

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.

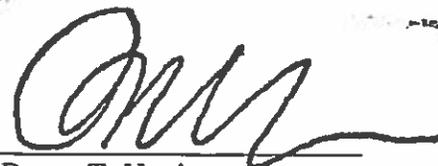
BUILDING AND ZONING COMMITTEE

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, July 1, 2015
8:00 PM
Curtis Hall**

AGENDA

1. Action on Zoning Hearing Board Agenda items for July 13, 2015 and July 21, 2015 (See attached).
2. Receipt of the Planning Commission Meeting Minutes dated June 22, 2015 (See attached).
3. Receipt of the Select Committee Meeting Minutes dated June 8, 2015 (See attached).
4. Review of the Economic Development Task Force Recommendations for issuance of Certificates of Appropriateness for New Signage.
5. Review of Amendment to Sign Ordinance Sections §295-197.B.(1) and §295-197.E. (See attached).
6. Review of Transient Vendor Draft Ordinance Changes (See attached).
7. Report of the Building Inspector for June, 2015 (See attached).
8. Review of Zoning Hearing Board decisions (None).
9. Old Business.
10. New Business.
11. Citizens' Forum.
12. Adjournment.



Bryan T. Havir
Township Manager

**Review of the
Zoning Hearing Board Agenda
for July 13, 2015
at 7:30 p.m.**

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 1777 E. Willow Grove Avenue, Laverock, PA 19038 will be reviewed by the following Committees which will offer recommendations to the Zoning Hearing Board:

- a. **Cheltenham Township Planning Commission on Monday, June 22, 2015, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.**
- b. **Cheltenham Township Building and Zoning Committee on Wednesday, July 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, July 13, 2015, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 15-3521: Appeal of Hansen-Lloyd, L.P., owners of the premises known as 1777 E. Willow Grove Avenue, Laverock, PA 19038 from the Decision of the Zoning Officer for the following Zoning Relief in order to allow for the construction of eight (8) buildings each four (4) stories, for Age-Restricted Housing and one (1) Clubhouse on approximately 9.8 acres in the R-3 Residential Zoning and Age Restricted Overlay Districts:

- a.) A Special Exception from Section 295-242.B.1., use regulations, to allow for an age-restricted development.
- b.) A Special Exception from Section 295-242.B.3., use regulations, to allow for a clubhouse.
- c.) A determination that the Township boundary line is not a property line subject to setback requirements, and in the alternate, a variance from Section 295-244, performance standards, to allow for a rear yard setback of 38' instead of the required 50'.
- d.) A determination that the Township boundary line is not a property line subject to parking setback requirements, and in the alternate, a variance from Section 295-244, performance standards, to allow for a parking setback of 0' instead of the required 50'.
- e.) A determination that the Preservation Overlay District does not apply to this development per section 295-187B District established, of Article XXIV of the Preservation Overlay District.
- f.) A determination that no additional parking spaces are required for the employees & clubhouse use and that no variance is required for resident amenities.

The above applications, including site plans, are 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 five (5) days prior to the meeting.

**ZHB #15-3521
Zoning Officer**

1777 E. Willow Grove Avenue

See Springfield Block 66 Unit 6

275 AC

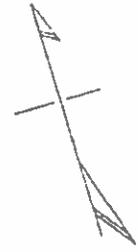
See Springfield Block 66 Unit 7

NEWBOLD

COBDEN RD

WILLOW GROVE

CHELTENHAM TOWNSHIP
MONTG. CO.
REAL ESTATE REGISTRY
BLOCK 109
SCALE 2" = 100'



1095

EXHIBIT A

ADDENDUM TO ZONING HEARING BOARD APPLICATION OF HANSEN-LLOYD, L.P. FOR THE PROPERTY LOCATED ON WILLOW GROVE AVENUE

I. BACKGROUND.

Hansen-Lloyd, L.P. ("Applicant") is the owner of a 43 +/- acre tract of land in Springfield and Cheltenham Townships (the "Property") with frontage on Willow Grove Avenue in Cheltenham Township and adjacent to Route 309. Approximately 9.8 acres of the Property are in Cheltenham Township ("Cheltenham Property"). The balance is in Springfield Township. A greenhouse is one-half in Cheltenham Township and one-half in Springfield Township. The Cheltenham Property contains one additional structure.

On December 23, 2008, Applicant filed a Mandatory Illustrative Tentative Sketch Plan in Cheltenham Township to create an age-restricted multi-dwelling development on 11 +/- acres of the Property with 8 four-story buildings containing 27 units per building for a total of 216 age-restricted units pursuant to Cheltenham Township's Age-Restricted Overlay District. The occupants would be limited to those 62 years of age or older. The Township assigned Number 08-12 to the Mandatory Illustrative Tentative Sketch Plan.

388 parking spaces are proposed both at ground level under the buildings and on the surface in compliance with the Zoning Code. A 2,400 square foot community building is located in the center of the development. The proposed development has 1,450 feet of frontage along Willow Grove Avenue, a state road, satisfying the Age-Restricted Overlay District's requirement of a minimum of 750 feet of frontage on a state road.

The Cheltenham Township Age-Restricted Overlay District was repealed in 2010 subsequent to Applicant's submission of its Mandatory Illustrative Tentative Sketch Plan on December 23, 2008. The Applicant's Mandatory Illustrative Tentative Sketch Plan vested prior to the Age-Restricted Overlay District's repeal and is subject to the ordinances in effect as of December 23, 2008.

II. REQUESTS FOR RELIEF.

A. Special Exception Pursuant to the "Age-Restricted Overlay District" Section 295-242.B.1. To permit an age-restricted development.

B. Special Exception Pursuant to the "Age-Restricted Overlay District" Section 295-242.B.3. To permit a club house.

C. Confirmation/Interpretation and in the Alternative, a Variance – Steep Slopes. All Steep Slopes on the Property are manmade and not subject to the Steep Slope Requirements. Applicant's Mandatory Illustrative Tentative Sketch Plan was filed with the Township on December 23, 2008. Then Township Engineer David Lynch's review of the Sketch Plan Application dated January 14, 2009 stated that a variance was needed from the requirements of

the Steep Slope Conservation District per Section 295-167. An Ordinance adopted on December 16, 2008 prior to Applicant's filing its Mandatory Illustrative Tentative Sketch Plan revised the Township's Steep Slope Requirements. Applicant requests confirmation that the Plan is in compliance with the Township Steep Slope requirements. Applicant, contemporaneously with the filing of this Application, submitted a letter dated May 21, 2015 to the Township Engineer requesting an exception/exemption pursuant to Section 295-164.B. from any Steep Slope Requirements since all slopes are manmade. The Township Engineer has confirmed that the Steep Slopes are manmade for an alternate plan previously submitted to the Township Engineer. In the alternative, Applicant requests a variance from Section 295-167 to allow the construction of free-standing structures, buildings and retaining walls, internal access ways, driveways, parking areas, sanitary sewers, storm water management facilities, other underground utilities and landscaping in areas designated as having steep slopes.

D. Confirmation/Interpretation and in the Alternative, a Variance – The Township's Boundary Line Is Not a Property Line. The property is located in both Cheltenham and Springfield Townships and owned by the Applicant. Applicant requests confirmation that the Township boundary line does not create a property line from which setbacks would be required. In the alternative, Applicant requests a variance from Section 295-244 requiring a 55 foot setback for a building where the Applicant's setback is 40 feet and Section 295-244 requiring a 50 foot setback for parking where the Applicant shows no setback.

E. Confirmation/Interpretation and in the Alternative, a Variance from the Requirements of Article XXIV, the Preservation Overlay District. Pursuant to Section 295-241 of the Age-Restricted Overlay District and Section 5 of Ordinance 2154-08, the requirements of the Preservation Overlay District do not apply to the proposed age-restricted development since they conflict with the Age-Restricted Overlay District. In addition, the proposed age restriction is 62 years and over. Section 295-187.B. exempts multiple-dwelling housing for the elderly from the requirements of the Preservation Overlay District. "Multiple-Dwelling Housing for the Elderly" is defined in Section 295-2 as "Housing communities consisting of dwellings with each unit occupied by individuals 62 years of age or older."

III. BASIS FOR RELIEF PURSUANT TO SECTION 295-209 "CRITERIA FOR GRANTING SPECIAL EXCEPTIONS AND VARIANCES."

A. The allowance of the special exception and any variances will not be contrary to the public interest.

B. They will not adversely affect the public health, safety and welfare due to changes in traffic conditions, drainage, air quality, noise levels, natural features of the land, neighborhood property values and neighborhood aesthetic characteristics.

C. The required parking is provided.

D. The logical, efficient and economical extension or provision of public services and facilities such as public water, sewers, refuse collection, police and fire protection and public schools shall not be adversely affected.

E. The public health, safety, morals or welfare will not be adversely affected.

F. The proposed use will not substantially injure or detract from the use of neighboring property or from the character of the neighborhood and the use of the property adjacent to the Property will be adequately safeguarded.

G. The proposed use will be consistent with the logical, efficient and economical extension of the public services and facilities within the Township including police and fire protection.

H. The allowance of the special exception and the other relief requested is in accordance with the goals and objectives of the Cheltenham Township Comprehensive Plan, particularly for the Housing Goals and Objectives to “maintain and enhance the Township’s diverse housing stock” and “encourage age-defined and retirement housing in appropriate areas.”

I. The variances will represent the minimal variances necessary.

J. The variances requested are *de minimus*.

IV. APPLICATION EXHIBITS.

A. Addendum

B. Deed

C. Photographs of Existing Buildings

D. Zoning Hearing Board Application Plan Set consisting of 14 sheets dated December 19, 2008, last revised January 22, 2015 entitled “Laverock Zoning Hearing Board Application Plans,” including, but not limited to:

1. Aerial Photograph Plan (Sheet 1)

2. Existing Features and Tract Composition Plan (Sheet 2)

3. 2008 Mandatory Illustrative Tentative Sketch Plan (Sheet 14)

4. Steep Slope Plans (Sheets 4 and 5)

E. Alternate Plan Steep Slope Analysis dated December, 2012 with the Township Engineer’s January 21, 2015 Letter

F. Steep Slope Analysis dated May, 2015

G. Steep Slope Letter to Township Engineer dated May 21, 2015

H. Traffic Study dated May, 2015

I. Architectural Plans dated August 19, 2013

J. Architectural Color Rendering

- K. Storm Water Management Report dated May, 2015
- L. Sanitary Sewer Report dated May, 2015
- M. Erosion and Sedimentation Control Report dated May, 2015
- N. Fiscal Impact Study dated January 19, 2015



Picture of existing building



Picture of existing building



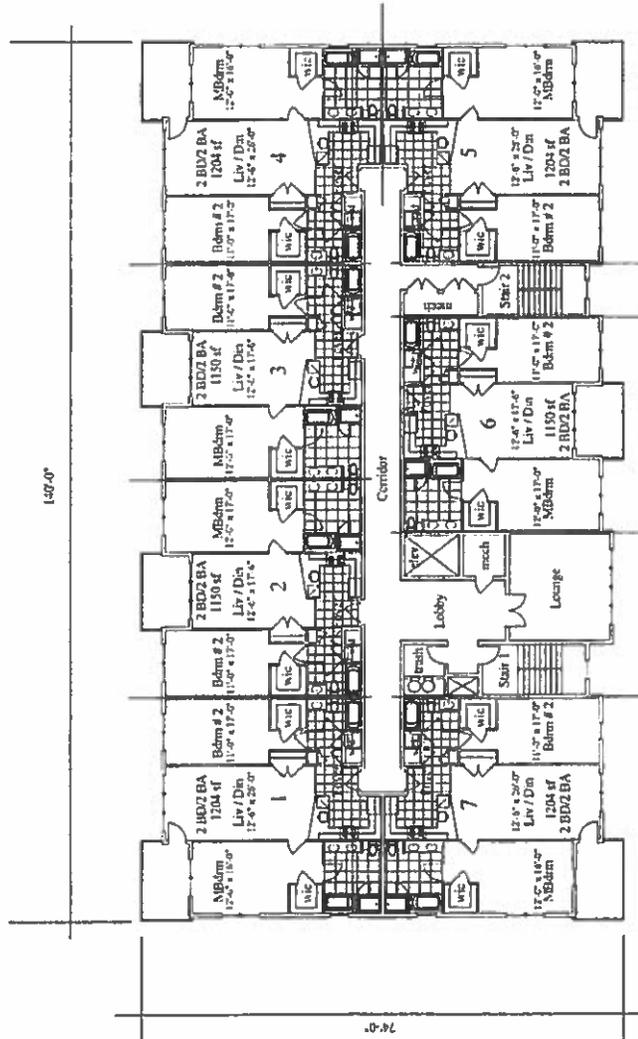
Picture of Existing building



Picture of existing wall

BUILDING DATA

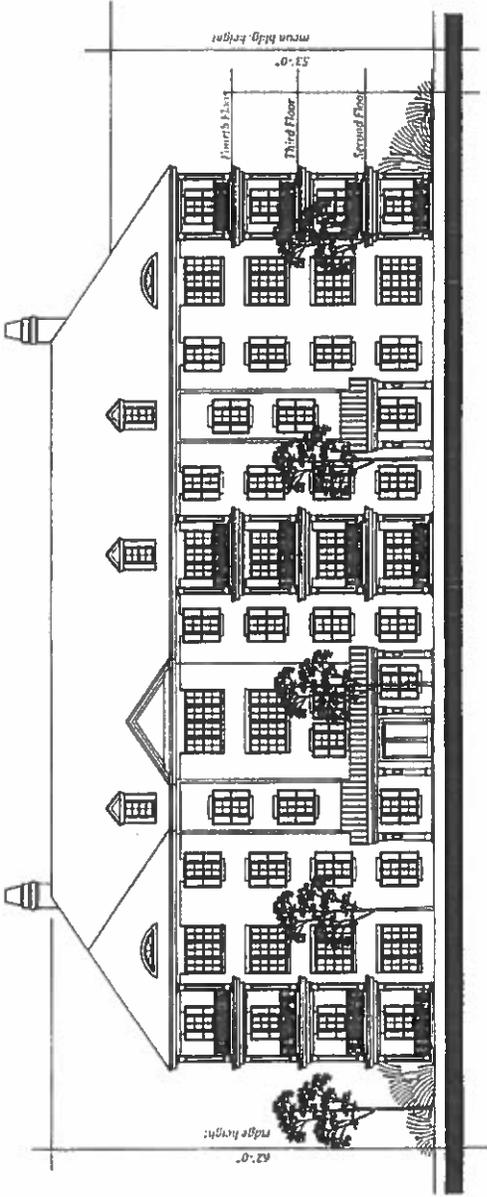
Floor	Units
First Floor	6
Second Floor	7
Third Floor	7
Fourth Floor	7
Total	27



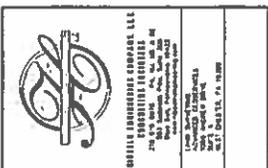
Typical Floor / Second, Third and Fourth

Lavretack
 Springfield and Chestnut Townships
 Montgomery County, Pennsylvania
 Hansen-Lloyd, L.P.

Project Name	
Client	
Location	
Architect	
Date	
Scale	
Sheet No.	
Total Sheets	
Drawn By	
Checked By	
Approved By	



Front Elevation



LAYER ROCK APPLICATION PLAN
HANSEN - LLOYD, LP.
 SPRINGFIELD AND CHELTENHAM TOWNSHIPS
 MONTGOMERY COUNTY, PENNSYLVANIA

NO.	DATE	DESCRIPTION
1	10/15/11	PRELIMINARY PLAN
2	11/15/11	FINAL PLAN

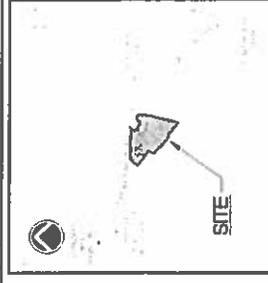
EXISTING FEATURES AND TRACT COMPOSITION PLAN

LAYER ROCK ZONING HEARING BOARD APPLICATION PLAN

PROPOSED 600,000 SQ. FT. TRACT

SCALE: 1" = 100' 2" = 200'

GRAPHIC SCALE



SITE LOCATION MAP 1" = 2,000'

SITE STATISTICS SPRINGFIELD TOWNSHIP

- 1. TOTAL AREA: 1,000 AC.
- 2. TOTAL AREA: 1,000 AC.
- 3. TOTAL AREA: 1,000 AC.
- 4. TOTAL AREA: 1,000 AC.
- 5. TOTAL AREA: 1,000 AC.
- 6. TOTAL AREA: 1,000 AC.
- 7. TOTAL AREA: 1,000 AC.
- 8. TOTAL AREA: 1,000 AC.
- 9. TOTAL AREA: 1,000 AC.
- 10. TOTAL AREA: 1,000 AC.

SITE STATISTICS CHELTENHAM TOWNSHIP

- 1. TOTAL AREA: 1,000 AC.
- 2. TOTAL AREA: 1,000 AC.
- 3. TOTAL AREA: 1,000 AC.
- 4. TOTAL AREA: 1,000 AC.
- 5. TOTAL AREA: 1,000 AC.
- 6. TOTAL AREA: 1,000 AC.
- 7. TOTAL AREA: 1,000 AC.
- 8. TOTAL AREA: 1,000 AC.
- 9. TOTAL AREA: 1,000 AC.
- 10. TOTAL AREA: 1,000 AC.

GENERAL NOTES

1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS IN CONFORMANCE WITH THE ZONING REGULATIONS.
2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS IN CONFORMANCE WITH THE ZONING REGULATIONS.
3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS IN CONFORMANCE WITH THE ZONING REGULATIONS.
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10. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS IN CONFORMANCE WITH THE ZONING REGULATIONS.

SURVEYOR'S CERTIFICATION

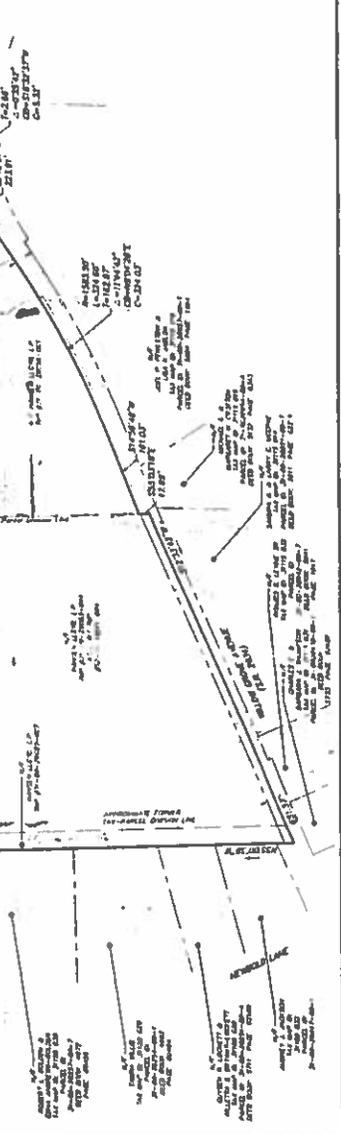
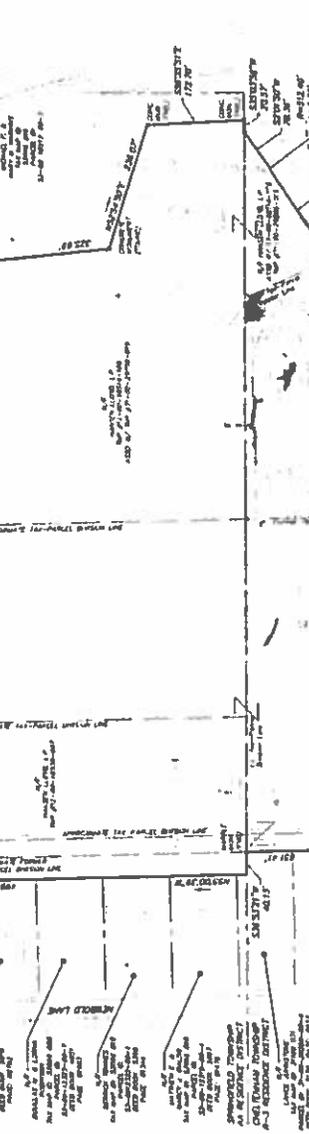
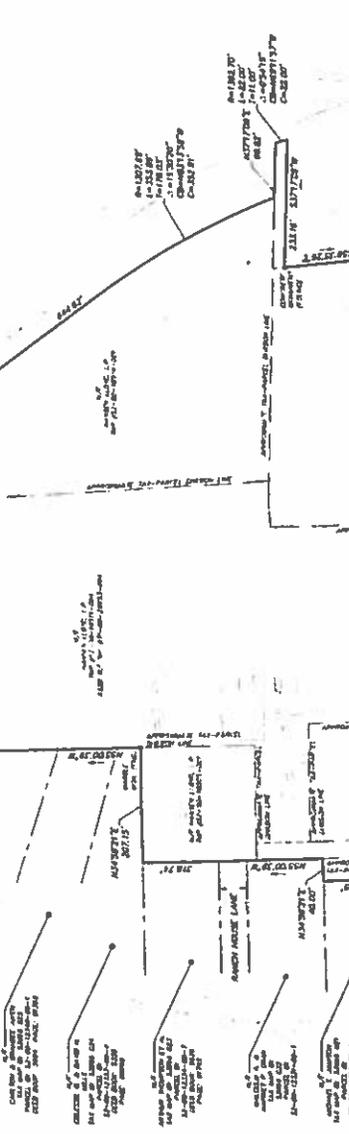
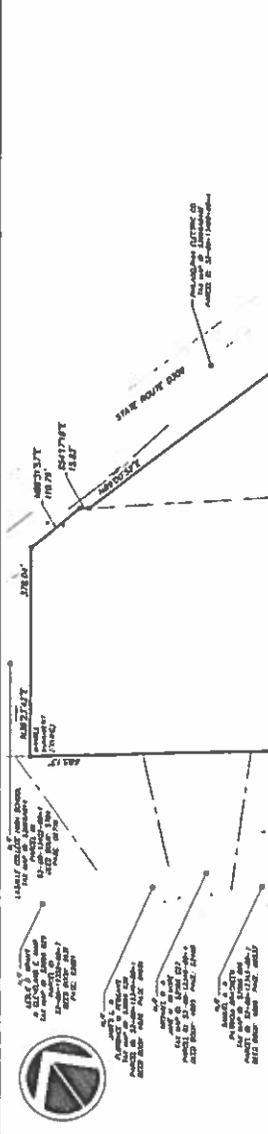
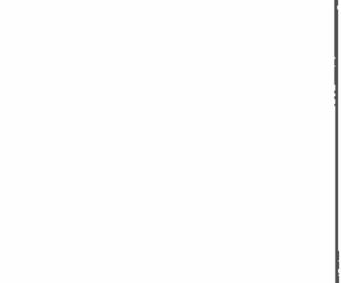
I, the undersigned, being a duly licensed and qualified surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the applicant, and that the same is in accordance with the laws and regulations of the State of Pennsylvania.

DATED: 10/15/11

BY: [Signature]

LEGEND

- 1. PROPERTY LINE
- 2. ADJACENT PROPERTY LINE
- 3. ADJACENT PROPERTY LINE
- 4. ADJACENT PROPERTY LINE
- 5. ADJACENT PROPERTY LINE
- 6. ADJACENT PROPERTY LINE
- 7. ADJACENT PROPERTY LINE
- 8. ADJACENT PROPERTY LINE
- 9. ADJACENT PROPERTY LINE
- 10. ADJACENT PROPERTY LINE



**Review of the
Zoning Hearing Board Agenda
for July 21, 2015
at 7:00 p.m.**

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 827 Glenside Avenue, Wyncote, PA 19095 will be reviewed by the following Committees which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, June 22, 2015, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.
- b. Cheltenham Township Building and Zoning Committee on Wednesday, July 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 Tuesday, July 21, 2015, at 7:00 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

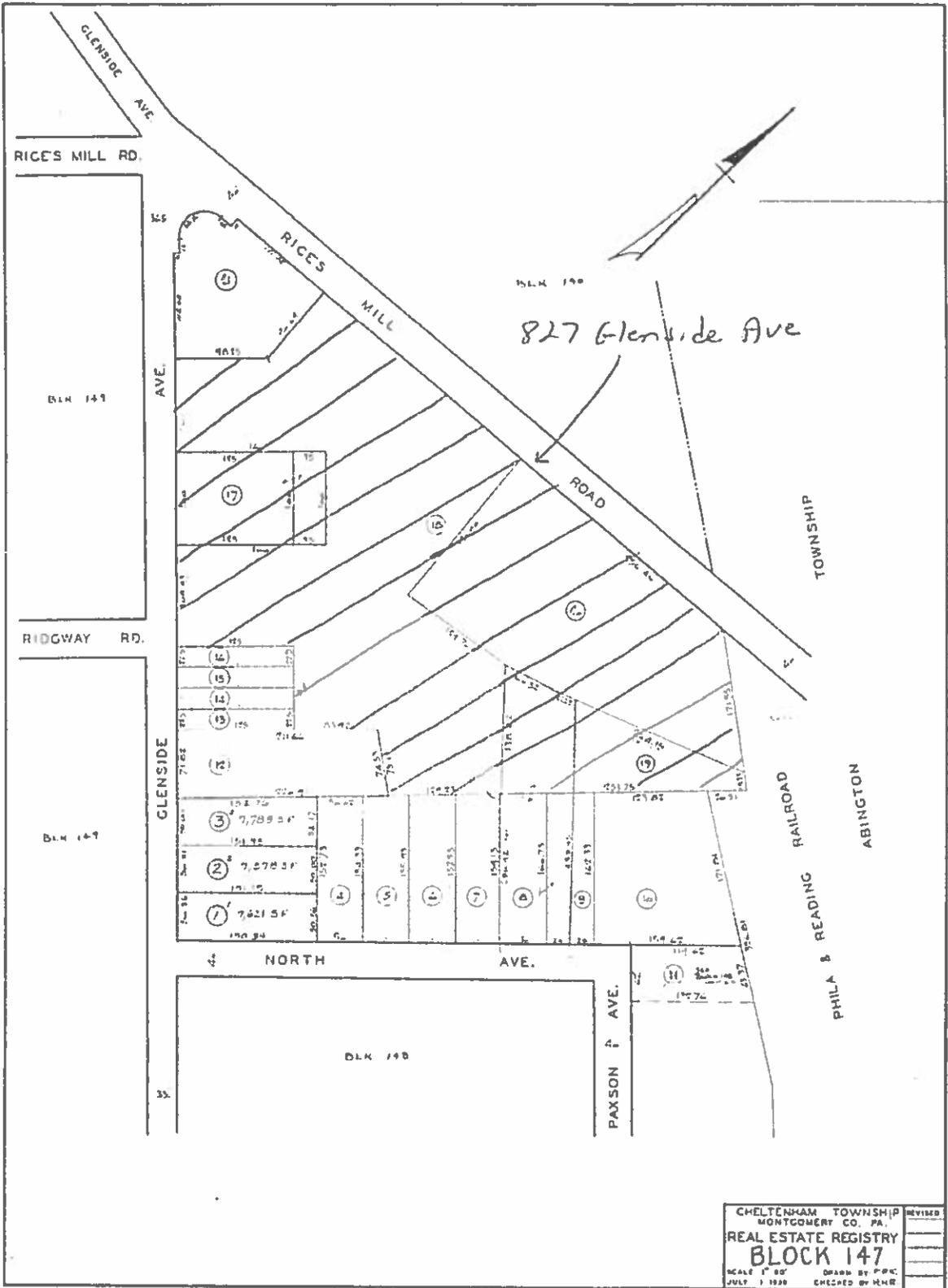
APPEAL NO. 15-3522: Appeal of Midgard Properties, owner of the premises known as 827 Glenside Avenue, Wyncote, PA 19095 from the Decision of the Zoning Officer for the following Zoning Relief in order to for the erection of two non-illuminated monument signs along the same street frontage in place of the existing freestanding sign in the G Manufacturing and Industrial Zoning District:

- a.) A variance from Section 295-197.B.(1), industrial district, to allow for the erection of two monument signs; one sign 10.5' H. x 6' W. and the other 6.8' H. x 4.8' W. in place of the required one sign, 6' high and 20 sq. ft. maximum sign height and area per property
- b.) A determination that no variance is required for the signs to be installed within the 100 year floodplain and that the signs do not obstruct floodwaters.

The above applications, including site plans, are 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 five (5) days prior to the meeting.

**ZHB #15-3522
Zoning Officer**



CHELTENHAM TOWNSHIP
 MONTGOMERY CO., PA.
 REAL ESTATE REGISTRY
BLOCK 147
 SCALE 1" = 50' DRAWN BY T.P.P.C.
 JULY 1 1928 CHECKED BY M.H.R.



Pictometry Online 1.11.3

827 Glenville Ave Winnsboro, PA

Workspace

- Workspace (Author)
- Annotations
- Bookmarks
- Layers
- US Parcels

Properties

Name	Value
Search Accuracy PARCEL	

Pictometry View 827 Glenville Avenue



PTC ESTABLISHING
PROFESSIONAL TRAINING CENTER



PTC
ADMINISTRATIVE
OFFICES



827 WINDMILL COMMONS	BAUMICH PHOTO
ALPHA YOGA	CHRYLI PHARM
BLACKSTONE	BUYERS
CLIPPING	EVEREST REALTY
DEW CARE	RESEARCH
EMERGENCY	SERVICES
FOR ALL	MEMBERS
PROCESSES	MEMBERS
PTC	MEMBERS
INSTIT	MEMBERS



06/16/2015 16:11

Existing Signs 827 Glenside Avenue



827 WYNCOFF COVINGTONS

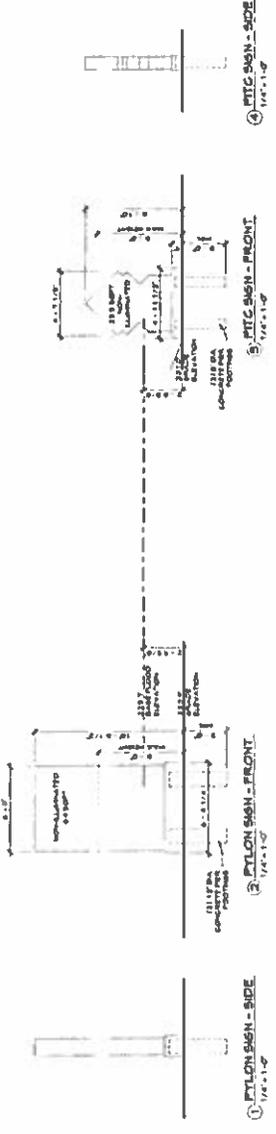
ANNA TOGA	BARUCH PHOTO
ELIZABETH SATLWANT SERVICES	CHELTENHAM POTIONS
CUSTOM SKIN CARE	EYEBEST REALTY
FEICING ACADEMY OF POLICE/PAUL	KENCREST SERVICES
STOLLER PROPERTIES	MONSIEUR BOYS PRODUCTION
PITC INSTITUTE	THE ARTS PORTAL
	AVAILABLE 215-322-9708

KenCrest
 REALTY & SERVICES

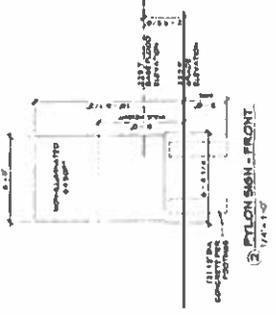
PTC

06/16/2015 16:13

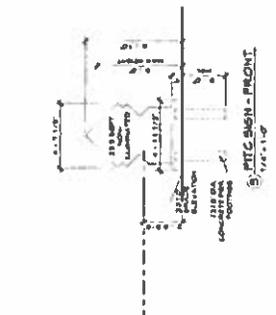
Existing Signs 827 Great, de Avenue.



1. ELEVATION - SIDE
1/4" = 1'-0"



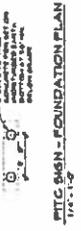
2. ELEVATION - FRONT
1/4" = 1'-0"



3. ELEVATION - FRONT
1/4" = 1'-0"



4. ELEVATION - SIDE
1/4" = 1'-0"



ELEVATION 2
FOUNDATION PLAN
1/4" = 1'-0"



ELEVATION 3
FOUNDATION PLAN
1/4" = 1'-0"

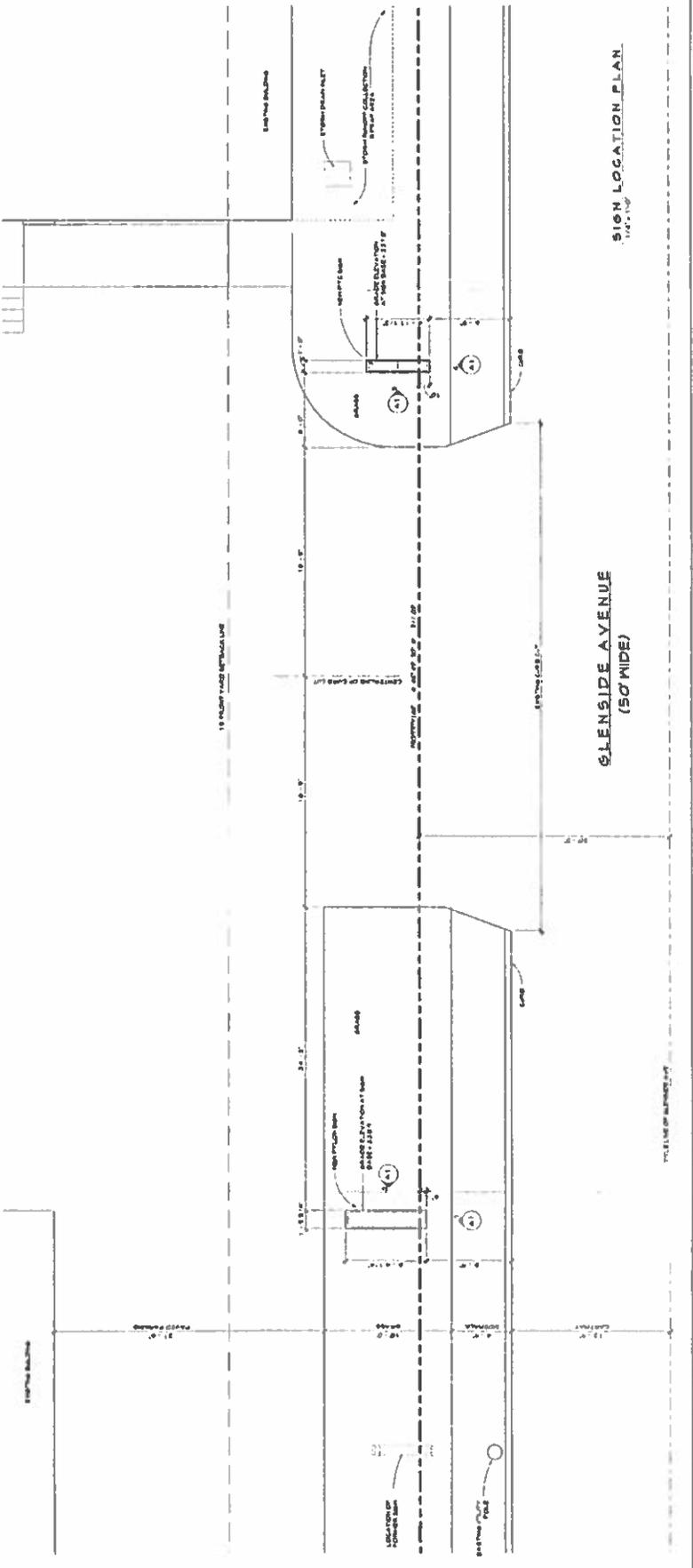
CODE INFORMATION

SECTION 8 - MANUFACTURES AND APPROVALS, DISTRICT
 PROJECT DESCRIPTION
 (1) THESE PLANS AND SPECIFICATIONS ARE LIMITED TO
 APPROVAL OF THE SIGN STRUCTURE ONLY.
 (2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.
 (3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.
 (4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

PNARD ARCHITECTURE and INTERIORS
 2000 Ford Road SE
 Philadelphia, PA 19115
 215-444-0311
 www.pnard.com
 PA Lic. No. 011262 B

SIGNS
 827 Christie Ave
 Wynette PA 19095
 PA Lic. No. 011262 B

DATE: 9-18-2018
 A1



SIGN LOCATION PLAN
1/4" = 1'-0"

SCALE OF SIGNAGE

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 512 Glenside Avenue, 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, June 22, 2015, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.**
- b. Cheltenham Township Building and Zoning Committee on Wednesday, July 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, July 21, 2015, at 7:00 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

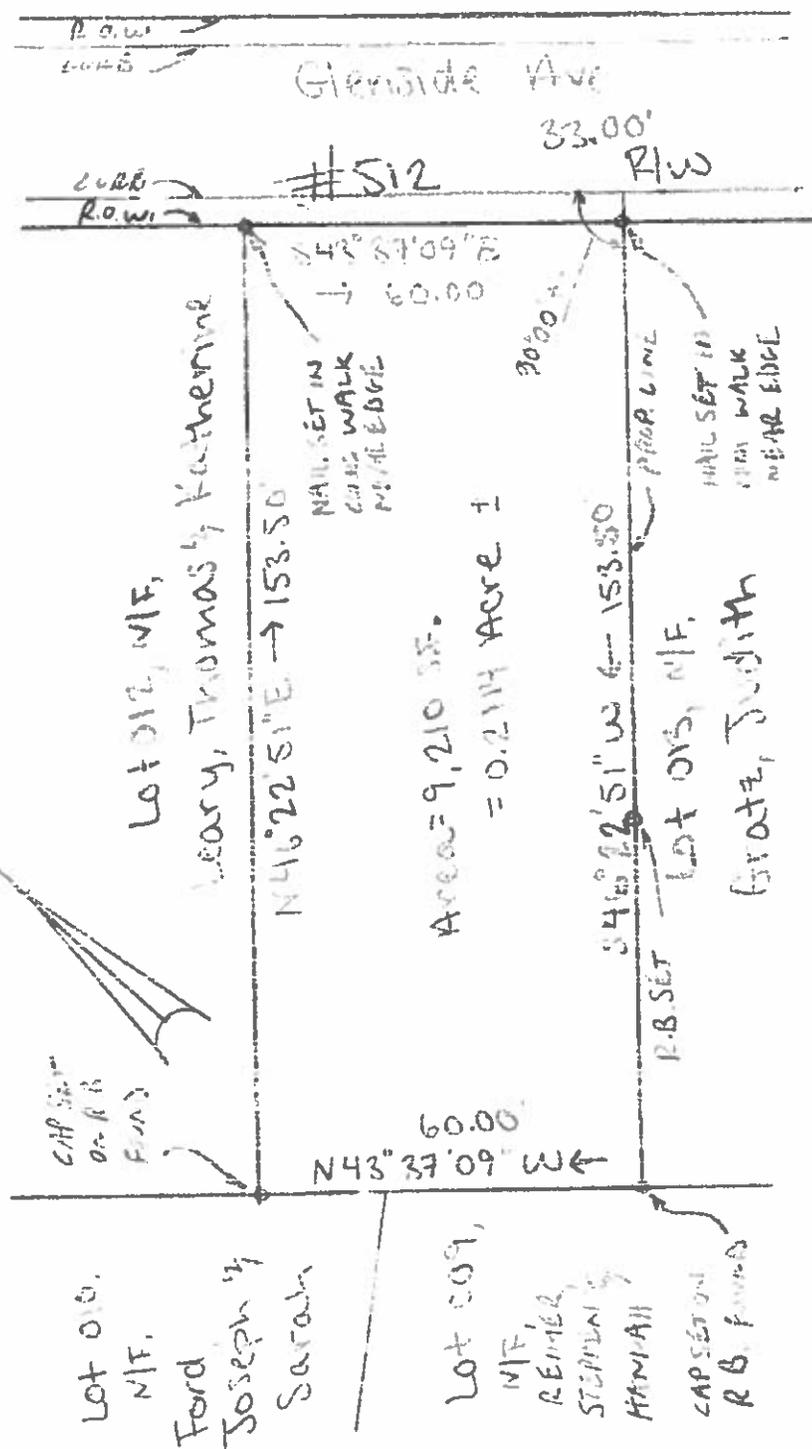
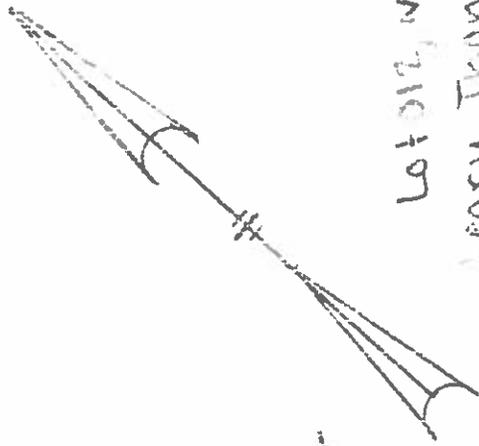
APPEAL NO. 15-3523: Appeal of Jacob Ketter, owner of the premises known as 512 Glenside Avenue, Wyncote, PA from the Decision of the Zoning Officer for a variance from Section 295-39.B.(1), yard regulations, in order to allow for the construction of a 16' x 24' private detached garage with a 2' side yard setback in place of the required 10' in the R-4 Residential Zoning District.

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 #15-3523
Zoning Officer**



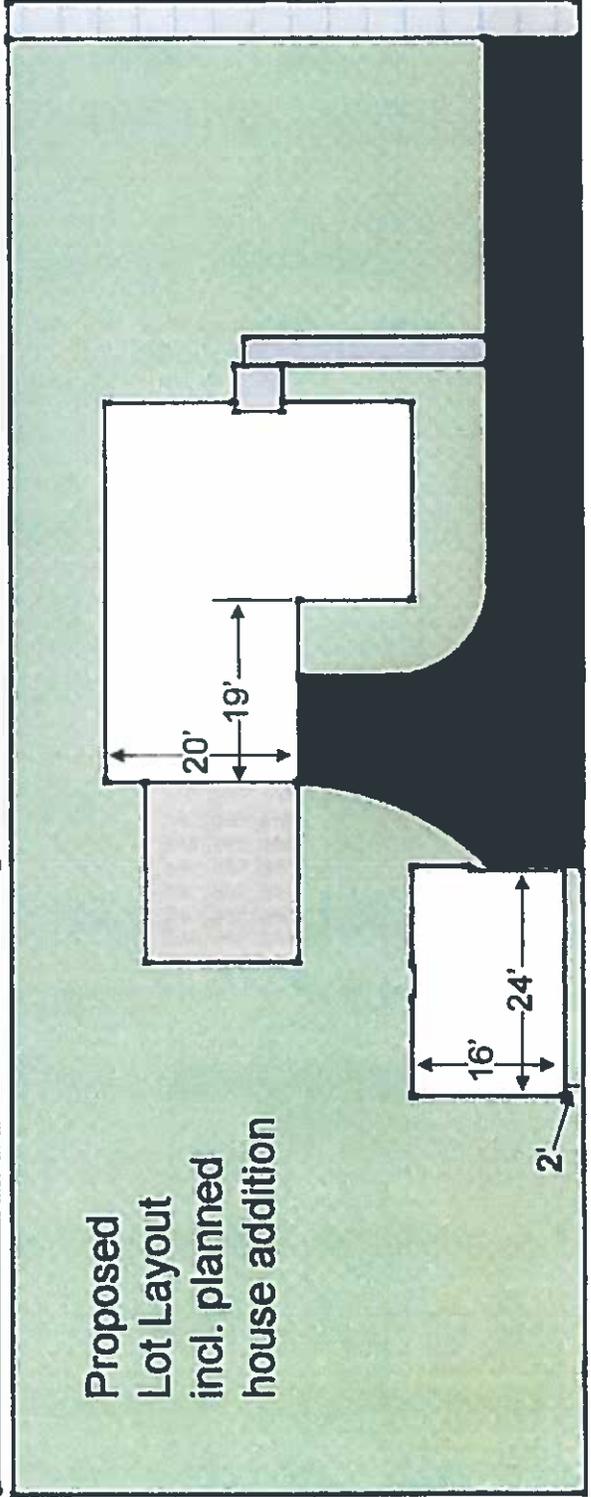
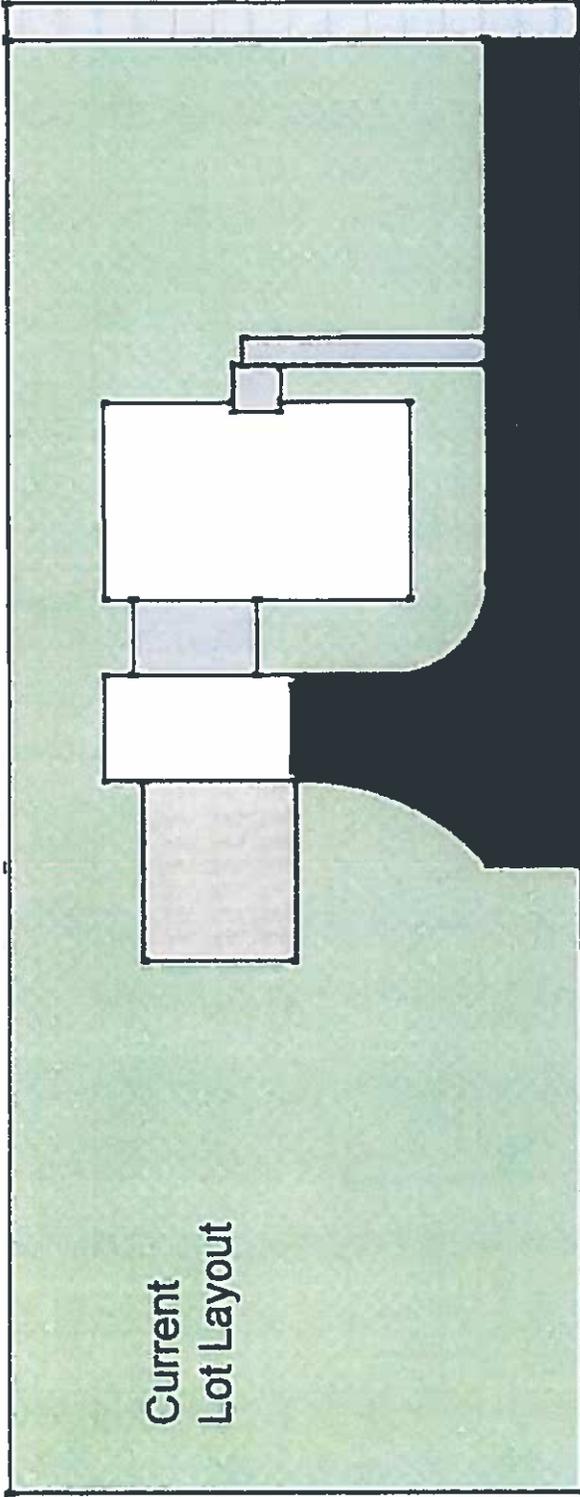


Bear Gully Survey Company
 FREE PRICE QUOTE - Mon-Sat. 7 AM - 6 PM
 CALL 215-280-3520 or 215-276-4168
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 • Serving Bucks, Montgomery, Delaware,
 and Chester Counties
 • Land Boundary & Plan Survey & Up
 • Winter Discounts
 • www.beargullysurvey.com
 P.O. Box 1156 • Norristown, PA 19404
 4323 Maple Street • Philadelphia, PA 19130

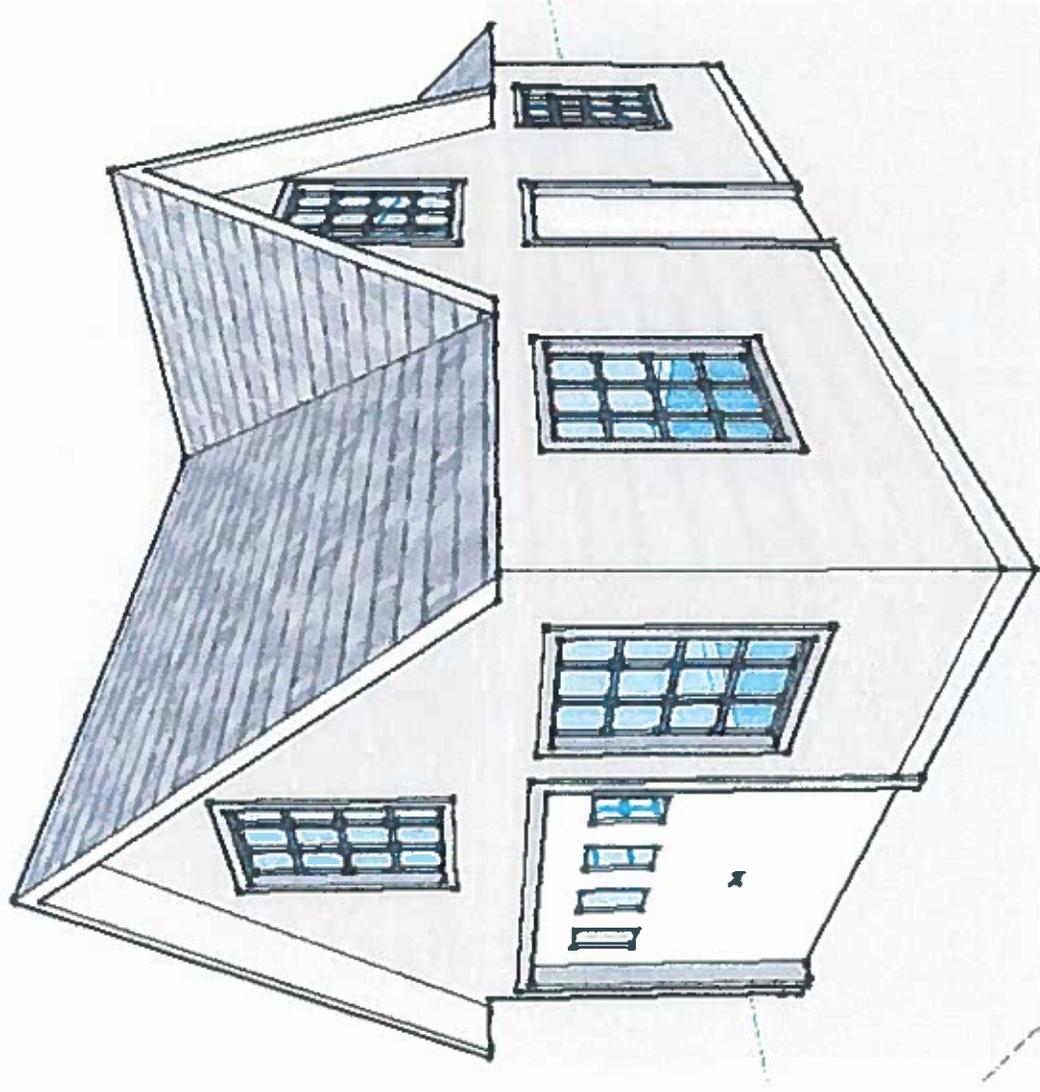
Title of Land Survey for:
 Ketter, Jacob
 Block 155, Lot 031
 Cheltenham twp
 Montgomery Co.
 Pennsylvania
 Scale: 1" = 30' ± Date: 11-27-2015

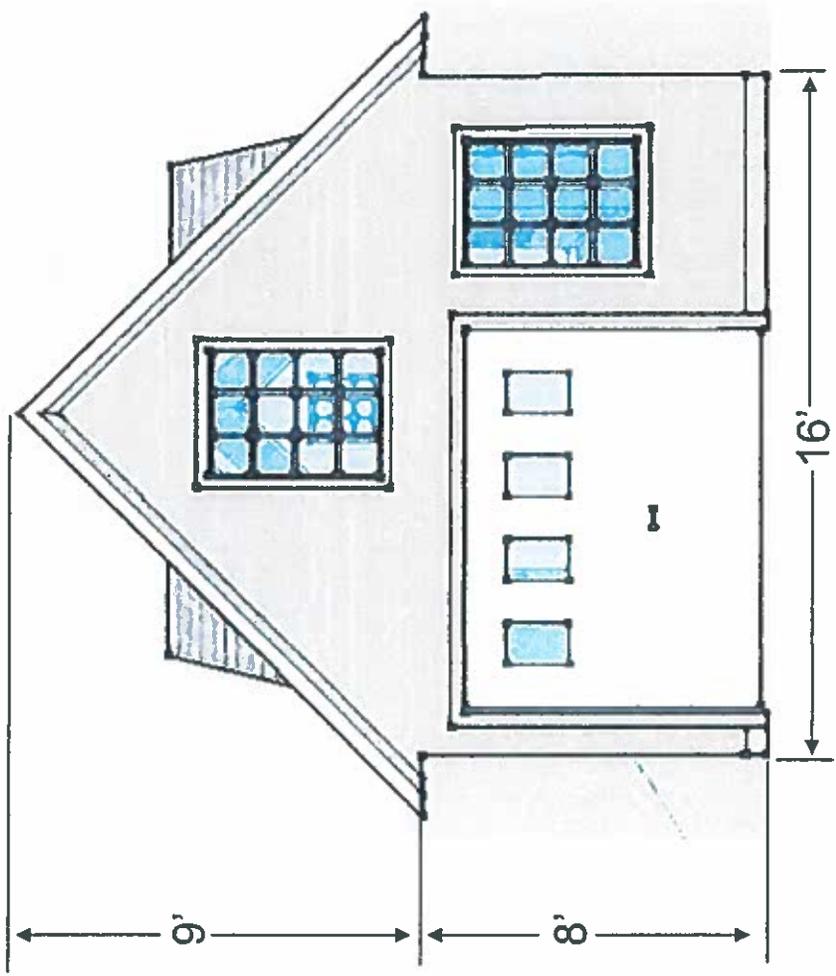
Bear Gully Survey Company
 11-27-2015
 Cecil Stephen P. Bryant, P.L.S.

Notes: Lot is 153.5' long and 60' wide. Survey confirms driveway as the property line. Survey stake planted at end of driveway on line for reference

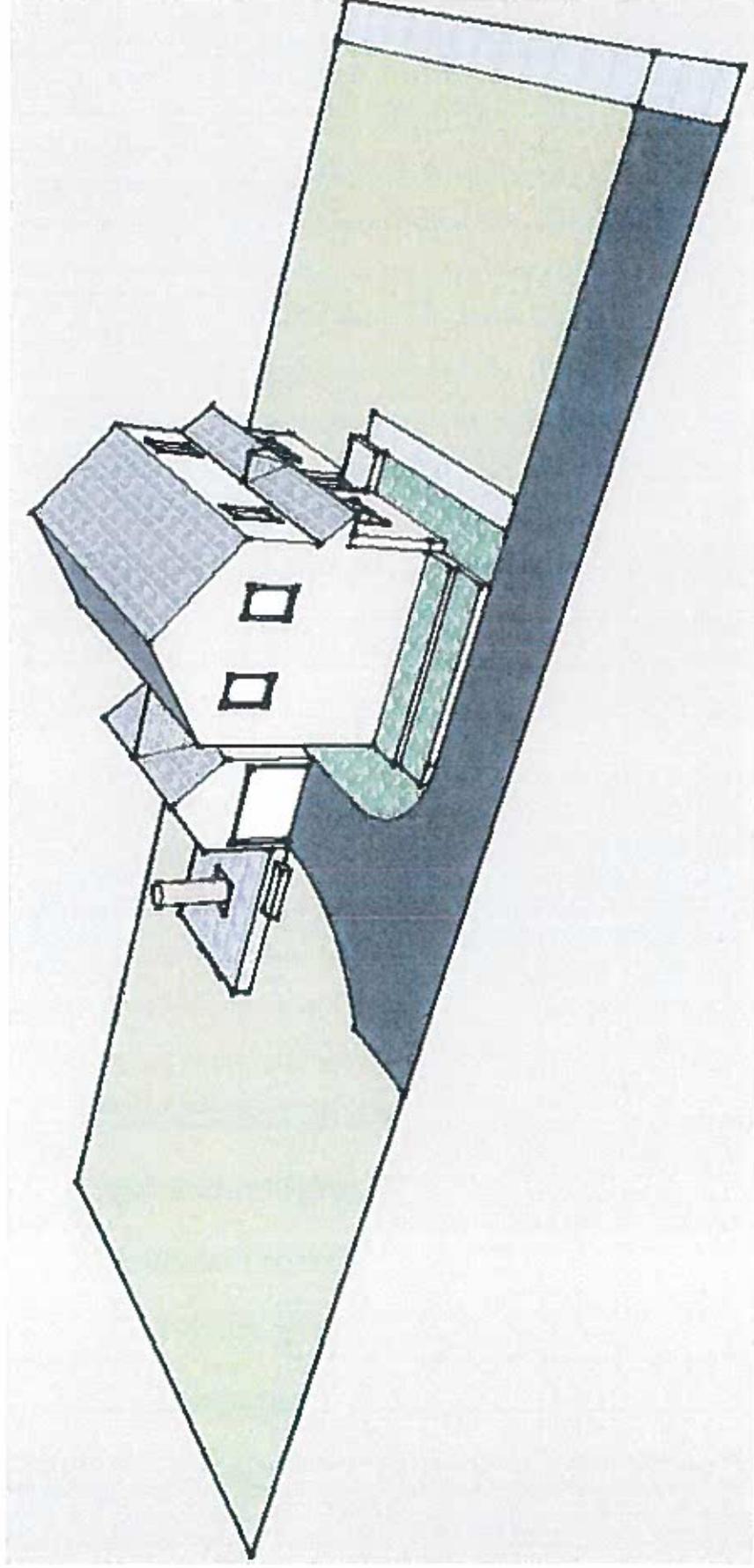


Proposed (planned) garage (elevations follow) is a 1.5 car garage measuring 16' wide by 24' long with a peak height of 17'. Dormers and windows shown are the current plan.

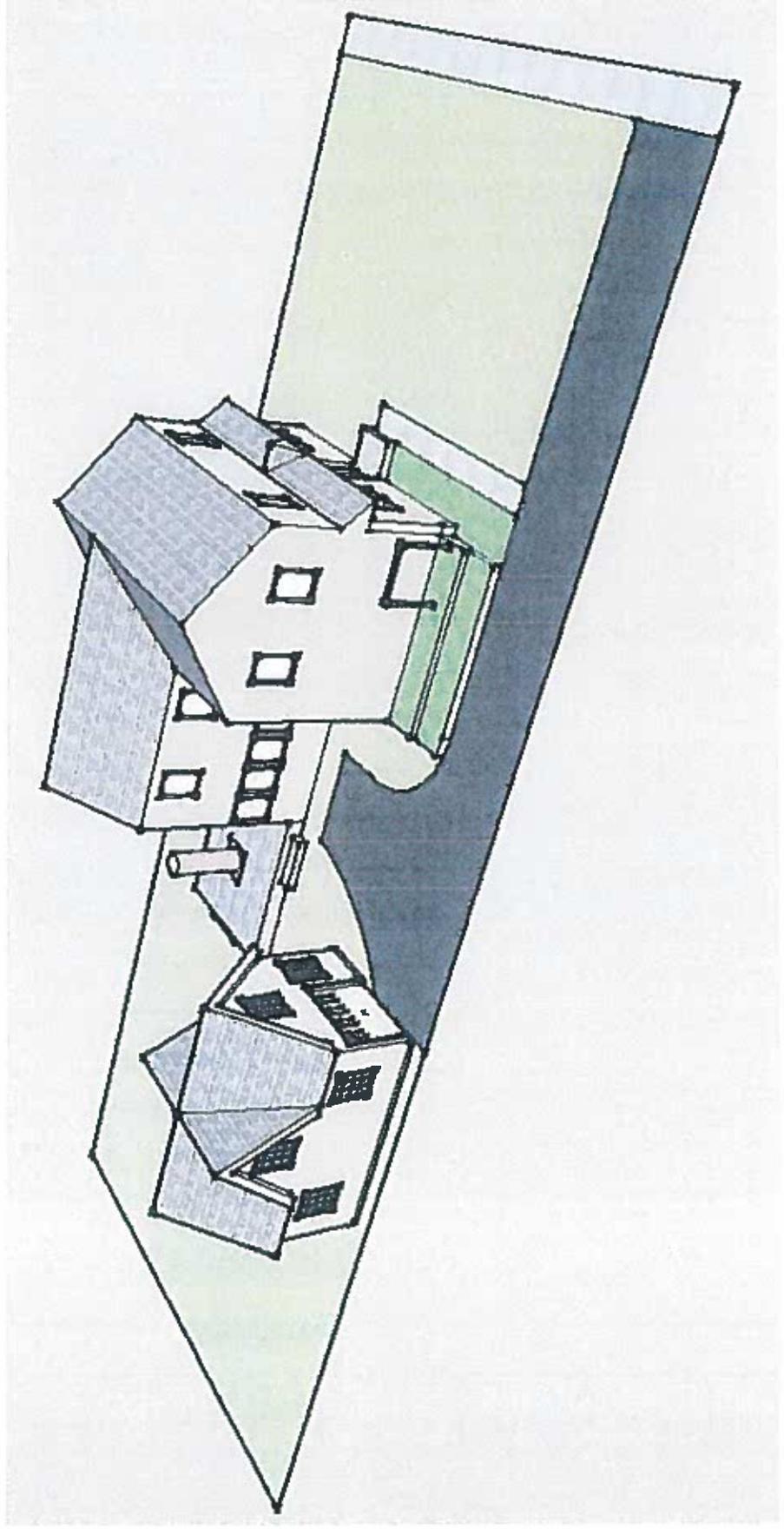


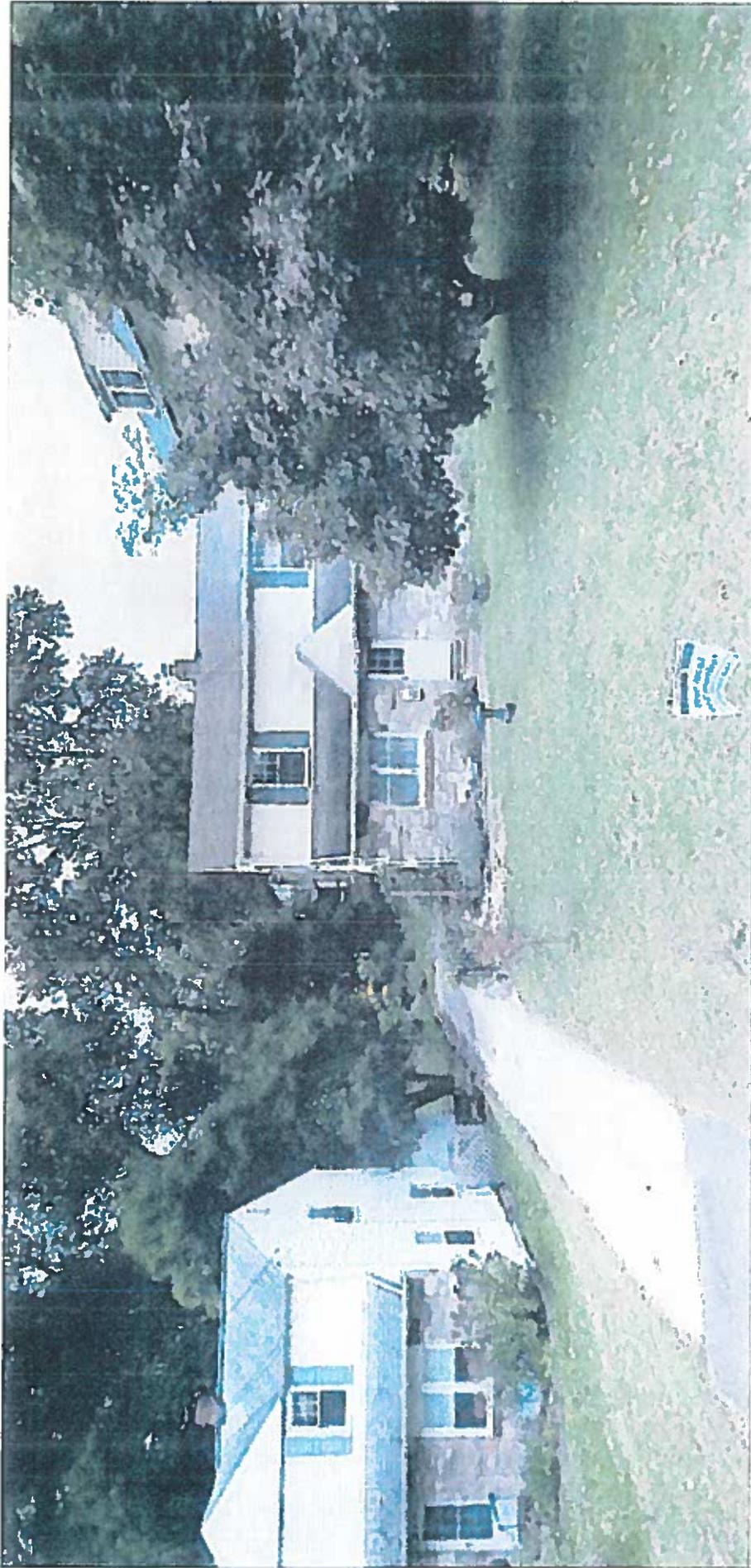


Current Lot showing house, driveway, garage and deck.



Lot following all planned structure changes including house addition and new garage at end of driveway with proposed 2 ft offset.
Note: deck and driveway shown unchanged.





510 Glenside Avenue

512 Glenside Avenue

View of Properties from Glenside Avenue

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 7320 Old York 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, June 22, 2015, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.
- b. Cheltenham Township Building and Zoning Committee on Wednesday, July 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, July 21, 2015, at 7:00 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

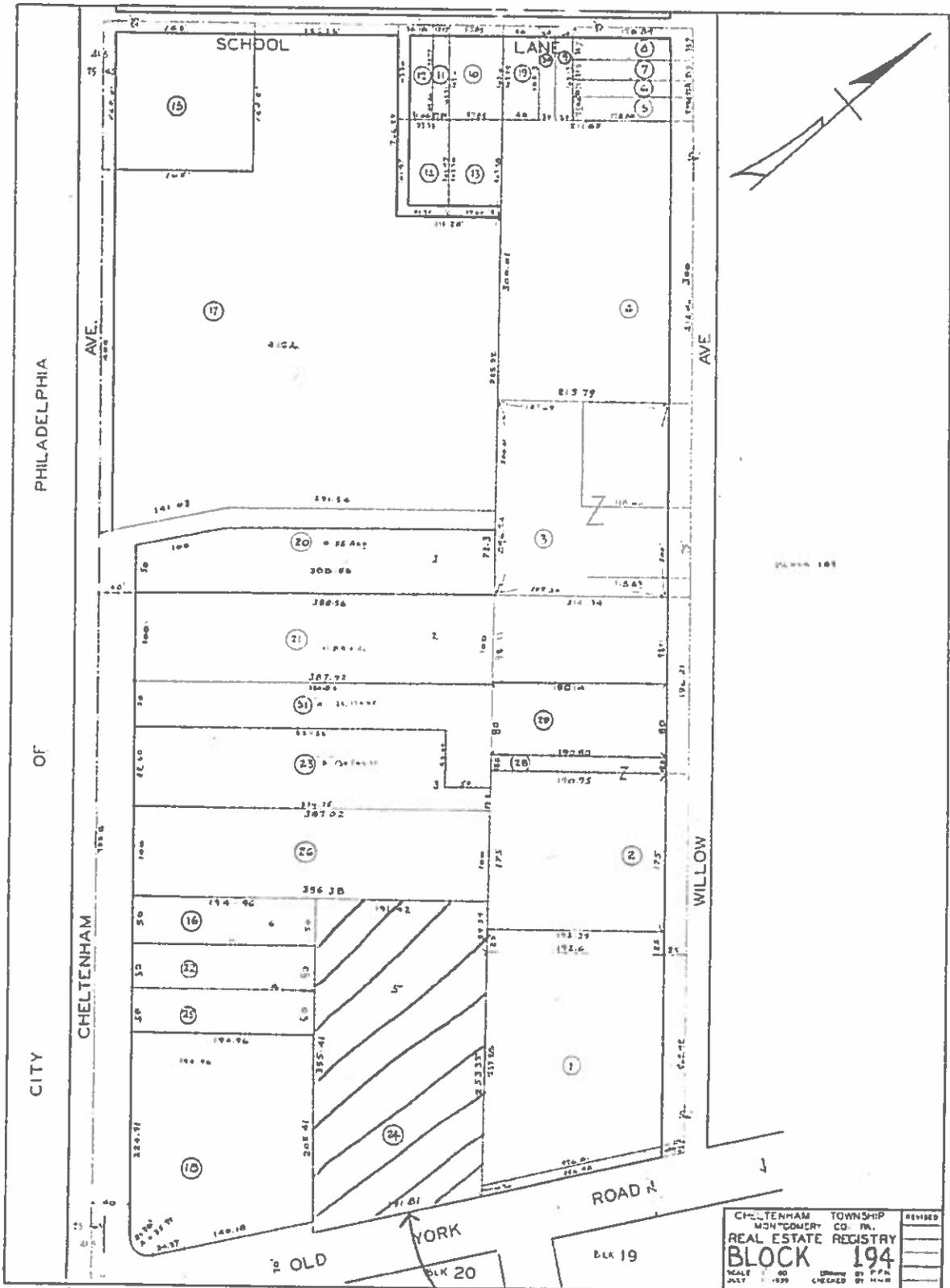
APPEAL NO. 15-3525: Appeal of MORE Shopping Center LP, owner of the premises known as 7320 Old York Road, Elkins Park, PA from the Decision of the Zoning Officer for the following Zoning Relief in order to allow for the construction of 31,000 sq. ft. addition for a Food Market and two level parking structure with 161 parking spaces & conversion of part of the existing shopping center into parking spaces in the C-4 Commercial Zoning District:

- a.) A variance from Section 295-221.K.(1). loading. to allow for loading docks to be located on the main street in front of the building instead of the side and rear of the building.
- b.) A determination that the existing non-conforming screening of the parking area be allowed to continue, albeit to a lesser degree, and in the alternative a variance from Section 295-221.B.(3). general parking regulations. to allow for screening as depicted on the plan in place of being continuously screened.
- c.) A determination that the existing non-conforming parking in front of the building be continued, and in the alternative a variance from Section 295-221.B.(5)(a). location of surface parking. to allow for parking within 10' of the legal right-of-way as depicted on the plan.
- d.) A determination that the parking on the corner lot is an existing non-conformity. and in the alternative a variance from Section 295-221.B.(5)(b). location of surface parking. to allow for parking on a corner lot as depicted on the plan.
- e.) A determination that the existing non-conforming parking that extends more than 70' without interruption by an outdoor café, urban garden, etc. be continued, and in the alternative a variance from Section 295-221.B.(5)(c). location of surface parking. to allow for the surface parking to extend more than 70' without interruption by an outdoor café, urban garden, plaza, square, courtyard or landscaping feature with seating.
- f.) A variance from Section 221.C.(2)(c). surface parking space design standards. to allow for a driveway width of 35' when crossing sidewalks in place of the required 24'.
- g.) A variance from Section 295-196.A.(3). signs exempt from permits, to allow for two new directional signs of a size greater than 4 sq. ft.
- h.) A variance from Section 295-197.C.(1)(a). commercial districts, to allow for 7 new wall mounted signs totaling 950 sq. ft. in place of the required one wall sign totaling 100 sq. ft.
- i.) A determination that the food market use can be continued and parking deck use be permitted, and in the alternative a variance from Section 295-127., use regulations, to allow for the food market and parking deck use.
- j.) A continuation of any non-conforming use or condition already existing and request for any other interpretations, special exceptions or variances necessary for the development of the shopping center as depicted on the plan.

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 #15-3525
Zoning Officer**



PHILADELPHIA

CITY OF CHELTENHAM

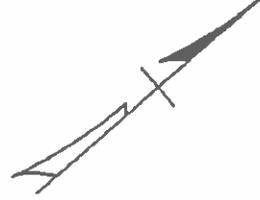
AVE.

AVE.

WILLOW

SCHOOL

LANE



TO OLD YORK

BLK 20

ROAD N

BLK 19

CHELTENHAM TOWNSHIP
 MONTGOMERY CO. PA.
 REAL ESTATE REGISTRY
BLOCK 194
 MADE BY: H-20 DRAWN BY: T-P-N
 SHT: 1-220 CHECKED BY: H-20

REVISED

7320 Old York Road

194

**ADDENDUM TO
APPLICATION TO ZONING HEARING BOARD
FOR ZONING RELIEF**

APPLICANT: MORE SHOPPING CENTER, LP

PROPERTY: 7320 Old York Road and 1333 Cheltenham Avenue, Elkins Park, PA
19027

Applicant is the owner of a 70,000 square foot shopping center with frontage on Cheltenham Avenue and Old York Road. The shopping center is occupied by various restaurants, a food court, a food market, retail stores, and offices. The property is located in a C-4 Zoning District. There are 272 existing parking spaces (including those spaces located on 1333 Cheltenham Avenue, also owned by the Applicant).

Applicant proposes to construct an addition of 31,000 square feet to the shopping center that will include relocation and enlargement of the food market on the ground level and the addition of two (2) levels of parking above. The space formerly occupied by the food market will be converted to 36 interior parking spaces. A total of 63 new parking spaces shall be added, bringing the total to 335 parking spaces, which satisfies the parking requirements under the Cheltenham Zoning Ordinance of 1929, as amended (the "Ordinance").

In order to implement the foregoing development, Application seeks the following zoning relief or interpretations:

(a) Section 295-221.K.(1) of the Ordinance: The service and loading areas need to accommodate the food market in its new location. As such, the service and loading areas shall be located in the southern section of the Shopping Center, parallel to Cheltenham Avenue. The loading area will be screened by a wall and not visible. A variance is requested under this Section, so as to permit the service and loading areas to be located in the area depicted on the plans.

(b) Section 295-221.B.(3) of the Ordinance: The parking areas fronting on Cheltenham Avenue and Old York Road are not currently screened or fenced. Applicant requests that this non-conforming condition be permitted to continue albeit to a lesser degree. In the alternative, Applicant requests a variance under this Section, so as to permit the parking lot fronting on Cheltenham Avenue and Old York Road to contain the screening depicted on the Plan.

(c) Section 295-221.B.(5)(a) of the Ordinance: The parking areas are currently located in the front of the principal building and are, therefore, non-conforming. Applicant requests that this non-conforming condition be permitted to continue. In the alternative, Applicant requests a variance under this Section.

so as to permit the parking areas to be located 10' from the legal right-of-way as depicted on the Plan.

(d) Section 295-221.B.(5)(b) of the Ordinance: The shopping center is on a corner lot bounded by collector or arterial roads. The existing surface parking is non-conforming. Applicant requests that this non-conforming condition be permitted to continue. In the alternative, Applicant requests a variance under this Section, so as to permit the parking depicted on the Plan.

(e) Section 295-221.B.(5)(c) of the Ordinance: The existing surface parking extends more than 70' without interruption by an outdoor café, urban garden, etc. As such, the location of the surface parking is non-conforming. Applicant requests that this non-conforming condition be permitted to continue. In the alternative, Applicant requests a variance under this Section, so as to permit the parking depicted on the Plan.

(f) Section 295-221.C.(2)(c) of the Ordinance: There are currently four (4) driveway entrances. Applicant proposes to eliminate two (2) of the four (4) existing driveway entrances. In order to accommodate trucks, the width of the driveway from Cheltenham Avenue needs to be expanded to 35'. Applicant requests a variance under this Section, so as to permit a 35' wide driveway crossing sidewalks.

(g) Section 295-196.A.(3) of the Ordinance: Applicant requires two (2) new directional signs, each of which shall contain more than 4 sq. ft.. One (1) new directional sign shall be located at the entrance to the parking deck and one (1) new directional sign shall be located at the entrance to the new interior parking. Applicant requests a variance under this Section, so as to permit these two (2) new directional signs.

(h) Section 295-197.C.(1)(a) of the Ordinance: Applicant proposes to eliminate the existing wall signs (food court and HMart) and install new, wall mounted signage in seven (7) locations, containing a total of 950 sq. ft. Applicant submits that the existing wall signage is either non-conforming or is permitted by a previous variance. Such proposed wall signage is necessary and appropriate due to the number of tenants and businesses in the shopping center and the distance between the shopping center and the adjacent streets. Applicant requests a variance under this Section, so as to permit the new wall signage as proposed.

(i) Section 295-127 of the Ordinance: Applicant requests an interpretation that the food market use can be continued and that the parking deck be permitted. If, and to the extent that zoning relief is required, Applicant requests a variance under this Section, so as to permit the food market and parking deck.

(j) Applicant requests such other interpretations, special exceptions or variances that may be necessary in order to implement the development of the shopping center as depicted on the Plan. Further, Applicant requests that any non-conforming uses or conditions not previously noted in this Zoning Application be permitted to continue.

Applicant further submits that the granting of the requested zoning relief will not be detrimental to the health, safety and welfare of the community.

**MORE SHOPPING CENTER/1333 CHELTENHAM AVENUE
SHARED PARKING ANALYSIS**

MORE SHOPPING CENTER OCCUPANCY LISTING						
leasee	#	GFA	USE	PKG BASIS	PKG REQ	
Paris Baguette	101-2	2,153	RESTAURANT	1,500	20	
Toe Toe	103A	273	COMMERCIAL	205	1	
MiMi Jewelry	104	381	COMMERCIAL	286	1	
WoongJin Coway	105	458	COMMERCIAL	344	2	
Young's Fashion	106	479	COMMERCIAL	360	2	
Line Flower	107	494	COMMERCIAL	371	2	
CheongKwanJang	108	685	COMMERCIAL	514	2	
All Cargo Express	109	558	COMMERCIAL	419	2	
Lotte	110	616	COMMERCIAL	462	2	
Hana Fashion	111	990	COMMERCIAL	743	3	
Woori Bank America	103	2,935	BANK	4 TELLER	16	
Ga-Yeon (Rice Cake)	114	658	COMMERCIAL	494	2	
Phila Maatzip	113-115	1,442	COMMERCIAL	1,082	4	
Amore	116	608	COMMERCIAL	456	2	
Grace Telecom	117	241	COMMERCIAL	181	1	
Han Ah Reum	118	30,200	FOOD MARKET	30,200	101	
Nuskin	200A	200	OFFICE	200	1	
Management Office	200B	580	OFFICE	580	2	
Joong S. Shin	201	1,429	OFFICE	1,429	5	
Y & B Herb	202	1,041	COMMERCIAL	781	3	
Dr. Kim Chong D	203	1,000	DOCTOR	1,000	4	
WooriBank	204	890	OFFICE	890	3	
Vacant	205	520	COMMERCIAL	390	2	
Gil Tec	205A	630	COMMERCIAL	473	2	
Haeun Pharmacy	210	926	COMMERCIAL	695	3	
Vacant	207	693	COMMERCIAL	520	2	
Vacant	206	572	COMMERCIAL	429	2	
Prominence Care - Chiro	207A	1,200	DOCTOR	1,200	4	
Fancy Land	208	735	COMMERCIAL	552	2	
Sunny Hair	209-210	1,253	COMMERCIAL	940	4	
Dental Office	211	980	DOCTOR	980	3	
Vacant	212	989	COMMERCIAL	742	3	
Jangsoo Health	214	1,600	COMMERCIAL	1,200	4	
Kun Bidulki	215-216	2,018	COMMERCIAL	1,514	6	
Voa Vision	217	835	COMMERCIAL	627	3	
Food Court	218-222	2,519	RESTAURANT	1,500	20	
United Merchant Services	223	380	COMMERCIAL	285	1	
Mobile Zone	224	408	COMMERCIAL	306	2	
Nationwide Insurance	225	750	OFFICE	750	2	
Hana Tour	226	1,181	OFFICE	1,181	4	
PARKING REQUIRED W/O SHARED					250	

**MORE SHOPPING CENTER/1333 CHELTENHAM AVENUE
SHARED PARKING ANALYSIS**

1333 CHELTENHAM						
OCCUPANCY LISTING						
leasee	#	GFA	USE	PKG BASIS	PKG REQ	
Blue Karaoke	LL	4,406	ENTERTAINMENT	4406	18	
Chinese Restaurant	101	2,438	RESTAURANT	1085	15	
Korean Restaurant	102	4,750	RESTAURANT	2300	31	
Café Bene	103	1,800	RESTAURANT	900	12	
Sunwha Hong, M.D.	210	467	DOCTOR	467	2	
Dental Office	208	1,105	DOCTOR	1105	4	
PHI	203	1,020	OFFICE	1020	4	
Vacant Space	201-212	6,181	OFFICE	6181	21	
PARKING REQUIRED W/O SHARED						107
TOTAL PARKING REQUIRED W/O SHARED						357

**MORE SHOPPING CENTER/1333 CHELTENHAM AVENUE
SHARED PARKING ANALYSIS**

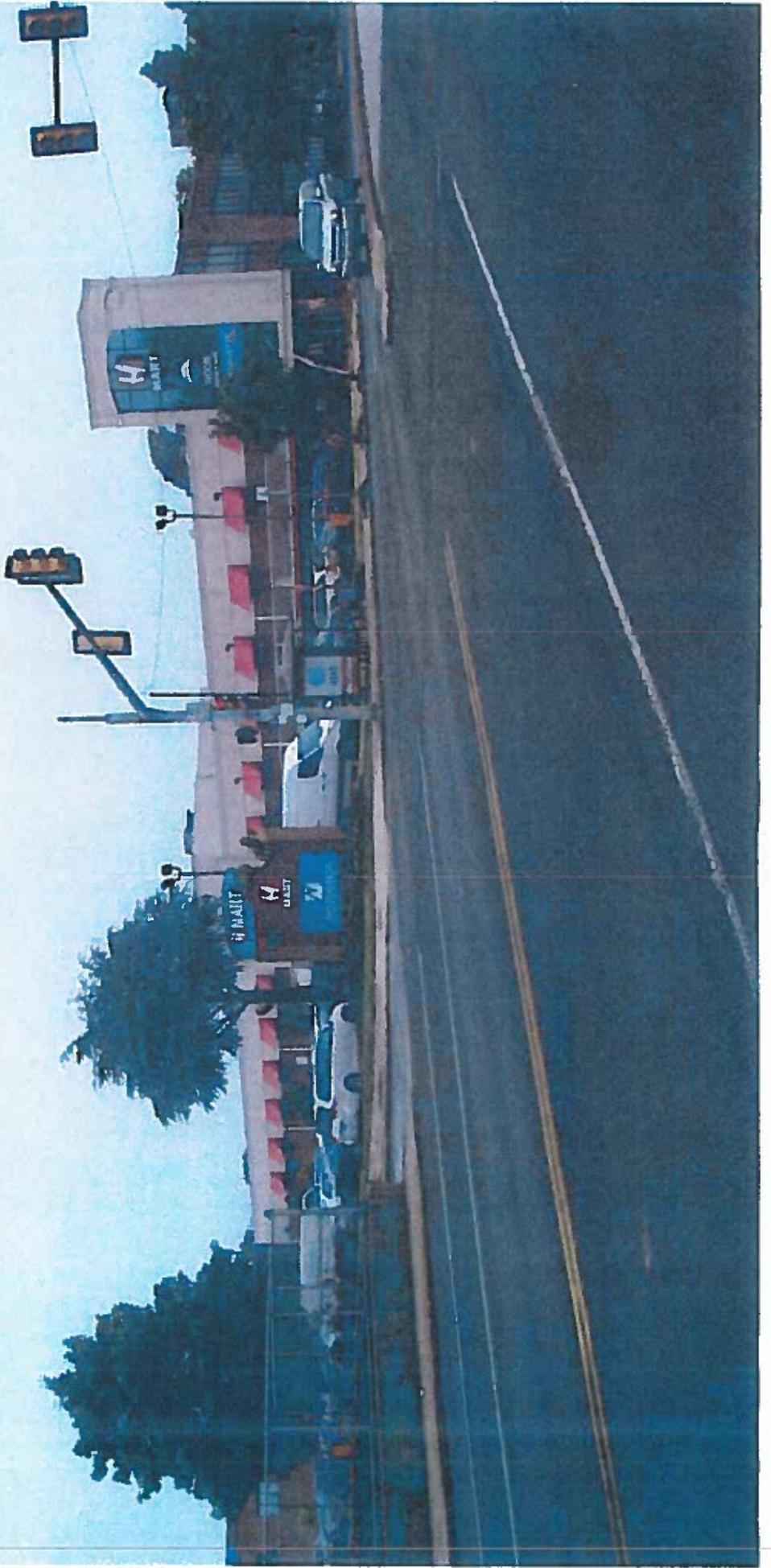
	EXISTING/PROPOSED PARKING		
		GROSS	
	MORE SHOPPING CENTER	278	
	1333 CHELTENHAM	57	
	TOTAL	335	

	PARKING BY USE TYPE		
	RESTAURANT	98	
	COMMERCIAL	182	
	OFFICE	57	
	ENTERTAINMENT	18	
	TOTAL	355	

**MORE SHOPPING CENTER/1333 CHELTENHAM AVENUE
SHARED PARKING ANALYSIS**

SHARED PARKING ANALYSIS			
(295-221.1)			
MONDAY THRU FRIDAY			
	8 AM TO 6 PM	6 PM TO MIDNIGHT	MIDNIGHT TO 8 AM
RESTAURANT	69	98	10
COMMERCIAL	164	146	10
OFFICE	57	6	3
ENTERTAINMENT	8	18	2
TOTAL REQUIRED PARKING	298	268	25
TOTAL PARKING PROVIDED	355	355	355
EXCESS/(SHORTFALL)	57	87	330
SATURDAY AND SUNDAY			
	8 AM TO 6 PM	6 PM TO MIDNIGHT	MIDNIGHT TO 8 AM
RESTAURANT	69	98	20
COMMERCIAL	182	110	10
OFFICE	3	3	3
ENTERTAINMENT	15	18	9
TOTAL REQUIRED PARKING	269	229	42
TOTAL PARKING PROVIDED	355	355	355
EXCESS/(SHORTFALL)	86	126	313

Picture existing building



Pictometry Online 1.11.3

977 Clamsville Ave Warrington PA
 D H I A E L I B R E Q Q I T / O O



Pictometry of more shopping center

Workspace

- Workspace (Author)
- Annotations
- Bookmarks
- Layers
- US Parcels

Properties

Name	Value

Selections

Search Accuracy: PARCEL



ARCHITECTS, PC
 ARCHITECTURE
 PLANNING
 2001 CHURCH ROAD
 ELKINS PARK PA 19328
 230 HANCOCK COURT
 ELKINS PARK PA 19328
 610.281.2300

NO. 7194 10/11/14 10/11/14 10/11/14

**PROPOSED
 EXPANSION
 PLAN**

**MORE
 SHOPPING
 CENTER**

**7320 OLD
 YORK ROAD**

**ELKINS PARK
 PA.**

DATE: 10/11/14
 SCALE: AS NOTED
 PROJECT: 1427

REVISED: 11 JUNE 2015

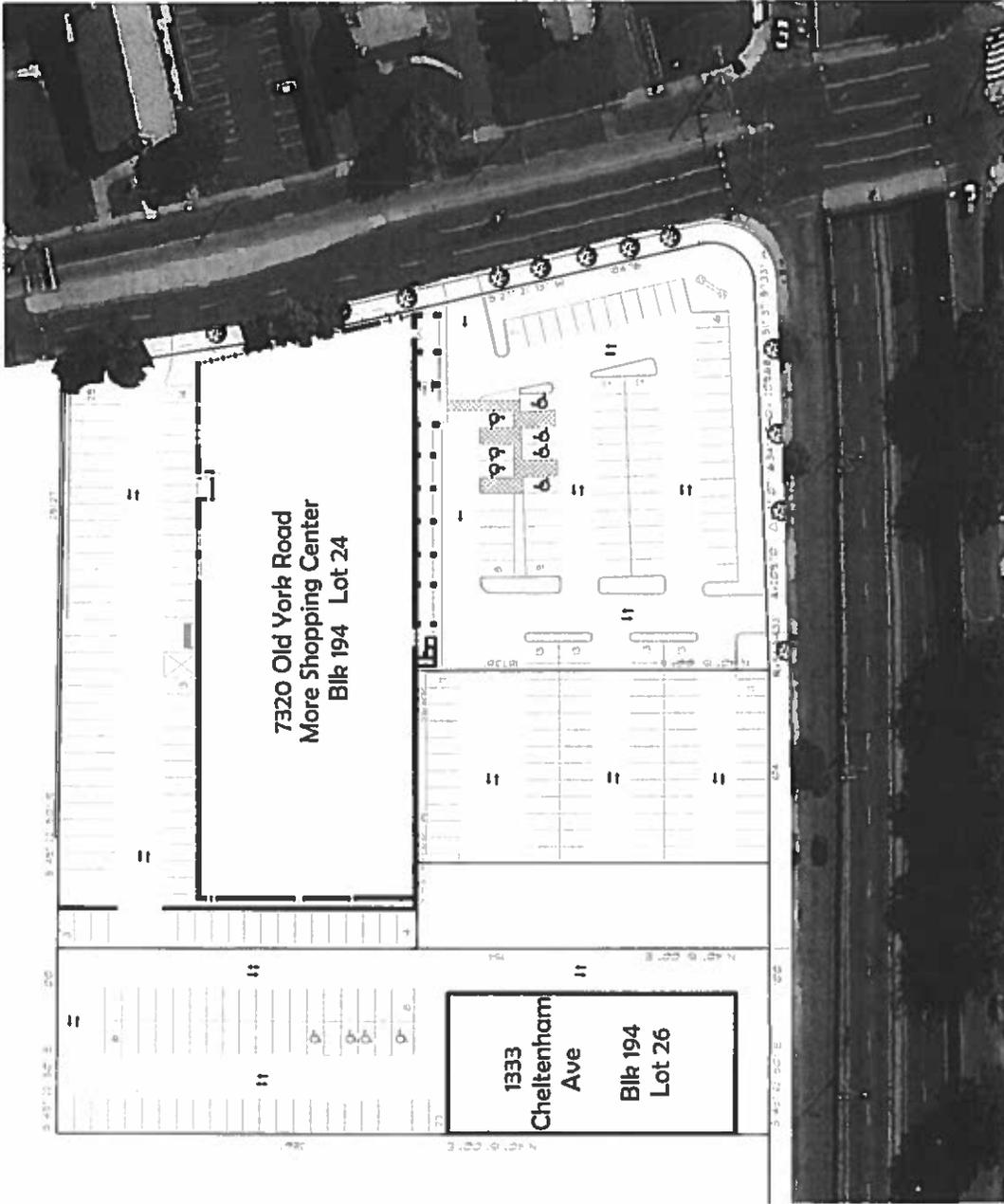
DATE: 3 JUNE 2015

SCALE: AS NOTED

PROJECT: 1427

© COPYRIGHT 2014

SP101



Existing Site Plan
 Scale: 1" = 30'

GP
ARCHITECTS, PC
ARCHITECTURE
PLANNING

2043 CHURCH ROAD
CLEONDE, PA 19028
202.881.8800
600 MADDOX/DOWNE COURT
CHERRY HILL, NJ 08004
202.881.8800

PROJECT NO. 14-00000001
DATE: 06/03/14

**PROPOSED
EXPANSION
PLAN**

**MORE
SHOPPING
CENTER**

**7320 OLD
YORK ROAD**

**ELKINS PARK
PA.**

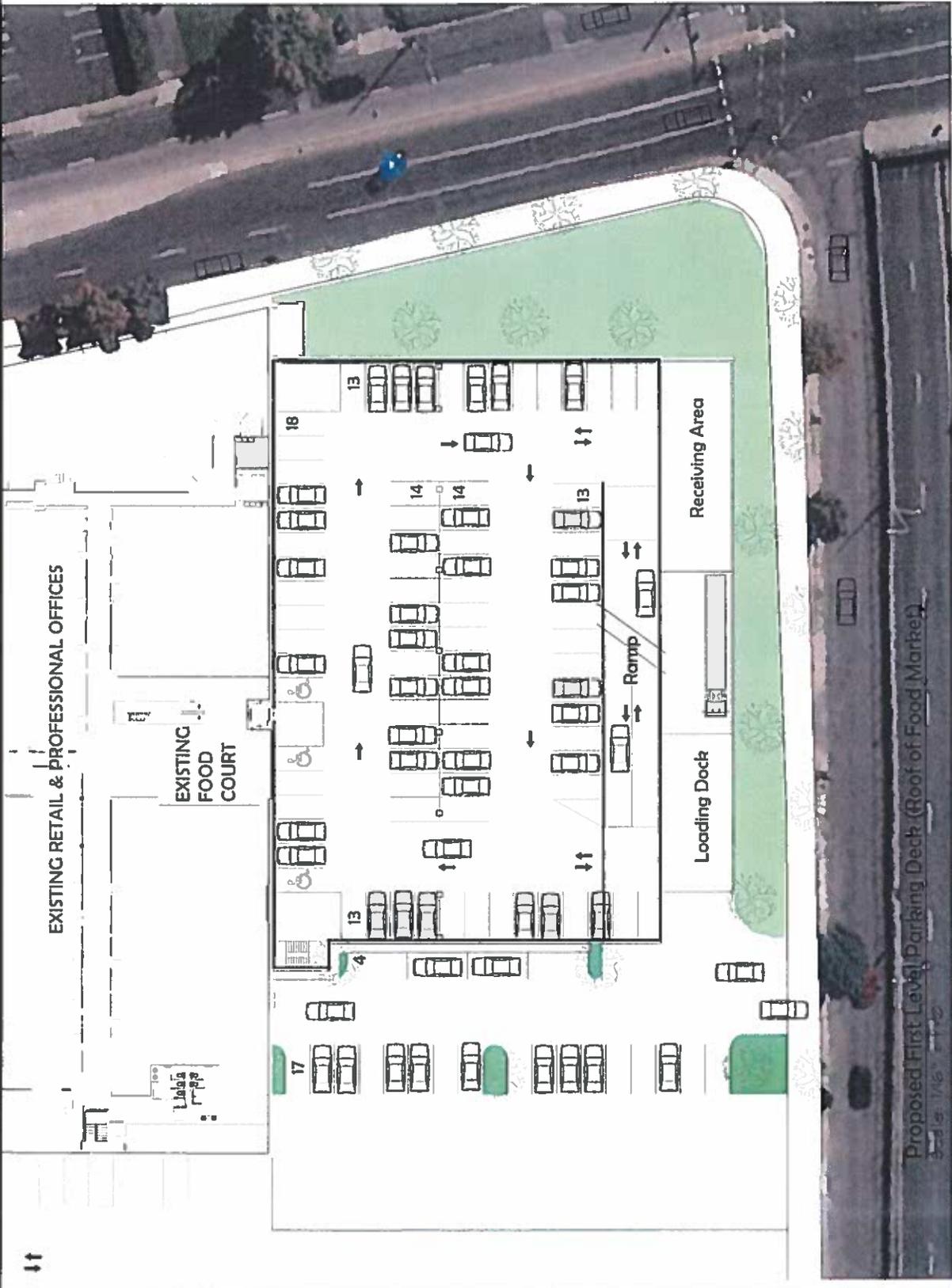


REVISED: 11 JUNE 2015
DATE: 3 JUNE 2015
SCALE: AS NOTED
PROJECT NO: 14-00000001

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Photos





Proposed First Level Parking Deck (Roof of Food Market)
 3-15-19

**PROPOSED
 EXPANSION
 PLAN**

**MORE
 SHOPPING
 CENTER**

**7320 OLD
 YORK ROAD**

**ELKINS PARK
 PA.**

REVISED ON 17 JUNE 2019
 DATE 3 JUNE 2019
 SCALE AS NOTED
 PROJECT NO. 14CT
 © COPYRIGHT 2019

A103



Proposed Second Level Parking Deck
 Scale 1/8" = 1'-0"

**PROPOSED
 EXPANSION
 PLAN**

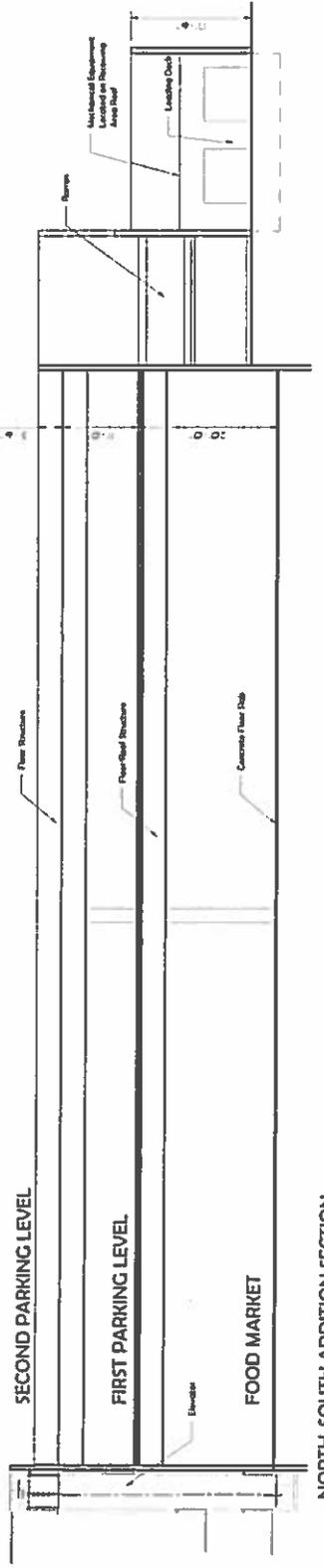
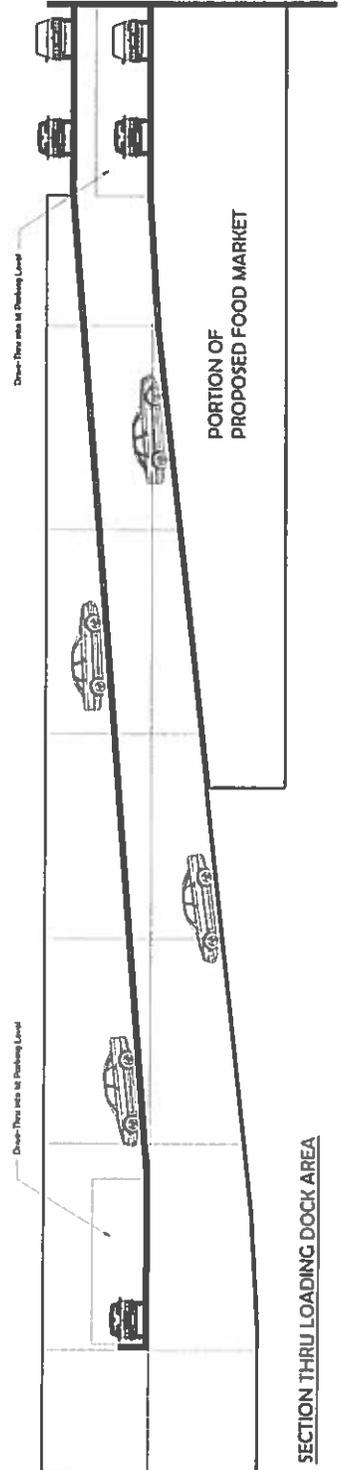
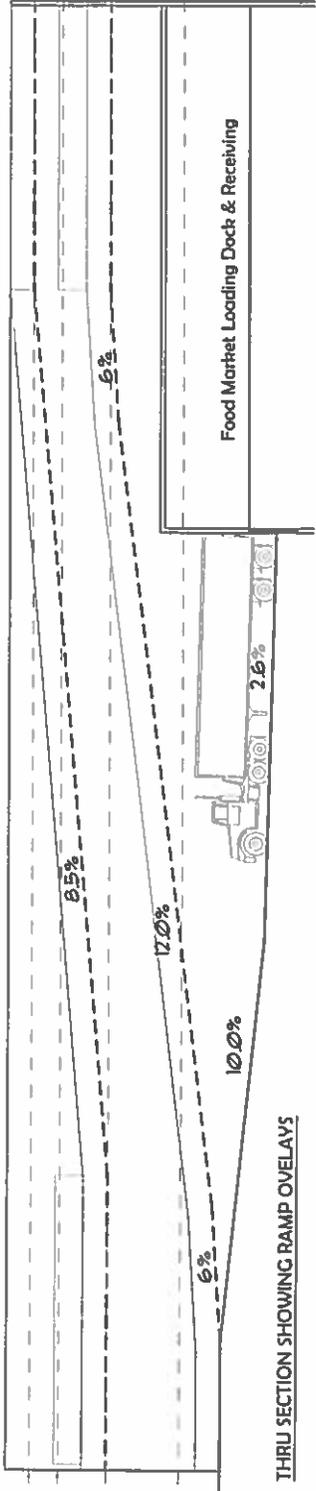
**MORE
 SHOPPING
 CENTER**

**7320 OLD
 YORK ROAD**

**ELKINS PARK
 PA.**

REVISED 11 JUNE 2015
 DATE 3 JUNE 2015
 SCALE AS NOTED
 PROJECT NO. 4427
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A300



Planning Commission Minutes

Dated June 22, 2015

A regular meeting of the **PLANNING COMMISSION** was held this evening at Curtis Hall, 1250 Church Road, Wyncote, PA. The following Planning Commission members were present: Thomas Cross, Tom DiBenedetto, Scott Laughlin, Eric Leighton, Sheila Perkins and Irwin Goldfarb. Also present were Brian Olszak, County Planner, Henry Sekawungu, Director of Planning & Zoning, Robert Habgood, Assistant to the Planning & Zoning Director and Amy Montgomery, Township Engineer.

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

1. **Acceptance of minutes of the Special Planning Commission meeting dated May 28, 2015.** Mr. Cross motioned to accept the minutes. Mr. Laughlin seconded and the motion passed unanimously.
2. **Review of CTDA # 15-03.** Mr. Habgood stated this Subdivision & Land Development project is to convert the former golf course (Ashbourne Country Club) into 90 single family and 76 carriage homes with 33 acres dedicated as open space.

Christen Pionzio, Esq. representing Matrix - Ashbourne Associates, L.P. gave an overview of the Stipulation and Settlement Agreement which includes the following:

- Maintain a 140 ft. buffer along the front on Ashbourne Road, fill in any gaps and minimize tree disturbance.
- Donate 33 acres of open space to the Township.
- Make a \$150,000.00 cash contribution for maintenance of the open space.
- Provide trail easement; add pedestrian and maintenance access for Township vehicles.
- Ensure the development is in the center of the property.
- Spend \$50,000.00 for tree removal.
- Install three bus shelters.
- Provide sanitation/sewer easement.
- Remove a number of pedestrian bridges.
- Ensure units are sold by Matrix, not a third party realtor.

Ms. Pionzio stated that Matrix had already received a positive Shade Tree Advisory Commission recommendation for this plan and that the applicant would comply with the Township Engineer's letter dated June 19, 2015 and the Fire Marshall's review comments.

Ms. Pionzio reviewed the waivers (see attached) being requested for this project and a discussion ensued with respect to an interior network of sidewalks on both sides of the streets and the proposed trail along Ashbourne Road and access from the homes to the trail system in the rear of the development.

Mr. Olszak stated that sidewalks on both sides of the street would increase safety and benefit children walking to and from school and would be in line with the walkability initiative being worked on. He also raised concerns that there is no connection between the development and trails from the cul-de-sac. Mr. Leighton recommended that the applicant use LED lights for the project in place of the lights proposed on the plan.

Mr. Mitchell Zigmanfeld, representing Concerned Citizen's for Ashbourne, stated that this has been a four year process which he has followed from the beginning. He stated that, although it began

contentiously, the community is now excited and in favor of the project. He expressed appreciation to the Planning Commission for the opportunity to be heard. Mr. Cross, in turn, thanked him stating he contributed great and meaningful ideas and that his efforts were very much appreciated.

Mr. Cross made a motion that the application be approved with the following conditions:

- Reconsider putting sidewalks on both sides of the street.
- Consider re-lamping using LED lighting.
- Satisfy the Fire Marshall's review comments.
- Reconsider some of the trail connections for the development.

Dr. Perkins seconded, and the motion passed unanimously.

3. Review of Amendment of the Zoning Hearing Board Agenda for July 13 & 21, 2015.

APPEAL NO. 15-3522: Mr. Leighton took over for Mr. Cross who recused himself because of a possible conflict of interest with the applicant. No one was present to represent the applicant (Midgard Properties). Mr. Habgood summarized the applicant's request to erect two (2) non-illuminated monument signs along the same street frontage that are both higher and larger in area than the allowable one (1) sign 6' high and 20 sq. ft. within the 100 year floodplain at 827 Glenside Avenue. Mr. Sekawungu stated that the applicant erected two signs without removing the existing sign so an additional variance may be needed. Mr. DiBenedetto stated he is excited about the project, believes the signage is needed and makes sense. Mr. Leighton was also excited to see activity at this location given the risk the applicants are taking on due to flood waters. There were no comments from the public.

Mr. Leighton made a motion to recommend approval. Mr. Laughlin seconded the motion, and the motion passed unanimously.

APPEAL NO. 15-3523: Mr. Habgood summarized the applicant's request to erect a 16' x 24' private detached garage with a 2' side yard setback in place of the required 10' in the R-4 Residential Zoning District at 512 Glenside Avenue.

Mr. Jacob Ketter, the Applicant, gave additional background on his property including the lot width and location of the existing garage. He discussed his proposal to expand his house and preserve the existing garage. Mr. Cross complimented him on the detail of the plans he presented and asked if he consulted his neighbors. Mr. Ketter stated his one neighbor is concerned about water run-off which is why he is redirecting the gutters on his roof away from the neighbor's property. He affirmed that there were quite a few detached garages in the neighborhood, similar to his, and that he would be installing a stormwater management system.

Ms. Judith Gratz, a neighbor, addressed her opposition to Mr. Ketter's appeal. She requested that the 10' required setback be upheld since Mr. Ketter's project would increase the water run-off onto her property and continue to present a financial hardship for her. She was concerned with both water run-off and proximity of the proposed garage to the property line.

Mr. DiBenedetto made a motion to deny the appeal. Dr. Perkins seconded, and the motion passed unanimously.

APPEAL NO. 15-3525: Mr. Habgood summarized the applicant's request to construct a 31,000 sq. ft. addition for a food market and two level parking structure with 161 parking spaces & conversion of part of the existing shopping center into parking spaces in the C-4 Commercial Zoning District at 7320 Old York Road.

Mr. Harold Lichtman, Architect for the applicant, stated there are only a few new variances being requested in order to relocate and enlarge the food market and construct a two level parking garage above the market and included the following:

- To allow for the loading docks to be located in front of the building.
- To allow for directional signs to exceed four sq. ft.
- To allow for seven new wall mounted signs totaling 950 sq. ft.
- To allow for a driveway width of 35' when crossing sidewalks.

Mr. Lichtman also stated that the applicant was requesting a number of determinations to continue with existing non-conformities including, screening, parking between the building and street, parking on a corner lot, parking exceeding 70' with no interruption and continued use of the existing food market. Discussion ensued regarding parking lot congestion, traffic flow in and out of the parking lot, tractor/trailer access, the number of elevators and operating hours for truck deliveries. Mr. Olszak asked whether relief would be required for not having retail store fronts on the street level of collector/arterial roads. Mr. Lichtman stated he does not believe any relief would be required for that.

Mr. Cross made a motion to recommend approval with the following conditions for the parking garage:

- Limit use of the loading dock to non business hours.
- Provide more details regarding the signage.
- Review the proposed entrance to the food market.
- Provide a traffic study.

The motion passed unanimously.

APPEAL NO. 15-3521: Mr. Habgood summarized the applicant's, (Hansen-Lloyd LP) request to construct eight (8) buildings, each four (4) stories, for Age-Restricted Housing and one (1) Clubhouse on approximately 9.8 acres in the R-3 Residential Zoning and Age-Restricted Overlay Districts at 1777 E. Willow Grove Avenue. The applicant is requesting special exceptions for an Age-Restricted Development and Clubhouse use, a determination that the Township boundary line is not a property line or a variance to allow for a setback of 38' for the building and 0' for the parking, a determination that the Preservation Overlay District does not apply, that no additional parking spaces are required for employees & the clubhouse use and no resident amenity.

Mr. Ross Weiss, Esq., representing Hansen Properties, gave further background into this ongoing project and stated that they have submitted an application seeking zoning relief since the most recent alternative of 18 single family homes has failed due to action in a neighboring municipality.

Mr. Cross asked if there was a record of the minutes from when the sketch plan was first submitted. Mr. Sekawungu stated he had not brought them with him. Mr. Weiss recalled meeting with the

Planning Commission previously when discussion occurred with respect to saving the mansion, which they made efforts to do.

Mr. Robert Elkham and neighbor adamantly opposed the project stating it is an affront to the community. He asked the Planning Commission to continue to deny Hansen's application.

Mr. Joel Pearlstein and neighbor opposed the project and indicated that he believed the project was illegal and asked in which Township the sewer line tie-in would be located, and whether this was the R3 or R3-A District. Mr. Weiss responded that it would be located in Springfield Township while Mr. Habgood affirmed that the zoning district was R3.

Mr. Cross expressed discouragement and disappointment that none of the issues from the past seven years has been addressed or resolved given all the time and opportunity to do so.

Mr. Cross made a motion to affirm the earlier decision to deny the application. Mr. Laughlin seconded, and the motion passed unanimously.

4. Review of Amendment to Sign Ordinance Sections §295-197.B.(1) and §295-197.E. Mr. Sekawungu stated that since the current ordinance does not conform with existing off premises advertising, the ordinance is being amended to make the existing signs conforming to protect the Township from possible legal action. Changes include:

- Increasing the maximum sign area for off premise advertising and/or billboard advertising from 100 to 200 square feet.
- Increasing the maximum sign height from 20 to 25 feet.
- Incorporating external illumination only.
- Prohibiting animated, flashing, revolving, scrolling, rotating, oscillating LED signage.
- Limiting the number of sign faces for off premise advertising to two.
- Limiting the lot size to erect a sign to 10,000 square feet.

Mr. Sekawungu stated the amendment also seeks reduction of the current wait time required for businesses to receive Certificates of Approval (COA) for signs in Commercial Enhancement Districts, enabling the Township to become more business friendly. The Commercial Enhancement District requires a COA from the Building and Zoning Committee for any new signs after recommendation from the EDTF, but has a wait time of up to four weeks. Eliminating the Building and Zoning Committee from the decision-making process will reduce the wait time allowing the Planning and Zoning Department to issue the COA, potentially within one week.

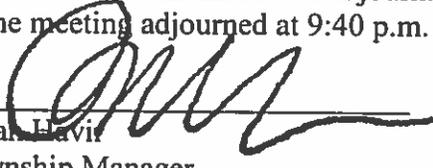
Mr. Cross made a motion to approve the amendment and the motion passed unanimously.

5. Old Business – None

6. New Business – None

7. Adjournment

As there was no further business to discuss, Mr. Cross made the motion to adjourn. Mr. DiBenedetto seconded and the motion passed unanimously. The meeting adjourned at 9:40 p.m.



Bryan Havis
Township Manager

As per Carol Hughes
Secretary, Planning and Zoning



Taylor Wiseman & Taylor

ENGINEERS | SURVEYORS | SCIENTISTS

1300 Horizon Drive, Suite 112, Chalfont, PA 18914

267-956-1020 phone 267-956-1019 fax

www.taylorwiseman.com

April 28, 2015

03371

Re : Ashbourne Meadows
Cheltenham Township
Montgomery County, PA
CTDA 15-03
Waiver Requests

Henry Sekawungu
Director of Planning & Zoning
Cheltenham Township
8230 Old York Road
Elkins Park, PA 19027-1589

Dear Mr. Sekawungu,

In connection with the Land Development Application that was submitted on behalf of Matrix/Ashbourne Associates, L.P., the following Waivers from the Township Ordinance are requested:

Ordinance Article 260-8.A: requires 32-foot wide paving for streets. A Waiver is requested to permit 28-foot wide paving for Road E (through the carriage lots) where on-street parking is prohibited. Although technically a Waiver is not necessary due to the court ordered Settlement Agreement, the Applicant includes a Waiver to allow the existing paving width of 22-foot wide along Jenkintown Road to remain.

Ordinance Article 260-8.B: requires a cul-de-sac paving width of 30-feet. A Waiver is requested to permit a 29-foot wide paving width around the cul-de-sac. This width will reduce the impervious coverage at the site, and is a sufficient width to manage the turning movements of the Cheltenham fire truck.

Ordinance Article 260-9.B: requires curb radii to be a minimum of 30-feet. A Waiver is requested to permit 25-foot radii. The 25-foot radius reduces the impervious coverage at the site, and is a sufficient width to manage the turning movement of the Cheltenham fire truck.

Ordinance Article 260-10.B: requires horizontal curves of 150-feet on residential streets. A Waiver is requested to permit a minimum horizontal curve of 90-feet. The 90-foot horizontal curves, as depicted on the Settlement Plan, are being utilized as a traffic calming device to reduce the speeds on these residential roads.

Ordinance Article 260-11: requires that intersection grades be no steeper than 3% from 50-feet before/after intersections. A Waiver is requested to permit 6% slopes within 50-feet of the intersections due to the existing topography at the site. The intersections have been graded to account for this condition.

Ordinance Article 260-15: requires sidewalks to be installed on both sides of every street. A Waiver is requested to permit sidewalks on one side of the street to reduce impervious coverage. Additionally, a Waiver is requested from providing sidewalks along the exterior roadway frontages (Jenkintown Road

and Tookany Creek Parkway). Instead of sidewalks along Ashbourne Road, a paved walking path approximately 10'-15' behind the curbline is proposed due to grading concerns and in an effort to retain the existing mature trees. Additionally, an extensive trail system traverses the entire exterior of the 107-acre tract to meet the same intention of providing a cohesive pedestrian network.

Ordinance Article 230-27.B; requires the concrete curb to be installed. A Waiver is requested to permit the use of Belgian block curb. The Belgian block curb provides a more aesthetically pleasing look to the development and permits less expensive replacement should it become damaged. Concrete curbing will be constructed along the Ashbourne Road improvement in accordance with PennDOT requirements.

Ordinance Article 260-27.C; requires curbing along all existing streets. The Court Ordered Settlement Agreement dictates that road improvements shall be in accordance with the discussions at the Zoning Hearing Board hearings, however, the courtesy of a Waiver is requested to because no curbing was proposed along Jenkintown Road nor Tookany Creek Parkway.

Ordinance Article 260-30.D; requires a noise study as part of the Environmental Impact Study. A Waiver is requested from proving the noise study, as the proposed residential subdivision will have a minimal impact to noise and the parameters of the development have already been agreed to by the Board of Commissioners and approved by the Court.

Ordinance Article 260-30.G(3); requires a report from a real estate appraiser of property value, population density and character. A Waiver is requested as the Board of Commissioners already considered the impact of the development when it voted on the Settlement Agreement, as did the Court of Common Pleas when the Order approving the development of the property as contemplated by the plan was issued.

Ordinance Article 260-32.D(2); requires the depiction of planimetric data within 400-feet of the site. A Waiver is requested to provide a plan in the set showing an aerial photograph of the site and surrounding properties.

Ordinance Article 230-32.D(5); requires topography within 400-feet of the site. The plans depict existing topography within 100-feet of the site. A Waiver is requested to provide a plan in the set showing an aerial photograph of the site and surrounding properties.

Should you have any questions or require additional information, don't hesitate to contact this office.

Sincerely,



Mark M. Thompson, PE
Project Manager

cc: Bill Stapleton; Matrix Ashbourne Associates L.P.
Christen Pionzio, Esq.; HRMM&L, PC
Amy Riddle-Montgomery, PE; Boucher & James

PLANNING COMMISSION SIGN-IN SHEET

NAME	ADDRESS	APPEAL NO
Jacob Ketter	512 E Glenside Ave	15-3523
Dim Custer	209 Kent Rd Wyncote	15-03
BARRI + PAUL KNIAZEK	613 DAVIS RD. CHESTERHAM	
JOANNE PCKER	1807 WILLOW GROVE AVE.	
MICHAEL KOMUND. FELI	FOR CCHA	ASH MEADOWS
Tom McHugh	127 Hewett Rd Wyncote	
SS Tralis		
Wendy Blustein	1805 Hillcrest Rd. Glenside ^{CC}	Laverock Hill (Falcon / ?)
S Perkins	428 DAVENOM AVE	
	Glenside	

Select Committee Minutes

Dated June 8, 2015

Select Committee Minutes

June 8, 2015

Page 1 of 1

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, Eric Leighton, Bryan Havir, Ameer Farrell, Brian Olszak and Henry Sekawungu. The Select Committee convened at 5:30 p.m., with a recap of the last meeting held on May 26, 2015, and also a review of a presentation of the proposed Zoning Ordinance to the Building and Zoning Committee.

Highlights of the discussion included the following:

- Consider capping residential density at two dwelling units per acre.
- Addition of talking points to the PowerPoint presentation and explanations that include the difference between Zoning and the Subdivision and Land Development process.
- Add sustainability and Open Space requirements including changing the green colors to represent Open Space.
- Include an Executive Summary.
- Include a slide for each category or zone and highlight the changes.
- Consider a presentation to the Commissioners at the same time that the draft Ordinance is distributed.
- Consider workshops on the proposed Ordinance on consecutive Thursdays in August of 2015 for members of the Building and Zoning Committee.
- County to make redlined copies of the Ordinance and the various stages of development of this Ordinance.
- Planning and Zoning Staff to make copies of the current Zoning Ordinance.

The meeting adjourned at 7:00 p.m.



Bryan T. Havir
Township Manager

As per Henry Sekawungu

**Economic Development Task Force
Recommendations for Issuance of
Certificates of Appropriateness**

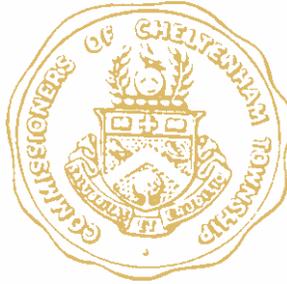
Township of Cheltenham

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

Township Manager
Bryan T. Havir



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

Phone: 215 887-1000
FAX: 215 887-1561
www.cheltenhamtownship.org

MEMORANDUM

TO: Henry Sekawungu, Director of Planning & Zoning

FROM: Bryan T. Havir, Township Manager

RE: Signage Application

DATE: June 17, 2015

The following signage permit applications filed with your department were reviewed on June 16, 2015 at the Economic Development Task Force (EDTF) meeting and below is a summary of the recommendations regarding issuance of Certificates of Appropriateness:

1. New Façade Signage at 8120 Old York Road, Suite 210: The EDTF found that while the design was a bit busy with colors, it does meet the zoning ordinance with respect to back lit letters. It actually balances that side of the building as well. EDTF recommends approval of a Certificate of Appropriateness subject to the Planning and Zoning Department verifying that the overall size of the sign conforms to the Zoning Ordinance.
2. New Free-standing LED message board sign at 254 South Easton Road. The digital LED moveable message board sign was found to be in violation with the provisions of the existing signage ordinance and upon unanimous consensus, the EDFT recommended denial of the Certificate of Appropriateness.
3. New Façade Signage at 8120 Old York Road, Suite 150. EDTF concluded this sign is again busy with colors but does meet ordinance with back lit letters. As long a size conforms to zoning ordinance for overall size, EDTF recommended issuance of a Certificate of Appropriateness.

Following your review of the applications, please schedule for consideration by the Building and Zoning Committee at its meeting on July 1, 2015.

Thank you.

BTH/cw 

cc: Heather Hubert, Planning and Zoning Department
Sue Drucker, Planning and Zoning Department
David Kratzer, EDTF Design Committee

Township of Cheltenham

Montgomery County, Pennsylvania

Board of Commissioners

Harvey Portner, *President*
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Baron B. Holland
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Township Manager
Bryan T. Havir



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MEMORANDUM

TO: Building and Zoning Committee

FROM: Henry Sekawungu/HHS
Director, Planning and Zoning

RE: Signage Applications and EDTF Recommendation

DATE: June 17, 2015

Please consider the following information regarding the EDTF decisions on the signage permit applications that were considered at their June 16, 2015 meeting:

- 1) **210 Yorktown Plaza, Elkins Park (Abington Pain Medicine)**-for façade signage. The 32 sq ft proposed sign is under the 15% or 100 sq ft per tenant limit for signage in a C3 district, and is therefore in compliance with the Zoning Ordinance requirements.
- 2) **254 S. Easton Road, Glenside (Geneva Dental)**-for a replacement freestanding LED sign. The proposed sign will be a total of 36 sq ft, replacing the existing sign that is 48 sq ft. This sign will have two parts: the top 12 sq ft will be double-sided and internally-lit, with a permanent message printed on it. The bottom 24 sq ft will be double-sided and LED-illuminated, displaying a pre-programmed, changing message or image. However, in as much as the sign area is well under the allowed 50 sq ft in a C4 district, the proposed digital sign is not a permitted sign and requires Zoning Hearing Board Approval.
- 3) **8120 S. Easton Rd, Elkins Park (Fat Jack's BBQ)**-for façade signage. The 47.5 sq ft proposed sign is under the 15% or 100 sq ft per tenant limit for signage

L:\B & Z\HS\Cover letter\EDTF recommendations\response to edtf memo 61815.doc

in a C3 district, and is therefore in compliance with the Zoning Ordinance Requirements.

CC: Bryan Havir, Township Manager*
Economic Development Task Force Members*
Robert Habgood, Assistant to the Director, Planning and Zoning*
Heather Hubert, Planning and Zoning Aide*
Sue Drucker, Permitting Clerk*
*sent via email

**Review of Amendment to
Sign Ordinances Sections
§295-197.B.(1) and §295-197.E.**

**CHELTENHAM TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. - _____

**AN ORDINANCE OF THE TOWNSHIP OF CHELTENHAM
AMENDING ARTICLE XXXV OF THE ZONING
ORDINANCE ENTITLED "SIGNS" SPECIFICALLY §295-
197.B.(1) ENTITLED "INDUSTRIAL DISTRICTS" (G
MANUFACTURING AND INDUSTRIAL DISTRICTS) TO
MODIFY CERTAIN OFF-PREMISES ADVERTISING SIGN
REQUIREMENTS IN THE G-MANUFACTURING AND
INDUSTRIAL DISTRICT AND §295-197.E. ENTITLED
"SIGNS IN THE COMMERCIAL ENHANCEMENT
DISTRICTS" TO MODIFY THE CERTIFICATE OF
APPROPRIATENESS PROCESS FOR SIGNS IN THE
COMMERCIAL ENHANCEMENT DISTRICTS**

NOW THEREFORE, the Board of Commissioners of Cheltenham Township does hereby ENACT and ORDAIN the following:

SECTION I – Amendment to the Code

Chapter 295 of the Codified Ordinances of the Township entitled "Zoning", Article XXXV entitled "Signs", Section 295-197B.(1) sign types, area, height, illumination and the number of signs is amended as follows, additions marked in bold and deletions crossed out:

(1) Sign types, area, height, illumination and the number of signs shall conform to the following:

<u>Sign Type</u>	<u>Maximum Sign Area</u>	<u>Maximum Sign Height</u>	<u>Illumination</u>	<u>Number of signs</u>
Monument	20 square feet	6 feet	Internal/external	One per property
Off-Premises Advertising Signs or Billboards	200 square feet	25 feet	Special exception from ZHB. External illumination only. Animated, flashing,	One per property; no more than two sign faces per off-premises

			revolving, scrolling, rotating, oscillating, and LED signs are prohibited. Any external illumination of an off-premises advertising sign or billboard shall be shielded as necessary to direct light onto the sign without spillover on any side of the sign.	advertising sign
Parallel Wall	10% of square footage of façade; 100 square feet maximum	Not to exceed eaves line or top of parapet wall	Internal/external	One per tenant space

All other portions of the table in Section 295-197B.(1) not amended above are hereby restated and ratified.

- (1)(a) Each ~~free-standing-billboard~~ **off-premises advertising sign** shall be located not less than 500 feet from any other ~~billboard~~ **off-premises advertising sign** and not less than 200 feet from a residential zoning district, nor shall it overhang any public right-of-way. An **off-premises advertising sign** shall not be located on a lot less than 10,000 square feet.

SECTION II – Amendment to the Code

Chapter 295 of the Codified Ordinances of the Township entitled “Zoning”, Article XXXV entitled “Signs”, Section 295-197.E. issuance of Certificates of Appropriateness for signs in Commercial Enhancement Districts is amended as follows, additions marked in bold and deletions crossed out:

Signs in the Commercial Enhancement Districts. Any signage within the Commercial Enhancement Districts, as defined in the Cheltenham Township Commercial District Enhancement Plan, as approved and amended by the Board of Commissioners, shall require a **Certificate of Appropriateness (COA)** in addition to the above requirements. The COA is to be issued by the ~~Building and Zoning Committee~~ **Director of Planning and Zoning** based on

recommendations by the Township's Economic Development Task Force (EDTF). Signs must meet the design guidelines of the Commercial Enhancement Districts. No sign permit will be issued without first receiving the COA.

SECTION III – Severability

The provisions of this Ordinance are intended to be severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION IV – 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 V - Repealer

All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

SECTION VI - Effective Date

This Ordinance shall take effect and be in force from and after its approval as permitted by law.

ORDAINED AND ENACTED into an Ordinance this ____ day of _____, 2015.

CHELTENHAM TOWNSHIP

By: _____

Harvey Portner, President,
Board of Commissioners

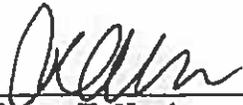
Attest: _____

Bryan Havir, Township Manager/Secretary

COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF MONTGOMERY :

I, Bryan T. Havir, the duly appointed Manager and Secretary of Cheltenham Township, do hereby attest that this is a true and correct copy of the Zoning Ordinance Amendment attached hereto to be considered by the governing body of Cheltenham Township on July 15, 2015, at 7:30 p.m. or such later date as is ultimately determined by the governing body and publically advertised.

Date: 6-12-15



Bryan T. Havir
Township Manager and Secretary

Sworn and subscribed before me on this
12TH day of JUNE, 2015



Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Nathan Crittendon, Notary Public
City of Philadelphia, Philadelphia County
My Commission Expires Oct. 9, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CHELTENHAM TOWNSHIP
LEGAL NOTICE

NOTICE is hereby given that the Board of Commissioners of Cheltenham Township, at its public meeting on July 15, 2015 at 7:30 p.m. (prevailing time) at Curtis Hall, 1250 West Church Road, Wyncote, Pennsylvania, will consider and could vote to adopt an Ordinance of the Township of Cheltenham amending Article XXXV of the Zoning Ordinance entitled "Signs," specifically Section 295-197B.(1) entitled "Industrial Districts" (G Manufacturing and Industrial Districts) to modify certain off-premises advertising sign requirements in the G-Manufacturing and Industrial Districts and Section 295-197E. entitled "Signs in Commercial Enhancement Districts" to modify the Certificate of Appropriateness process for signs in the Commercial Enhancement Districts.

Copies of the full text of the proposed ordinance are available for examination during normal business hours at the offices of the *Times Chronicle*, 307 Derstine Avenue, Lansdale, PA 19446; the Montgomery County Law Library, Court House, Norristown, Pennsylvania 19401; and the Cheltenham Township Administration Building, 8230 Old York Road, Elkins Park, Cheltenham, Montgomery County, Pennsylvania 19027, at the last of which a copy of the proposed ordinance may be obtained for a charge not greater than the cost thereof.

CHELTENHAM TOWNSHIP



Bryan T. Havir
Township Manager

PUBLISH: TIMES CHRONICLE, 2X
Sunday, June 28th & Sunday, July 5th, 2015
PO #22344

###

**Review of
Transient Vendor Ordinance
and Recommendation**

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

Township Manager
Bryan T. Havar



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

Phone: 215 887-1000
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www.cheltenhamtownship.org

MEMORANDUM

TO: Building and Zoning Committee

FROM: Bryan Havar, Township Manager *Bm*
Alyson Elliott, Assistant Township Manager *AEE*

RE: Ordinance to Amend Chapter 251: Peddling, Soliciting and Transient Sales

DATE: June 23, 2015

Attached for your review please find an ordinance amending Chapter 251 of the Codified Ordinances of Cheltenham Township, entitled "Peddling, Soliciting and Transient Sales," Sections 251-1, 251-3, 251-4, and 251-6 of the Code of the Township of Cheltenham. A copy of the Ordinance, which was vetted by Township Staff and Solicitor Bagley, is attached for your consideration.

On July 1, 2015, the Building & Zoning Committee will review and possibly recommend that the Board of Commissioners vote on July 15, 2015, to advertise adoption of the Ordinance amendment at the August 19, 2015, Board of Commissioners meeting.

In summary, the Ordinance seeks to regulate transient sales in the Township, particularly those sales that occur over a period of more than one day and involve the set up of a tent and signs. The following is a synopsis of the proposed amendments:

- 1) §251-1. Definitions. Amendments to the definitions of transient sales and the addition of a definition for transient vendor.
- 2) §251-3. Conduct of peddlers, solicitors and transient vendors.
 - a. Addition of Section D. which establishes regulations for transient sales such as hours of operation, length of permit, erection of tents and temporary/permanent

structures in accordance with applicable codes, use of generators, overnight storage of merchandise, and remaining on site during the permit period.

- b. Addition of Section H. which establishes regulations for the number and size of signs used for transient sales.
- 3) §251-4. Permits; waiver of fees. which establishes a procedure for transient sales permit applications. Unlike peddlers and solicitors who apply through the Township's Accounting Department, transient vendors make application through the Township's Planning and Zoning Department. This section also gives the Township Manager's office flexibility to grant waivers to the transient sales permit requirements in certain circumstances.

Attachment

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

ORDINANCE NO. - _____

**AN ORDINANCE AMENDING CHAPTER 251 OF THE CODE OF
CHELTENHAM TOWNSHIP ENTITLED "PEDDLING, SOLICITING
AND TRANSIENT SALES" TO ADD TERMS AND PROVISIONS
REGULATING TRANSIENT VENDORS, TRANSIENT SALES AND
ESTABLISHING REQUIREMENTS FOR PEDDLERS AND SOLICITORS
PERMITS AND FOR TRANSIENT SALES PERMITS**

WHEREAS, the Township of Cheltenham ("Township") is a duly incorporated Township of the First Class; and

WHEREAS, the First Class Township Code authorizes the Township to make and adopt any and all ordinances as may be deemed expedient and necessary for the proper management, care and control of the Township and its finances, and the maintenance of peace, good government and welfare of the Township; and

WHEREAS, the Board of Commissioners of Cheltenham Township have already established Chapter 251 of the Cheltenham Township Code entitled "Peddling, Soliciting and Transient Sales" by Ordinance No. 2191-09 regulating Peddlers, Solicitors and Transient Sales within the Township; and

WHEREAS, the Board of Commissioners wishes to supplement the regulations concerning transient sales, to define a transient vendor, to impose additional requirements with regard to transient sales within the Township, to establish requirements for peddlers and solicitors' permits and for transient sales permits.

NOW, THEREFORE, it is hereby **ENACTED** and **ORDAINED** by the Board of Commissioners of Cheltenham Township, duly assembled, as follows:

SECTION I.

Chapter 251 of the Cheltenham Township Code entitled "Peddling, Soliciting and Transient Sales" is hereby amended as follows:

§ 251-1 Definitions.

Delete: Definition of TRANSIENT SALES (INSIDE AND OUTSIDE)

Add:

TRANSIENT SALES, INSIDE – The selling, offering for sale, or taking orders for sale on a seasonal/temporary basis by a transient vendor with written permission of the property owner inside any mall or other commercial establishment within the Township’s borders provided that said seasonal/temporary use complies with the requirements of Chapter 295, Zoning.

TRANSIENT SALES, OUTSIDE – The peddling, soliciting, selling, offering for sale or taking orders for sale by a transient vendor at any outdoor place, on a seasonal/temporary basis, within the limits of private property with permission of the property owner, provided that said private property is zoned for commercial use and that said seasonal/temporary use meets the requirements of Chapter 295, Zoning. Any permanent or temporary structures installed to conduct transient sales shall comply with the requirements of the Township’s Building Code. Transient sales are not permitted on residential properties.

TRANSIENT VENDOR – a person, group of persons, or entity engaged in transient sales at a single location, whether inside a mall or commercial building within the Township’s borders or at an outdoor place on a seasonal/temporary basis. A transient vendor does not maintain a distribution house, sales house, warehouse, service enterprise or residence on the location where the transient sales take place.

§ 251-3 Conduct of peddlers, solicitors and transient vendors.

The text underlined and bolded below shall be added to this section and the text bolded and struck through shall be removed from this section:

A. Carry the permit at all times and furnish it upon request of any person to whom the peddler/solicitor is attempting to peddle.

B. Peddlers/Solicitors shall not enter or attempt to enter any dwelling house or place of business without the invitation or permission of the occupant and shall immediately leave the premises upon request.

C. Peddlers/Solicitors shall only engage in peddling/soliciting within the Township between the hours of 10:00 a.m. and 9:00 p.m. Monday through Friday and 10:00 a.m. and 5:00 p.m. on Saturdays. No soliciting is permitted on Sundays and federal/state legal holidays.

D. Transient sales requirements:

1. **Transient vendors shall provide the Township with the written authority of the property owner where transient sales are intended to take place that the transient vendor is authorized to operate from such location.**
2. **Transient sales shall start no earlier than 7:30 a.m. and end no later than 9:30 p.m.**

3. Transient sales permits shall be valid for no longer than 10 days.
4. If a transient vendor operates on Township property or within the public right-of-way, the transient vendor shall provide the Township with a certificate of insurance complying with the Township's standards for such certificates at the time of application for a permit pursuant to this section. The certificate of insurance must list the Township and/or other applicable public agencies as additional insured.
5. Transient vendors who erect a tent shall meet the following requirements:
 - a) Such tents shall meet all requirements for tent installations in accordance with Section 2403 of the International Fire Code, as amended.
 - b) Such tents shall bear a tag which verifies the fire rating of the tent material.
 - c) The tent stakes of all such tents shall have protective caps installed.
 - d) Any and all holes dug or otherwise used for tent stakes for such tents must be filled in and surface returned to original condition.
6. Any and all tents and other temporary or permanent structure used for transient sales shall:
 - a) be installed to withstand wind, rain and snow loads in accordance with the standards set forth in the International Fire Code.
 - b) have minimum number of fire extinguishers provided in accordance with the International Fire Code.
 - c) have egress pathways provided in accordance with the International Building Code and International Fire Code.
 - d) be in compliance with the accessibility requirements of the Americans with Disabilities Act of 1968, as amended.
 - e) not have combustibles stored or located within 30 feet of the tent or other structure used for transient sales.

- f) have No Smoking signs posted in accordance with the International Fire Code.
 - g) not adversely impact the parking requirements for the underlying use of the property where the transient sales take place.
 - h) not adversely impact the parking requirements for neighboring properties where the transient sales take place.
 - i) tents or other temporary structures intended for transient sales shall cover not more than 900 sq. ft. in area. No more than one (1) tent or temporary or permanent structure used for transient sales is permitted per premises.
7. Any permanent structure used for transient sales shall also be in compliance with the requirement of the Township's Zoning Ordinance.
 8. All merchandise, tents, vehicles, storage containers, and other temporary structures utilized for outside transient sales shall be removed by 9:30 p.m. each night and may not be set up before 7:30 a.m. Merchandise, tents, vehicles, storage containers, and other temporary structures utilized for outside transient sales may be left on site, with the approval of the Township Manager, provided the transient vendor provides a written plan which demonstrates to the satisfaction of the Township Manager that any such objects left on site will be secure and will not be a nuisance to neighboring properties. The transient vendor shall obtain such approval from the Township Manager prior to leaving any such objects on site between 9:30 p.m. and 7:30 a.m.
 9. Any generators used in connection with transient sales shall be shut off between the hours of 9:30 p.m. and 10 a.m. each day.
 10. Transient vendors shall not remain, loiter, "sleepover" on, or be present on transient sales sites between the hours of 10 p.m. and 7:30 a.m.

E. Peddlers/Solicitors/Transient vendors shall not call out or shout to sell services or goods, nor shall they use any loudspeaker, horn, music or other device or vehicle that uses such devices.

F. Peddlers/Solicitors/Transient vendors shall not occupy by standing in person, with or without a stand, cart, or similar fixtures, upon any fixed location or along any of the alleys,

sidewalks, streets or any other public rights-of-way in the Township, unless permitted to do so by the Township.

G. Peddlers/Solicitors/Transient vendors shall not park any vehicle upon or along any of the streets or sidewalks of the Township for the sole purpose of advertising, displaying and selling of merchandise.

H. **Outside transient vendors may display two (2) signs per tent or structure, not more than eight (8) square feet each. The signs must be attached to the tent or structure. Sandwich board signs are prohibited, unless the transient vendor does not utilize a tent or structure. No more than one (1) sandwich board sign, not more than sixteen (16) square feet, shall be displayed for vendors not utilizing a tent or structure. A plan for each sign shall be submitted to the Planning and Zoning Department with the transient vendor permit application for review and approval.**

I. Peddling/Soliciting is not permitted in Township parks. Peddling/Soliciting is permitted at Township pools and certain playgrounds only on a contracted basis with the Parks and Recreation Department and as approved by the Director of Parks and Recreation.

J. Peddlers/Solicitors/Transient vendors shall not peddle/solicit on private property without permission of the property owner.

K. Peddlers/Solicitors/Transient vendors shall not cut across or walk upon any front lawn, back yard or courtyard except upon sidewalks, walkways or private driveways, if such sidewalks, walkways or driveways are provided.

L. It shall be unlawful for any person to peddle or solicit ~~or conduct transient sales~~ or attempt to peddle or solicit ~~or conduct transient sales~~ at a place of residence at any entrance other than the main entrance of the residence.

M. Peddlers/Solicitors/Transient vendors who are offering any food for sale or using any mobile food unit that requires a permit from the Montgomery County Health Department must provide said permit when applying for a Township permit.

N. Peddlers/Solicitors of home improvements services who are required to comply with any state legislation must provide proof of compliance with said legislation when applying for a Township permit.

§ 251-4 Permits; waiver of fees.

The following section shall be rewritten as follows:

A. Peddlers and Solicitors Permits.

1. Any person or business desiring to engage in peddling/soliciting within the Township must first obtain an application from the Township's

Accounting Department for a Permit. All peddling/soliciting permits shall be reviewed by the Cheltenham Township Police Department before approval by the Accounting Department.

2. Approved permits shall be exhibited in clear view by the peddler/solicitor at all times. Permits shall not be altered. No permit may be transferred from one person to another.
3. A separate application shall be filed and a separate permit fee shall be paid by each person who shall actually conduct the peddling/soliciting and shall apply where an employer desires to secure permits for his employees, agents or representatives. Each person applying to engage in peddling/soliciting activities shall submit a State Police background check with their application.
4. Permit fees may be waived for any person or business whose primary place of business is in the Township and who pays a business privilege and/or mercantile tax to the Township and are current on all such taxes.
5. All peddlers and solicitors must file and pay a business privilege and/or mercantile tax to the Township for the year(s) in which they operate in the Township. Permit fees will not be waived for persons or businesses whose primary place of business is located outside the Township.

B. Transient Sales Permits.

1. Transient vendors must file an application with the Township's Planning and Zoning Department for review and approval. The application shall include a State Police background check for each individual applying to engage in transient sales and all transient sales permits shall be reviewed by the Cheltenham Township Police Department before approval.
2. All approved transient vendor permits shall be exhibited in clear view by the transient vendor at all times. Permits shall not be altered and cannot be transferred from one vendor to another.
3. If a vendor desires to set up in more than one location, a permit shall be filed for each location.
4. Permit fees may be waived for any person or business who/which applies for a transient vendor permit on a commercial property which they own or have a long-term commercial lease, provided they pay a business privilege and/or mercantile tax to the Township and are current on all such taxes.
5. All transient vendors must file and pay a business privilege tax and/or mercantile tax to the Township for the year(s) in which they operate in the

Township. Permit fees will not be waived for persons or businesses whose primary place of business is located outside the Township.

6. Any variance to the transient sales permit requirements must be approved by the Township Manager, at his or her discretion.

§ 251-6 Revocation and suspension of permits; appeals.

The text underlined and bolded below shall be added and the text bolded and struck through shall be removed from this section:

A. The Chief of Police, **and/or his/her designee**, is hereby authorized to revoke or suspend any permit issued under this chapter for any violation of any of the provisions of this chapter, or for giving false information upon any application for a permit. The Chief of Police **and/or designee** is further authorized to refuse a permit to any person whom the Chief **and/or designee** deems could present a threat of harm or danger to the citizens of Cheltenham Township. When a permit is revoked, no other permit shall be issued to the same applicant within one year of the date of revocation.

SECTION II. DISCLAIMER

Nothing in this Ordinance shall limit, in any manner whatsoever, the Township's right to enforce any ordinance or law of the Township of Cheltenham, County of Montgomery or Commonwealth of Pennsylvania. Nothing in this Ordinance shall be a defense of any citation issued by any municipal corporation or the Commonwealth pursuant to any other law or ordinance.

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 into an Ordinance this 19th day of August, 2015.

CHELTENHAM TOWNSHIP

By: _____
Harvey Portner, President
Board of Commissioners

Attest: _____
Bryan Havir, Township Manager/Secretary

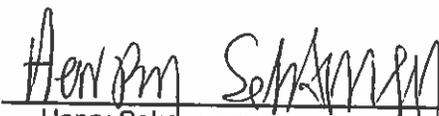
Report of the Building Inspector
for May, 2015

June 23, 2015

COMMISSIONERS OF CHELTENHAM TOWNSHIP
ELKINS PARK, PA 19027

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

	# PERMITS	TOT. FEES	\$ VALUE
RESIDENTIAL			
RENOVATIONS / ALTERATIONS	55	6,831	341,550
MULTI-FAMILY			
RENOVATIONS / ALTERATIONS	1	1,219	60,950
COMMERCIAL			
RENOVATIONS / ALTERATIONS	3	15,197	759,850
INSTITUTIONAL			
RENOVATIONS / ALTERATIONS	1	515	25,750
FENCE	1	72	72
JUNE, 2015	61	23,834	1,188,172
JUNE, 2014	64	24,307	1,194,525
YEAR-TO-DATE 2015	323	179,602	9,017,579
TOTAL 2014	889	242,178	13,037,971
<hr/>			
HEATING & AIR CONDITIONING			
JUNE, 2015	7	2,536	126,800
JUNE, 2014	12	4,260	213,000
YEAR-TO-DATE 2015	49	13,823	786,651
TOTAL 2014	115	32,826	1,637,850
<hr/>			
ELECTRICAL			
JUNE, 2015	7	2,595	129,750
JUNE, 2014	15	7,895	394,750
YEAR-TO-DATE 2015	64	20,219	1,111,200
TOTAL 2014	147	42,731	2,136,550
<hr/>			
PLUMBING			
JUNE, 2015	8	1,156	57,800
JUNE, 2014	18	2,883	144,150
YEAR-TO-DATE 2015	60	12,399	708,700
TOTAL 2014	161	36,262	1,778,793
<hr/>			
FOG PERMITS, JUNE, 2015	6	1,500	1,500
GRADING PERMITS, JUNE, 2015	1	200	200


Henry Sekawungu
Director - Planning and Zoning