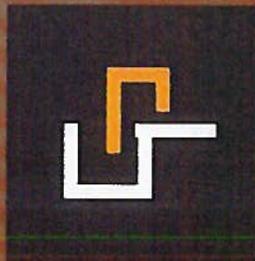


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Bryan Havir  
Township Manager

As per Susan Drucker

PROPOSED WAWA  
WYNCOTE, PA



# ORIGINAL PLAN



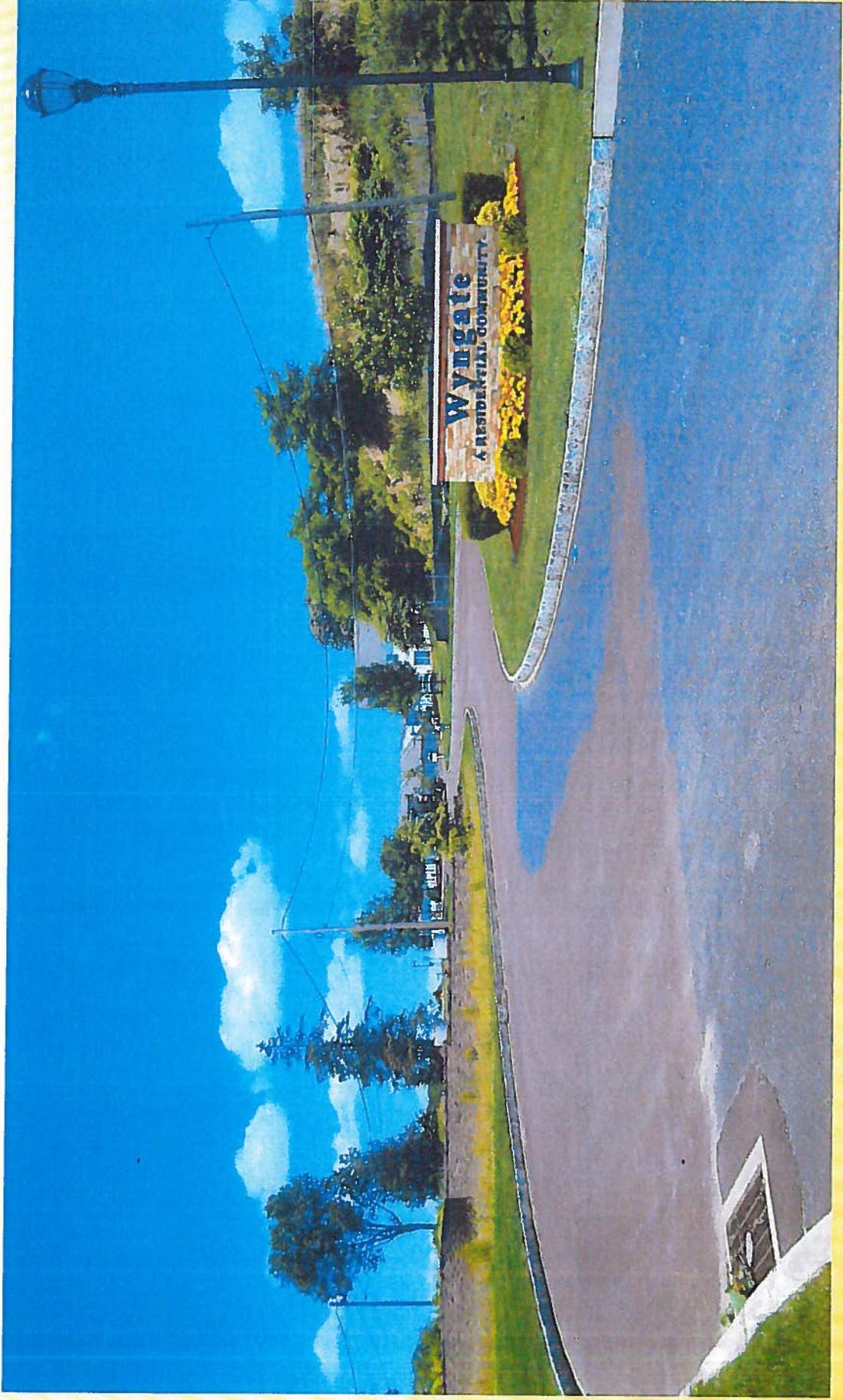




# STIPULATED AGREEMENT RENDERING



# PROPOSED WYNGATE SIGNAGE



# PROPOSED WYNGATE SIGNAGE





# WAWA TOPOGRAPHICAL PERSPECTIVE



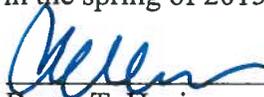
**REVIEW OF SELECT  
COMMITTEE MINUTES DATED  
MARCH 9 & 23, 2015**

The SELECT COMMITTEE held their meeting this evening at the Township Administration Building, 8230 Old York Rd, Elkins PA. The following Select Committee members were present: David Cohen, Bryan Havir, Brad Pransky, Ameer Farrell, Eric Leighton, Brian Olszak and Henry Sekawungu. Also present was Eric Jarrell with the Montgomery County Planning Commission. The Select Committee convened at 5:30 p.m., and continued with reviewing final proposed changes made by the County Planner based on input and discussions by the Committee during the last few months.

Highlights of this meeting included the below:

- Group home definition – It was agreed to eliminate this since it was addressed as part of the Family Definition.
- Treatment center - A use providing housing for specialized housing treatment and counseling. B. addiction to alcohol, controlled substance or illegal drugs. C. A type of mental illness or other behavior that causes a person to be a direct threat to themselves, other persons or property.
- Microbrewery/Micro distillery - Add Nano-brewery and Cider brewery.
- Livestock - add pigs.
- 14. Use A-16 Fowl/Poultry- no more than three birds per one acre. Eliminate geese from the definition. A-16i. No birds shall be allowed to range or shelter (remove or live), within the boundaries of Zone 1 or Zone 2 of the Riparian Corridor Conservation District. Eliminate (d). All shelters must be located at least 10 feet from the property line and any residence, and add it to (g). Shelters and fenced areas surrounding shelters, may only be located in the rear yard or side yard.
- Differentiate between Motel and Hotel use. The minimum stay should be not less than one day, and not more than 30 days.
- Restaurant uses would allow brewpubs as accessory uses. (Should be permitted anywhere where restaurants are permitted) M4 and LI would allow for the micro distillery and micro brewery uses.

The meeting adjourned at 7:06 p.m. with a recommendation still standing for a presentation to the Building and Zoning Committee in the spring of 2015.

  
\_\_\_\_\_  
Bryan T. Havir  
Township Manager

As per Henry Sekawungu

The SELECT COMMITTEE held their meeting this evening at the Township Administration Building, 8230 Old York Rd, Elkins PA. The following Select Committee members were present: David Cohen, Bryan Havir, Brad Pransky, Anee Farrell, Brian Olszak and Henry Sekawungu. Also present was Eric Jarrell with the Montgomery County Planning Commission. The Select Committee convened at 5:30 p.m., and continued with reviewing final proposed changes made by the County Planner based on input and discussions by the Committee during the last few months.

Some of the highlights of this discussion included the below:

- Campus development overlay  
Once a Campus Master Plan submitted by a University is approved as a Special Exception, any improvements would not require Zoning Hearing Board approval as long as they did not deviate from the approved Master Plan.
- Section 295-1901 applicability and 1902 clarification and that new schools would need to have 10 acres or more. (Case law does not require schools to get use variances but need to meet the under-laying zoning standards).
- MU3 discussion- clarity on Master Plan submission process and who the arbiter is of this process. The Master plan process should be part of the Land Development submission process. Remove (f) referencing Board of Commissioners from section 295-1502. Should be as part of a special exception review and approval process. Subsection 1 and 2 to remain for Section 295-1502 referencing approval of Master Plans by the Board of Commissioners, upon approval by the Township Engineer.
- Reduction of expiration period for zoning approval from 3 years to one year.
- Ensure that Fowl and poultry are only be permitted in residential districts without apartments.
- Class two mixed use section 295-1705 page 130, group 3: residential as listed - minimum percentage of building floor area reduction to 5%, and maximum 35% of building floor area.
- 295-188B general regulations preservation area definition to be added.
- As part of Accessory service station, can be added to supermarket retail stores.
- Remove billboards on buildings under section 295-1201.

A discussion followed on the next steps and it was agreed that copies of the November 2013 draft of the proposed Ordinance, a redlined version of the changes since then incorporating public comments, and a clean copy of the latest draft, be submitted to the Commissioners, shortly after the spring holidays. Additionally, it was agreed that the public would be provided with all the comments and responses, and would be posted on the Township website prior to a presentation with the overview of the final version by the County Planning Commission and Select Committee at the May 2015 Building and Zoning Committee.

The meeting adjourned at 7:15 p.m.



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Bryan T. Havir  
Township Manager

As per Henry Sekawungu

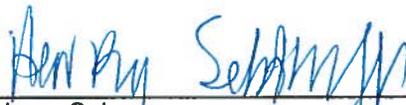
**BUILDING INSPECTOR'S  
REPORT  
FOR MARCH, 2015**

March 23, 2015

COMMISSIONERS OF CHELTENHAM TOWNSHIP  
ELKINS PARK, PA 19027

COMMISSIONERS OF CHELTENHAM TOWNSHIP  
REPORT OF THE BUILDING INSPECTOR FOR MARCH, 2015

	# PERMITS	TOT. FEES	\$ VALUE
RESIDENTIAL			
RENOVATIONS / ALTERATIONS	40	4,588	229,400
MULTI-FAMILY			
RENOVATIONS / ALTERATIONS	4	1,670	83,500
COMMERCIAL			
RENOVATIONS / ALTERATIONS	6	5,555	277,750
INSTITUTIONAL			
RENOVATIONS / ALTERATIONS	0	0	0
FENCE	4	155	155
MARCH, 2015	54	11,968	590,805
MARCH, 2014	61	29,053	1,452,650
YEAR-TO-DATE 2015	135	58,009	2,956,039
TOTAL 2014	889	242,178	13,037,971
<hr/>			
HEATING & AIR CONDITIONING			
MARCH, 2015	10	1,910	95,500
MARCH, 2014	10	3,384	169,200
YEAR-TO-DATE 2015	23	6,049	397,951
TOTAL 2014	115	32,826	1,637,850
<hr/>			
ELECTRICAL			
MARCH, 2015	11	2,005	100,250
MARCH, 2014	10	2,140	107,000
YEAR-TO-DATE 2015	28	7,610	480,750
TOTAL 2014	147	42,731	2,136,550
<hr/>			
PLUMBING			
MARCH, 2015	8	1,775	88,750
MARCH, 2014	15	3,315	165,750
YEAR-TO-DATE 2015	28	6,308	404,150
TOTAL 2014	161	36,262	1,778,793
<hr/>			
FOG PERMITS, MARCH, 2015	2	1,000	1,000
GRADING PERMITS, MARCH, 2015	0	0	0

  
Henry Sekawungu  
Director - Planning and Zoning

**REVIEW OF  
ZONING HEARING BOARD  
DECISIONS**

**IN AND BEFORE THE ZONING HEARING BOARD  
OF CHELTENHAM TOWNSHIP, PENNSYLVANIA**

**IN RE: Application of Bethel Deliverance International Church, Inc.**

**NO. 15-3511**

**ORDER**

AND NOW, this                      day of                      , 2015, upon consideration of the application of Bethel Deliverance International Church, Inc., for the property located at 2925 W. Cheltenham Avenue, Wyncote, PA, Applicant's request for a variance from Section 295-117, Use Regulations, to use the existing building as a school is granted, and the Board found that there is ample (more than required) parking on site.

All material representations made by the applicant on the record at the hearing shall be treated as conditions of the grant and be binding on the applicant. Material representations include, but are not limited to, lighting, size of buildings, construction material and grading. During any subsequent land development/subdivision process, the Board of Commissioners may require or allow changes to these representations.

All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the Applicant, unless inconsistent with any specific conditions imposed by this Board, in which case the specific conditions shall take precedence.

The property involved is 2925 W. Cheltenham Avenue, Wyncote, PA and is located in the Class C-3 Zoning District.

CHELtenham TOWNSHIP ZONING HEARING BOARD

---

AMEE FARRELL, CHAIRPERSON

---

PETER R. LABIAK, BOARD MEMBER



All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the Applicants, unless inconsistent with any specific conditions imposed by this Board, in which case the specific conditions shall take precedence.

The property involved is 504 Plymouth Road, Glenside, PA 19038 and is located in the R-4 Residential District.

CHELtenham TOWNSHIP ZONING HEARING BOARD

---

AMEE FARRELL, CHAIRPERSON

---

PETER R. LABIAK, MEMBER



any subsequent land development/subdivision process, the Board of Commissioners may require or allow changes to these representations.

All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the Applicants, unless inconsistent with any specific conditions imposed by this Board, in which case the specific conditions shall take precedence.

The property involved is 6 Royal Avenue, Glenside, PA 19038 and is located in the R-3 Residential District.

CHELtenham TOWNSHIP ZONING HEARING BOARD

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AMEE FARRELL, CHAIRPERSON

---

PETER R. LABIAK, MEMBER

**RECOMMENDATION TO AWARD  
PERMITTING SOFTWARE TO  
CARRIGAN GEO**

# Township of Cheltenham

Montgomery County, Pennsylvania

## Board of Commissioners

Harvey Portner, *President*  
Morton J. Simon, Jr., *Vice President*  
Baron B. Holland  
Charles D. McKeown  
Daniel B. Norris  
Ann L. Rappoport  
J. Andrew Sharkey



Administration Building  
8230 Old York Road  
Elkins Park, PA 19027-1589

Phone: 215 887-1000  
FAX: 215 887-1561  
[www.cheltenhamtownship.org](http://www.cheltenhamtownship.org)

Township Manager  
Bryan T. Havir

## MEMORANDUM

TO: Bryan T. Havir,  
Township Manager

FROM: Henry Sekawungu /H.S.  
Director of Planning and Zoning

RE: Planning and Zoning Permitting Software Proposal (RFP) Responses

DATE: March 24, 2015

In an effort to improve the efficiency and accuracy of the Planning and Zoning Department operations, Request for Proposals (RFP's) for Permitting and Notification Software were circulated last year. Five (5) firms responded with the following summarized results:

	Name and Address	Cost	Yearly Maintenance Fee
1.	Freedom Systems, 2550 Eisenhower Avenue Norristown, PA 19403	\$26,869.00	\$2,399.00 for 10 users.
2.	Citizenserve, 1101 E Warner Rd, Suite 160 Tempe, Arizona 85284	\$21,000.00	\$15,000.00 for 10 users.
3.	Carrigan GEO Services, Inc. 168 West Ridge Pike, Suite 113, 1 <sup>st</sup> flr. Limerick, PA 19468	\$52,140.00	\$2,350.00 for unlimited users.
4.	TETRA Strategic Communications, P.O. Box 8876 Elkins Park, PA 19027	\$150,000.00	\$24,000.00 per year.
5.	Tyler technologies, EnerGov Solution, 2160 Satellite Blvd, STE 300, Duluth, GA 30097	\$169,795.00	\$1,885.00 monthly cost per user.

The above firms were invited to present an overview of their software to members of the Administration, Police Department, Public Works, Fire Department and Planning and Zoning Department.

Freedom Systems of Eagleville, PA and Carrigan Geo Services of Limerick, PA., had an opportunity to make additional presentations to select staff, and based on the review of software packages, it was apparent that Freedom Systems was more of an accounting-based software, whereas Carrigan GEO is specific to the permitting needs of the Planning and Zoning Department. Township staff collectively recommends awarding this contract to Carrigan GEO Services, 168 West Ridge Pike, Suite 113, 1<sup>st</sup> Flr, Limerick, PA 19468, in the amount of \$52,140.00. This recommendation is based on the following criteria:

- Specific needs of the Township Planning and Zoning Department related to efficiency and effectiveness in executing tasks that include citizen requests.
- Electronic permitting, record keeping, property tracking and neighbor notifications, including violation notices and pictures.
- Unlimited number of users within the organization with controlled access.
- Mobile access, versatility, superior interface and platform.
- Provide efficiency within the department (replaces the outdated MEA real estate data program we are using now).
- All property data of tax parcels and permits will be computerized on GIS based software.
- Allows for future interface of collection of fees with Accounting Department once additional module is purchased next year.
- Overlays will show where buildings are located, property lines, Zoning district boundaries, floodplains and BHAR district boundaries, and will also allow for custom map layers using data from the system.
- Streamlining of service requests by the different departments in the Township that include PA one-call, right to know requests and resident complaints.
- Other Townships that use this software include the following:
  - The Borough of Pottstown
  - Lower Pottsgrove Township
  - Lower Providence Township
  - Worcester Township
  - Municipality of Norristown
  - Skippack Township
  - Limerick Township
  - Hatfield Township
  - Montgomery Township

cc: Alyson Elliot, Assistant Township Manager  
Bruce Rangnow, Finance Director\*  
John Norris, Police Chief\*  
Joseph O'Neill, Fire Marshal\*  
Mike Fleming, Public Works Coordinator\*  
\*Sent via email.