

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
J. Andrew Sharkey – Vice Chair
Irv Brockington – Member
Baron B. Holland – Member
Daniel B. Norris – Member
Brad M. Pransky – Member
Ann L. Rappoport – Member

**Wednesday, February 3, 2016
8:00 PM
Curtis Hall**

AGENDA

1. Action on Zoning Hearing Board Agenda items for February 8, 2016 (See attached).
2. Receipt of the Planning Commission Meeting Minutes dated January 25, 2016 (See attached).
3. Continued Discussion of the Proposed Draft Zoning Ordinance.
4. Discussion of Ordinances Scheduled for a Public Hearing on February 17, 2016 (See attached).
 - Floodplain Conservation District Overlay
 - Off-Premises Advertising Sign Overlay District
 - Wissahickon Creek Watershed Stormwater Management
5. Review of Text Amendment for the M-4 Zoning District (See attached).
6. Review of Zoning Hearing Board Decisions (None).
7. Report of the Building Inspector for January, 2016 (See attached).
8. Old Business.
9. New Business.
10. Citizens' Forum.
11. Adjournment.



Bryan T. Havir
Township Manager

**Review of the
Zoning Hearing Board Agenda
for February 8, 2016**

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 7425 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, January 25, 2016, at 7:30 P.M. at the Township Board Room, at 8230 Old York Road, Elkins Park, PA 19027.**
- b. Cheltenham Township Building and Zoning Committee on Wednesday, February 3, 2016, 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, February 8, 2016, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 15-3539: Appeal of John Jay Institute, for the premises known as 7425 Old York Road, Elkins Park, PA 19027 from the Decision of the Zoning Officer for a special exception from Section 295-36.C., use regulations, to allow for an educational use with dormitory space, for a total of sixteen fellows, and administrative office support in the existing building or in the alternative a variance to allow for the use as described and a modification of the previous approvals granted under Appeals #2824 and #2951 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 through Thursday 8:00 AM to 4:30 PM and Friday, 8:00 AM to 12:00 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 #15-3539
Zoning Officer**

APPLICATION BY JOHN JAY INSTITUTE FOR ZONING RELIEF

Paragraph 10 and 14

Applicant seeks the following relief:

A. Section 295-36C, Applicant seeks a special exception to allow an educational residential study center on the property. The Applicant's use includes an educational program in which the Applicant offers fellowships for residential study to college graduates aspiring to public vocations, and which provides dormitory space for the Fellows Program.

B. Applicant also proposes to utilize a portion of the property for administrative offices supportive of the educational use.

C. In the alternative, Applicant seeks a variance to allow the use described above in the R4 Residential District.

D. Applicant does not propose any modification to the exterior of the building or to the parking previously approved.

E. Applicant seeks a modification of the approval granted to Food for All, Inc., the owner of the premises and Appellant under Appeal Numbers 28 24 and 2951.

John Jay Institute Purchase of 7425 Old York Road, Elkins Park, Cheltenham Township, PA

Introduction

The John Jay Institute, a non-profit corporation, has made an offer to purchase the property at 7425 Old York Road in Elkins Park for use as a residential study center. The current R-4 zoning allows for "educational or religious use, including a dormitory of an educational or religious institution when authorized as a special exception." The John Jay Institute is requesting Zoning Board action to authorize a special exception for such use for the following reasons: the property currently operates as commercial offices by variance and is unlikely to attract a residential buyer because of its size, age, and current commercial configuration; any sale to a residential buyer is likely to be at a substantial discount to the asking price; any sale to a developer risks having an attractive and architecturally significant property torn down; and the John Jay Institute will make an outstanding neighbor and member of the community.

The Property

Currently zoned R-4, the property at 7425 Old York Road consists of approximately 2.2 acres anchored by a three-story Tudor revival-style house, built in 1909, of approximately 10,000 square feet and a converted carriage house of approximately 1,900 square feet. Both buildings currently house commercial professional office spaces. Front yardage is detailed and pristine. The rear of the lot tastefully conceals ample parking that can accommodate more than 40 cars.

In September 1909 Henry Linde (1863-1933), a Philadelphia furniture and carpet merchant, hired Lee & Fetterolf as architects for a house to be built on the present site. In the same month A. R. Raff was awarded the contract to erect the residence. The cost was reported at around \$25,000. (Raff was the main contractor, at least initially, for the Bryn Athyn Cathedral - he was a fairly important builder in the region.) Linde named his estate "Normayne."

The property ceased to be a residence decades ago and since that time has operated as a corporate headquarters and more recently as a professional office facility for commercial profit and non-profit entities. Currently the property is owned and operated by Food For Life, Inc. under the direction of Mr. David Dobson.

The property has been adequately maintained by its owners and is in very good condition. Unfortunately, its size, age, and current commercial use has been a deterrent to sale. In recent years it has been on and off the market. The John Jay Institute is the only party to have made a purchase offer during this marketing period and the one prior. If the Institute is not allowed to operate on the property, it will likely endure another lengthy marketing period and sale at a reduced price.

The John Jay Institute

Founded in 2005, the John Jay Institute is named for an important founding father, and its mission is to prepare committed men and women like Jay for leadership in public life. The vision of the Institute is to raise up men and women of high principles who are characterized by the virtues of wisdom and justice, truth and mercy, prudence and courage. Clearly there is a pressing need for leadership today. In response, the Institute offers residential fellowships for college graduates aspiring to public vocations.

The Institute is reviving traditional learning as key to its innovative leadership formation. Its high-touch, hands-on approach to great books with low-tech, face-to-face conversation about them is central to the curriculum. In Socratic seminar style, the John Jay Institute currently serves sixteen fellows, who are recent

college graduates, per semester term in its two residential programs: The John Jay Fellows Program (one cohort in the spring and another in the fall) and the Saratoga Fellows Program (one cohort in the summer) that is specifically tailored for military officers. The staff is lean, with two three-time employees: the president, who serves as the primary professor, the development director, and an executive assistant. Their work is augmented by adjunct faculty, a few interns, and volunteers.

Alan R. Crippen II is founder and president of the John Jay Institute. Previously Mr. Crippen served for nine years as founding rector of the Witherspoon Fellowship, based in Washington, D.C. He has two decades of experience in non-profit executive management and college level teaching and previously served as an artillery officer in the US Army. Mr. Crippen holds degrees from Westminster Theological Seminary (M.A.R.) and Cairn University (B.S.) and is an ordained presbyter and archdeacon in the Convocation of Anglicans in North America (CANA) and the Anglican Church in North America (ACNA).

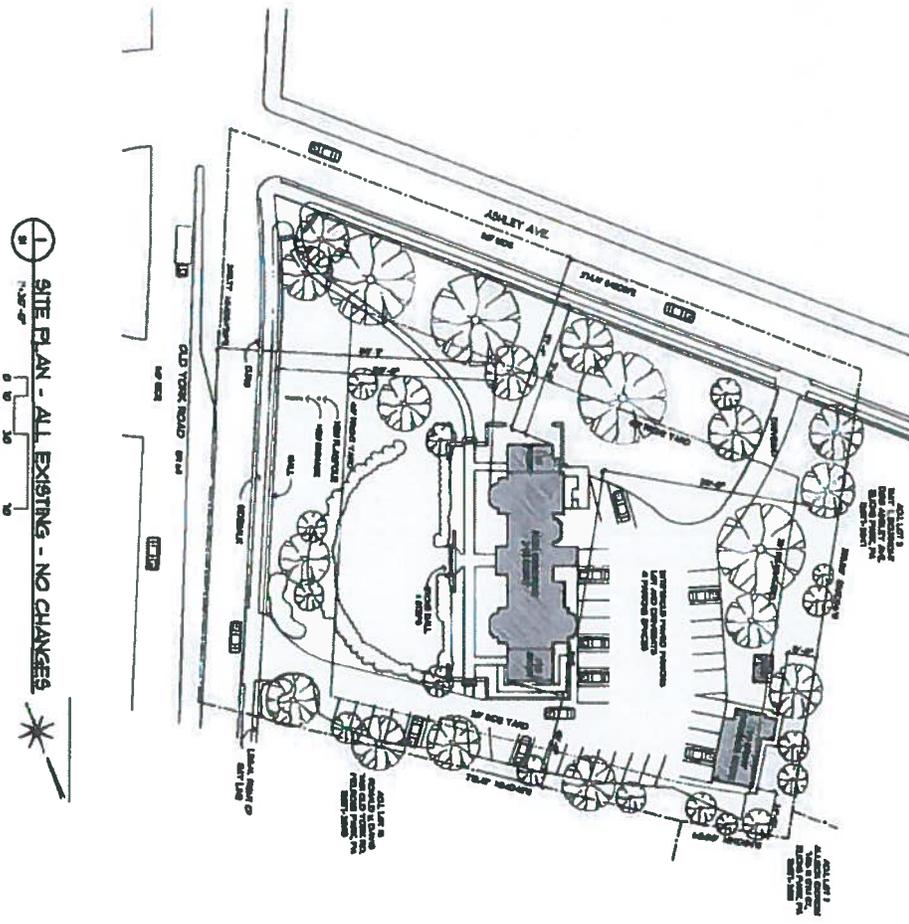
Vital to the John Jay Institute's residential programming is holistic living and learning in a small community of peers. Fellows study, worship, reflect, live, eat, and serve each other together in a single facility that fosters friendship, intimacy, and the fraternal bonds for working together in the future. Furthermore, they extend hospitality to others through weekly teas and dinner parties for special guests and dignitaries. Alumni also visit and revisit the campus for renewing friendships, connecting with other classes, and collaborating in their shared vocations and aspirations. Since 2011 the Institute has leased a Victorian-era mansion in Bala Cynwyd. Unfortunately, that property has been sold for re-development, thus causing the Institute to search for another home.

Just as the John Jay Institute trains its fellows to be good leaders and by extension good citizens for the nation as a whole, it strives to be a good member of its local community. The Institute looks forward to working with Township officials and neighbors to add to the civic life of Cheltenham. Whether through volunteer work, educational programs, or other methods, the John Jay Institute and its fellows are committed to contributing to the township.

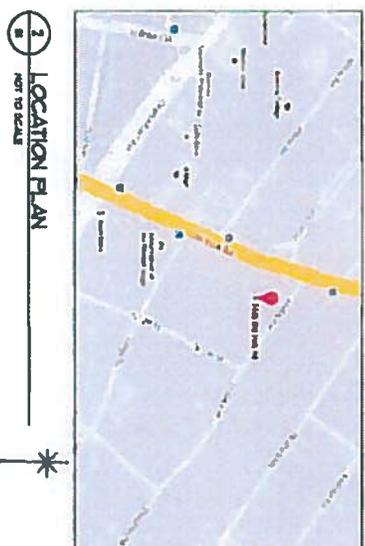
Conclusion

Authorizing the John Jay Institute a special exception to use this property as a residential study center will benefit all parties: the sellers, who will receive a fair price in a timely manner; the Institute, which will have an outstanding location to train young leaders for years to come; and the Township, which will gain an enthusiastic contributor to its civic life and a conservator of an architectural signature house in the community.

NOTE: NO CHANGES PROPOSED TO EXISTING SITE PLAN WITH THIS APPLICATION
(EXCEPT FOR NEW FLAGPOLE AND SIGNAGE)



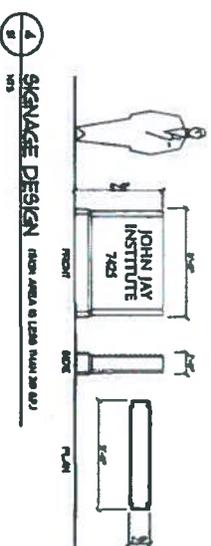
1 SITE PLAN - ALL EXISTING - NO CHANGES



2 LOCATION PLAN
NOT TO SCALE

Category	Item	Proposed	Existing	Notes
Lot Area	8,000 sq ft	8,000 sq ft	8,000 sq ft	NO CHANGE
Lot Frontage	100 ft	100 ft	100 ft	NO CHANGE
Building Area	10,000 sq ft	10,000 sq ft	10,000 sq ft	NO CHANGE
Building Height	40 ft	40 ft	40 ft	NO CHANGE
Building Footprint	10,000 sq ft	10,000 sq ft	10,000 sq ft	NO CHANGE
Building Setback	10 ft	10 ft	10 ft	NO CHANGE
Building Orientation	North	North	North	NO CHANGE
Building Color	Light Gray	Light Gray	Light Gray	NO CHANGE
Building Material	Brick	Brick	Brick	NO CHANGE
Building Style	Modern	Modern	Modern	NO CHANGE
Building Use	Office	Office	Office	NO CHANGE
Building Zoning	Office	Office	Office	NO CHANGE
Building Height	40 ft	40 ft	40 ft	NO CHANGE
Building Footprint	10,000 sq ft	10,000 sq ft	10,000 sq ft	NO CHANGE
Building Setback	10 ft	10 ft	10 ft	NO CHANGE
Building Orientation	North	North	North	NO CHANGE
Building Color	Light Gray	Light Gray	Light Gray	NO CHANGE
Building Material	Brick	Brick	Brick	NO CHANGE
Building Style	Modern	Modern	Modern	NO CHANGE
Building Use	Office	Office	Office	NO CHANGE
Building Zoning	Office	Office	Office	NO CHANGE

3 SITE AND BUILDING DATA



4 SIGNAGE DESIGN (FROM AREA B LINES FROM THE MAP)

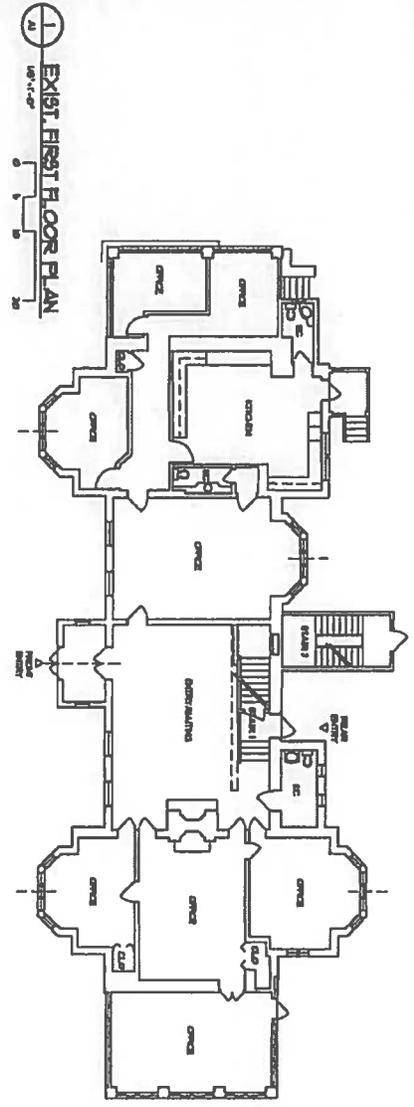
JOHN JAY INSTITUTE
FOR PROPOSED NEW SIGN TO BE LOCATED AT
7425 OLD YORK ROAD, CHELTENHAM, PA 19126

DANIEL LEE ARCHITECT
ARCHITECT
1000 N. 10TH ST.
PHILADELPHIA, PA 19107
TEL: 215-595-1234
WWW.DANIELLEEARCHITECT.COM

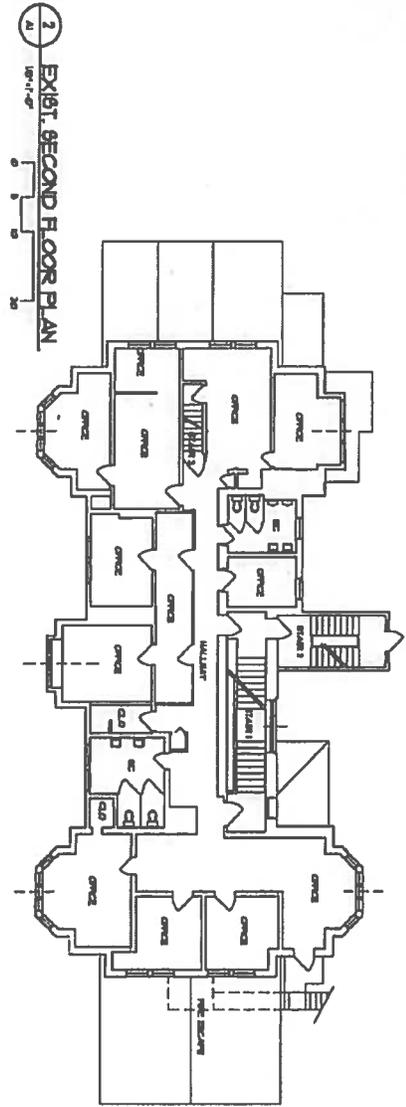
ZONING REVIEW

DATE: 10/27/2015
TIME: 1:30 PM
LOCATION: 7425 OLD YORK ROAD
PROJECT: JOHN JAY INSTITUTE
DRAWN BY: DL
SCALE: 1/8" = 1'-0"

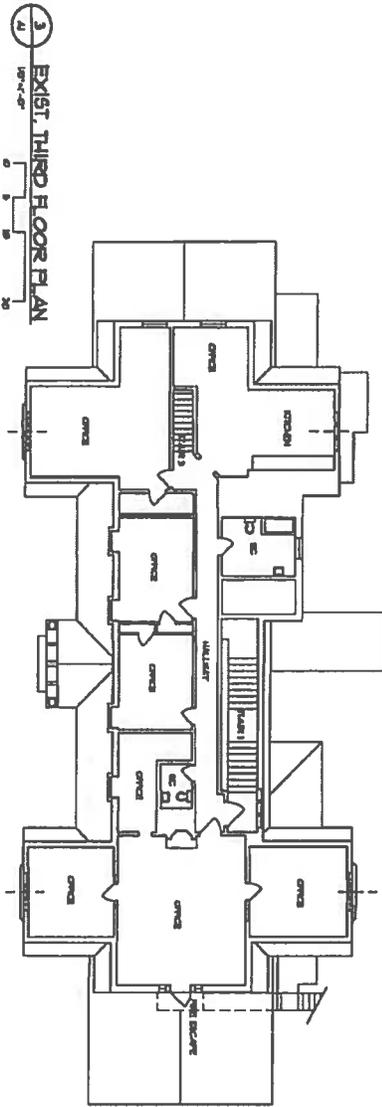
S-1



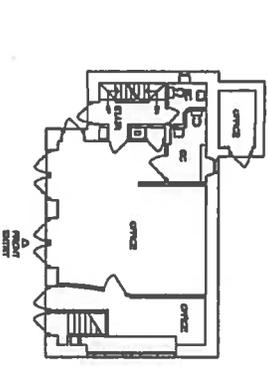
1
A1
EXIST. FIRST FLOOR PLAN
1/8"=1'-0"
0 5 10 15 20 30



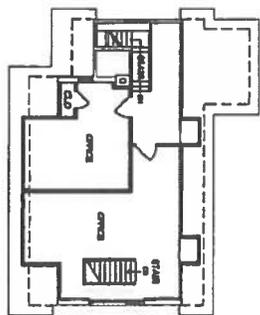
2
A1
EXIST. SECOND FLOOR PLAN
1/8"=1'-0"
0 5 10 15 20 30



3
A1
EXIST. THIRD FLOOR PLAN
1/8"=1'-0"
0 5 10 15 20 30



4
A1
EXIST. CARRIAGE, FIRST FLOOR PLAN
1/8"=1'-0"
0 5 10 15 20 30



5
A1
EXIST. CARRIAGE, SECOND FLOOR PLAN
1/8"=1'-0"
0 5 10 15 20 30

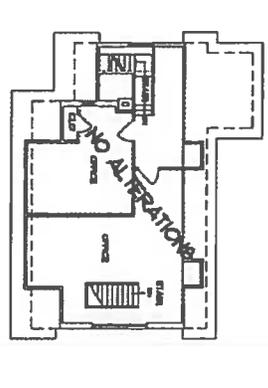
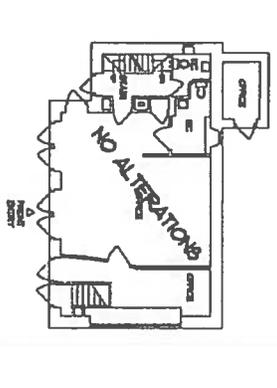
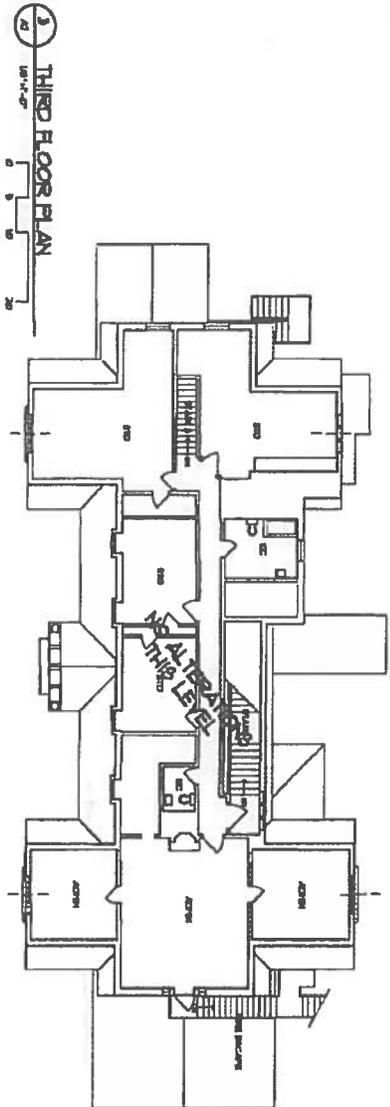
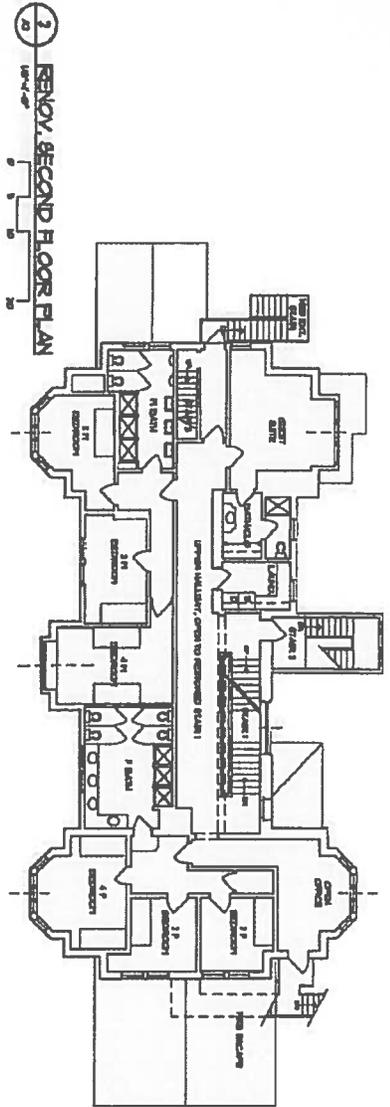
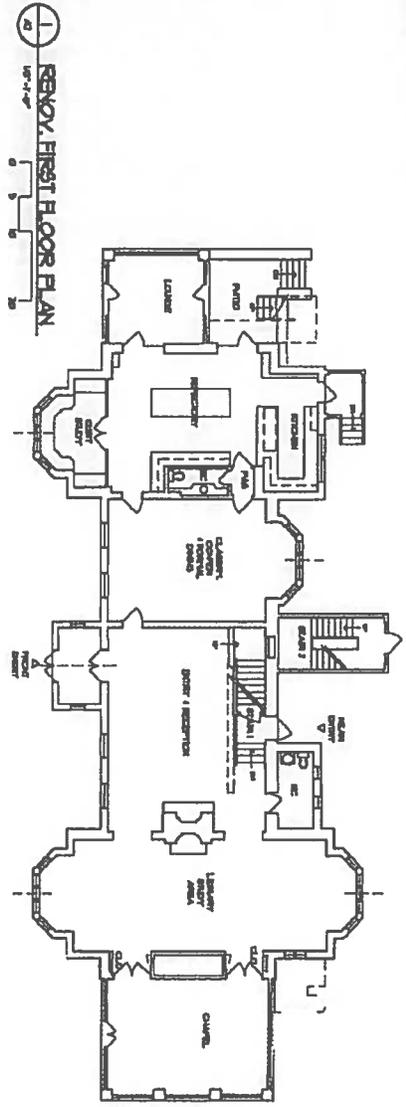


DANIEL LEE
ARCHITECT
1120 N. 10TH ST.
PHILADELPHIA, PA 19107
TEL: 215-595-1100
WWW.DANIELLEEARCHITECT.COM

JOHN JAY INSTITUTE
FOR PROPOSED NEW WINGS TO BE LOCATED AS:
7425 OLD YORK ROAD, CHELTENHAM, PA 19126

ZONING
APPLICATION

EXISTING
FLOOR PLANS
DATE: 11/20/2015
SCALE: 1/8"=1'-0"
EXTENT: []
DESIGNED BY: DL
DRAWN BY: []



DANIEL, IBB
ARCHITECTS
1127 JEFFERSON AVE.
PHILADELPHIA, PA 19107
TEL: 215-592-1100
WWW.DANIELIBB.COM

JOHN JAY INSTITUTE
FOR PROPOSED NEW BUILDING TO BE LOCATED AT:
7425 OLD YORK ROAD, CHELTENHAM, PA 19126

ZONING
APPLICATION

PROJECT NO. 1127/2015
DATE: 1/8/15
SCALE: 1/8" = 1'-0"

RENOVATED
FLOOR PLANS
A-2

Map

Layers

Search

Home

Print

Measure

Layers

Workspace

Workspace (Author)

Annotations

Bookmarks

Layers

Metro Roads

US Parcels

Properties

Name

Value

Selections

US Parcels: 7425 OLD YORK RD

Line Distance: 214.23 Feet | Total Distance: 1111.11 Feet



Workspace

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

Properties

Name	Value
------	-------

Selections

US Parcels: 725 OLD YORK RD

Line Distance: 214.23 Feet | Total Distance: 1



NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 345 Sinkler Road, 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, January 25, 2016, at 7:30 P.M. at the Township Board Room, at 8230 Old York Road, Elkins Park, PA 19027.**
- b. **Cheltenham Township Building and Zoning Committee on Wednesday, February 3, 2016, at 8:00 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.**

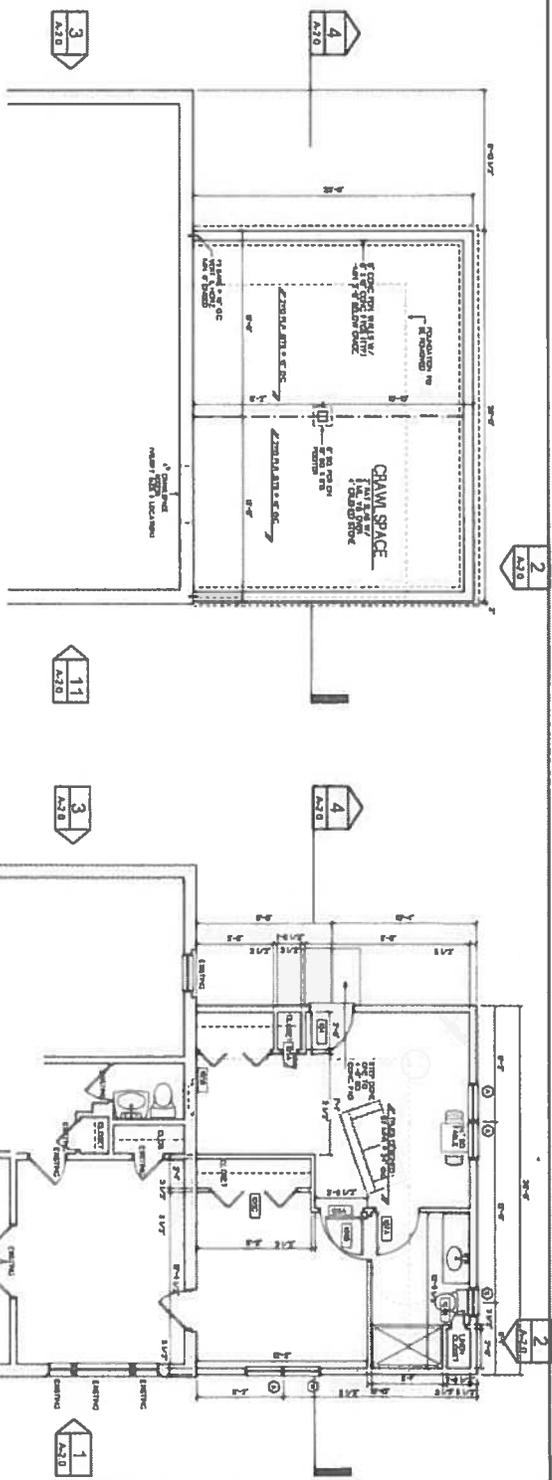
This application will be heard by the Zoning Hearing Board on Monday, February 8, 2016, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 16-3540: Appeal of Jeff & Erica Dunbar, for the premises known as 345 Sinkler Road, Wyncote, PA 19095 from the Decision of the Zoning Officer for a variance from Section 295-23., required building area, to allow for an increase of building coverage from 15% to 15.5%, for the proposed construction of a 20' x 26' one story addition on the right rear of the dwelling, in the R-3 Residential Zoning District.

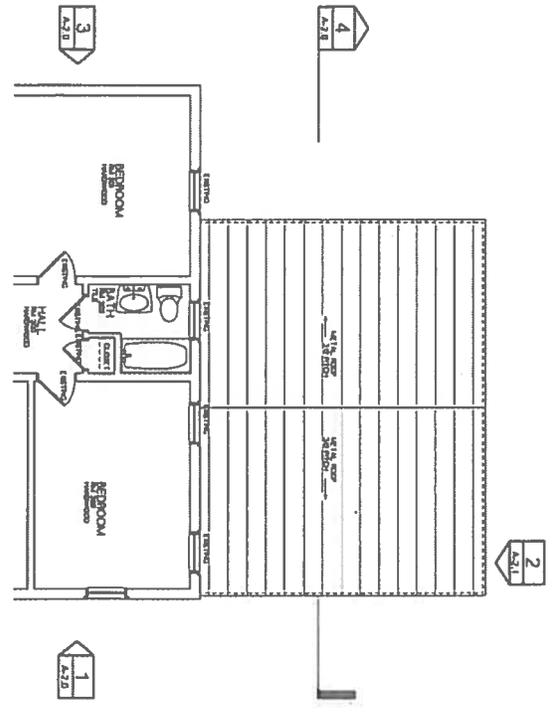
The above application, including site plans, is on file in the Township Administration Building, Planning and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027 and are open for review, Monday through Thursday 8:00 AM to 4:30 PM and Friday, 8:00 AM to 12:00 PM.

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.

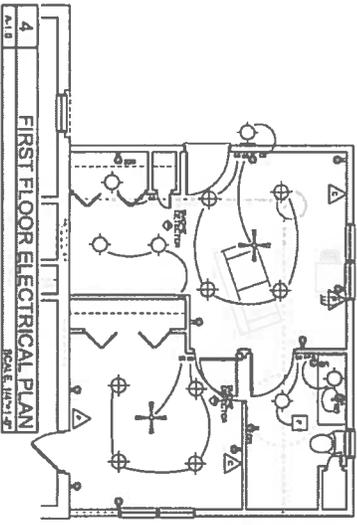
**ZHB #16-3540
Zoning Officer**



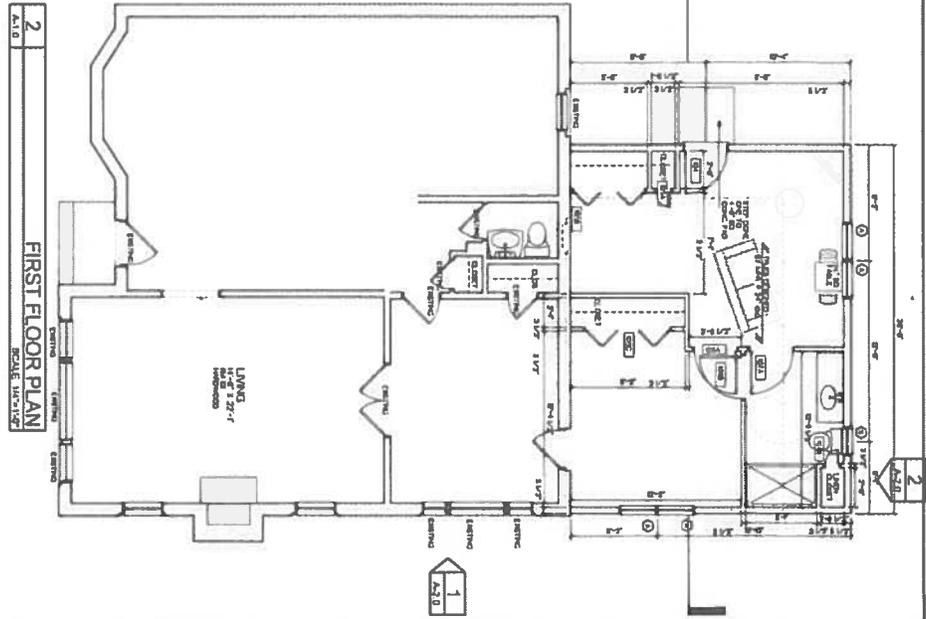
1 FOUNDATION PLAN
SCALE: 1/4"=1'-0"



3 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



4 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'-0"



2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

ELECTRICAL SYMBOL KEY

⊖	EXTERIOR RECEPTACLE	□	WALL
⊖	INTERIOR RECEPTACLE	○	SWITCH REQUIREMENT
⊖	GROUND FAULT RECEPTACLE	⊖	RECESS RECOMMENDED
⊖	250 VOLT RECEPTACLE	⊖	WALL SWITCH
⊖	TRIPLE POLE	⊖	3-WAY / LIGHT CONTROL
⊖	TRIPLE WIRE SWITCH	⊖	EMERGENCY FAN
⊖	TELEPHONE	⊖	MIDDLE FAN
⊖	CABLE TV		

GENERAL NOTE:
OWNER SHALL VERIFY DIMENSIONS AT THE SITE AND CORRECTED TO ARCHITECT BEFORE PROCEEDING. DIMENSIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE USED ON THIS PROJECT. ARCHITECTS ARE NOT RESPONSIBLE FOR ANY CHANGES OR NOT BEING COMPLETED. DO NOT SCALE THIS DRAWING.

Dr. and Mrs. Jeff Dunbar
345 Sinkler Road
Wyncote, Pennsylvania 19095
Cheltenham Township
Montgomery County



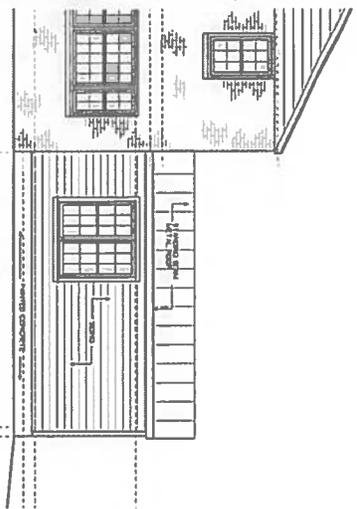
Dunbar Residence

SEAL VALID BY RED ONLY

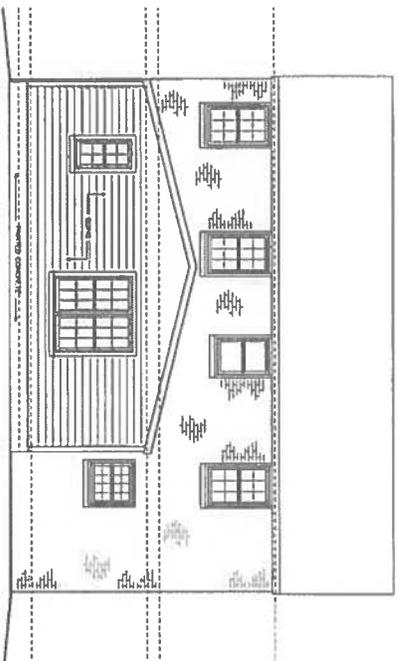
REVISED REMARKS PLANS

ISSUE DATE: 5 Jan 2016 ©
DWG. NO. A-1.0 PROJECT NO. 2015-58

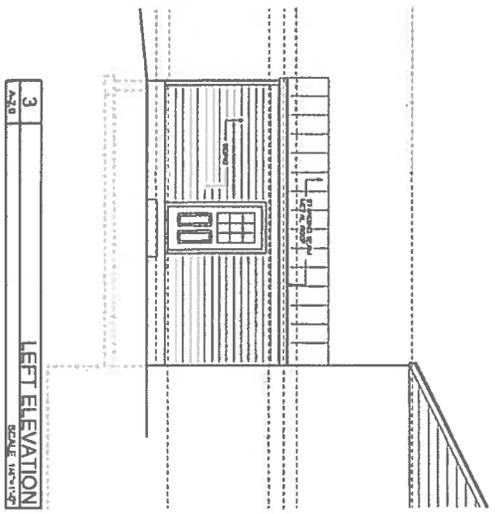
Brett Hand Architect, P.C. 121 Heather Hill Drive, Doolingtown, PA 19335-4943, 610.287.4100 • hand-architect.com



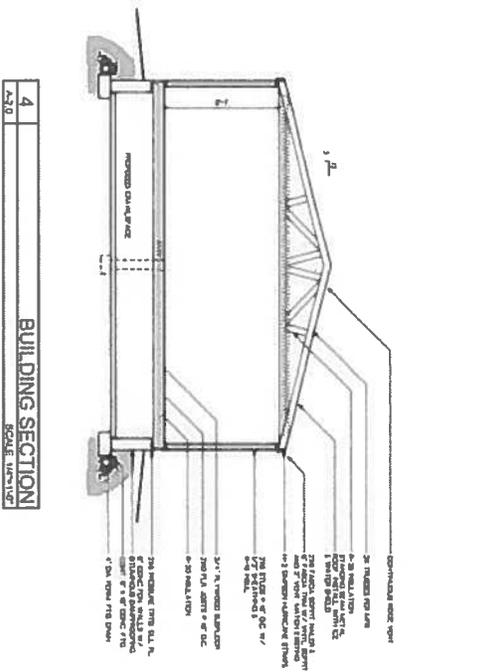
1
RIGHT ELEVATION
SCALE: 1/8"=1'-0"



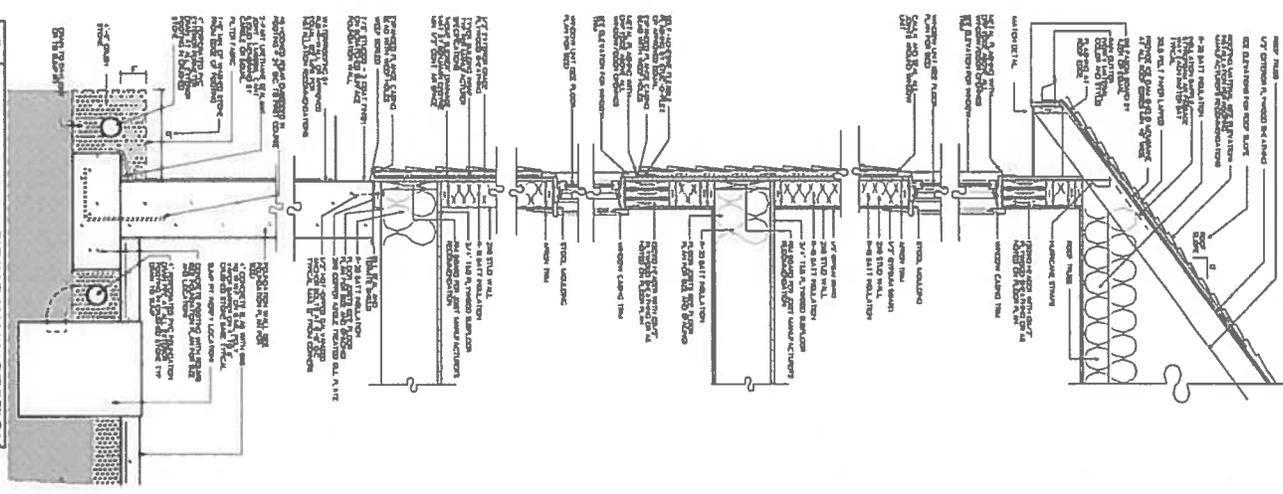
2
REAR ELEVATION
SCALE: 1/8"=1'-0"



3
LEFT ELEVATION
SCALE: 1/8"=1'-0"



4
BUILDING SECTION
SCALE: 1/8"=1'-0"



5
SIDING WALL SECTION
SCALE: 1/8"=1'-0"

REVISED REMARKS

ELEVATIONS & DETAILS

GENERAL NOTE:
CONTRACTOR SHALL VERIFY DIMENSIONS AT THE SITE AND RECONSTRUCT AS SHOWN HEREIN TO ARCHITECT BEFORE PROCEEDING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

Dr. and Mrs. Jeff Dunbar
345 Sinkler Road
Wyncote, Pennsylvania 19095
Cheltenham Township
Montgomery County



Dunbar Residence

ISSUE DATE: 5 Jan 2018
DWG. NO. A-2.0 PROJECT NO. 2015-56

SEAL VALID BY RED ONLY

Brett Hand Architect, P.C. - 121 Heather Hill Circle - Downingtown, PA 19335-4843-664-2997 - bhand-architect.com

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for the Mandell Campus on 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, January 25, 2016, at 7:30 P.M. at the Township Board Room, at 8230 Old York Road, Elkins Park, PA 19027.**
- b. **Cheltenham Township Building and Zoning Committee on Wednesday, February 3, 2016, 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, February 8, 2016, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 16-3541: Appeal of Federation Housing, Inc., for the premises known as the Mandell Campus on Old York Road, Elkins Park, PA 19027 from the Decision of the Zoning Officer in order to allow for the subdivision of 5 acres, along Ashbourne Road, from the existing campus and construction of one 4 story building for a total of 122, one bedroom, units for elderly housing in the R-3 Residential Zoning District:

- a) A special exception from Section 295-21(H), use regulations, to allow for multiple-dwelling housing for the elderly.
- b) A variance from Section 295-167, permitted uses, to permit access ways and driveways within a Steep Slope Conservation District.
- c) A variance from Section 295-167, permitted uses, to permit the filling or removal of Topsoil associated with the construction of landscaping, access ways and driveways within a Steep Slope Conservation District.
- d) A variance from Section 295-221(H), parking requirements by land use, to allow for 63 parking spaces in place of the required 183 parking spaces.
- e) A variance from Section 295-249, boundary definitions, to allow for the building to encroach within the Zone Two minimum corridor width of the Riparian Corridor Conservation District.
- f) Such other variances, special exceptions or zoning determinations as may be necessary To implement the Project.

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 through Thursday 8:00 AM to 4:30 PM and Friday, 8:00 AM to 12:00 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 #16-3541
Zoning Officer**

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

APPLICANT: FEDERATION HOUSING, INC.

PROPERTY: 5 ± Acres of vacant land with frontage on Ashbourne Road, being a part of the property known as 7603 and 7605 Old York Road, Elkins Park, PA

Applicant is the equitable owner of a 5+ acre parcel of ground with frontage on Ashbourne Road, being a part of the property known as 7603 and 7605 Old York Road, Elkins Park. The property is located in an R-3 Zoning District and is vacant land.

Applicant proposes to develop the property for Multiple Dwelling Housing for the Elderly. In this regard, Applicant requests the following zoning relief:

1. A special exception under Section 295-21(H) of the Cheltenham Township Ordinance, so as to permit a four (4) story, multiple dwelling housing building for the elderly containing 122 units, as is generally depicted on the site plan attached hereto as Exhibit "B" (the "Project"). The Project includes parking for 60 vehicles, has direct access from Ashbourne Road, and will have a perpetual easement for access from Old York Road.
2. A variance from Section 295-167 of the Cheltenham Township Ordinance, so as to permit access ways and driveways within a Steep Slope Conservation District.
3. A variance from Section 295-167 of the Cheltenham Township Ordinance, so as to permit the filling or removal of topsoil associated with the construction of landscaping, access ways and driveways within a Steep Slope Conservation District.
4. A variance from Section 295-221 (H) of the Cheltenham Township Ordinance so as to permit 63 parking spaces rather than the required 183 parking spaces.
5. A variance from Section 295-249 to allow the encroachment of Applicant's proposed building within the Zone Two Minimum Corridor Width of the Riparian Corridor Conservation District.
6. Such other variances, special exceptions or zoning determinations as may be necessary to implement the Project.

Applicant submits that the Project will not be detrimental to the health, safety and welfare of the community.

EXHIBIT "A"
The Premises

PROPOSED LOT #1 DESCRIPTION

STARTING AT A POINT ON THE SOUTHERLY SIDE OF ASHBOURNE ROAD, FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF WEST AVENUE AND THE SOUTHERLY SIDE OF ASHBOURNE ROAD, MEASURED ALONG THE SAID SOUTHERLY SIDE OF ASHBOURNE ROAD THE DISTANCE OF 448.59 FEET TO THE POINT AND PLACE OF BEGINNING;

THENCE EXTENDING:

- (1) SOUTH THIRTY-NINE DEGREES FIFTY-TWO MINUTES WEST 316.16 FEET.
- (2) NORTH FORTY-NINE DEGREES FIFTY-ONE MINUTES EIGHT SECONDS WEST 158.14 FEET.
- (3) SOUTH FORTY-FIVE DEGREES FIVE MINUTES TWENTY-THREE SECONDS WEST 148.09 FEET.
- (4) NORTH THIRTY-FOUR DEGREES TWENTY-EIGHT MINUTES FOUR SECONDS WEST 184.68 FEET.
- (5) NORTH SIXTY-ONE DEGREES THIRTY-EIGHT MINUTES FOUR SECONDS WEST 127.13 FEET.
- (6) NORTH FIVE DEGREES FIFTY MINUTES FIFTY-FOUR SECONDS WEST 160.60 FEET.
- (7) NORTH FIFTY-SIX DEGREES TWO MINUTES THIRTY SECONDS EAST 353.14 FEET.
- (8) SOUTH FORTY-EIGHT DEGREES THIRTY-SEVEN MINUTES TEN SECONDS EAST 490.78 FEET TO A POINT BEING THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING 217,801 SF OR 5.000 ACRES MORE OR LESS

Planning Commission Minutes

Dated January 25, 2016

A regular meeting of the Planning Commission was held this evening at the Township Administration Building. The following Planning Commission members were present: Thomas Cross, Bill Winneberger, Scott Laughlin, Thomas DiBenedetto and Michael Hayes. Also present were Brian Olszak, County Planner, Henry Sekawungu, Director of Planning & Zoning, and Robert Habgood, Assistant to the Planning & Zoning Director.

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

1. Acceptance of minutes of the Planning Commission meeting dated November 23, 2015.
Mr. Winneberger motioned to accept the minutes. Mr. Laughlin seconded and the motion passed unanimously.

2. Review of Zoning Hearing Board Agenda for February 8, 2016.

APPEAL NO. 15-3539: Mr. Habgood summarized the applicant's request for a special exception to use the premises at 7425 Old York Road, Melrose Park, for an educational use with dormitory space, for sixteen fellows, and administrative office support in the existing building or in the alternative a variance for the use and modifications of previous approvals granted under Appeals #2824 and #2951.

Michael Yanoff, Esquire, Alan Crippen, and Dan Lee were present for the applicant.

Mr. Crippen provided further background on the application and the educational programs offered by the John Jay Institute, which prepare people for public service. Discussion followed on the existing use of the building which had been residential but is currently being used as non-residential. Mr. Yanoff offered that the applicant would be willing to continue dialogue with the Township on a payment in lieu of taxes, considering they were a non-profit organization.

Mr. Lee stated that there would be no major changes to the exterior of the premises or building, except for the installation of a new sign, flag pole, accessible ramp, along with the removal of a rear stairwell and porch. The primary exterior architectural elements of the building would remain intact. Also, there would be some interior alterations to the building, so as to meet the fire code requirements.

Discussion ensued on the number of students that would be living in the building. The applicant advised that sixteen fellows would live in the building. The existing carriage house is proposed to be used either for a fellow requiring accessible living or as a guest quarter for visiting scholars, but with no separate cooking facilities. The support staff for the program was three full time employees. There is also ample parking on site with approximately 48 spaces.

Township residents inquired about the funding for the Institute, which mainly comes from donors, some businesses and foundations. There was also a discussion on the EDU's that may be required for the use.

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

- Meet the requirements of the Township's Fire Marshal.
- Meet the EDU requirements.

- That other than the improvements discussed, the exterior of the building would essentially remain unchanged.
- That a monetary amount for an annual payment in place of taxes be agreed upon with the Township; the details to be worked out with the Commissioners and the Township Administration.

Mr. Winneberger seconded the motion, which passed unanimously.

APPEAL 16-3540: Mr. Habgood summarized the applicant's request for a variance to increase the building coverage on their property, 345 Sinkler Road, Wyncote, from 15.0% to 15.5% to allow for the construction of a 20' x 26' one story in-law suite addition on the right rear of the dwelling.

The applicants provided additional background on their application in that the addition would be replacing an existing covered patio.

Discussion followed on the proposed project with respect to the landscaping in the rear yard, feedback from the neighbors about the addition and non encroachment into any setbacks.

Mr. Cross made a motion to recommend approval. Mr. Winneberger seconded the motion, which passed unanimously.

APPEAL 16-3541: Mr. Habgood summarized the Federation Housing, Inc. request to subdivide five acres from the Mandell Campus parcel, along Ashbourne Road, Elkins Park, and construct one 4-story building for a total of 122 one bedroom units for elderly housing. The applicant is requesting the following zoning relief:

- A special exception to allow for multiple-dwelling housing for the elderly.
- A variance to permit access ways and driveways within a Steep Slope Conservation District.
- A variance to permit filling or removal of topsoil associated with the construction of landscaping, access ways and driveways within a Steep Slope Conservation District.
- A variance to allow for 63 parking spaces in place of the required 183 parking spaces.
- A variance to allow the building to encroach within the Zone Two minimum corridor width of the Riparian Corridor Conservation District.
- Any other variances, special exceptions or zoning determinations as may be necessary to implement the project.

Peter Freidman, Esq., Joe Sherck, and John Anderson were present for the applicant.

Mr. Freidman provided additional background on the project as follows:

- Similar project to the Federation Housing development on the south side of Ashbourne Road which has a two year waiting list.
- There would be an easement with Mandell Campus for access to both Old York Road and Melrose Avenue to meet the access requirement from two State Roads.
- Proposing to construct in two phases with approximately 60 – 70 units in phase I.

- Proposing to change the location of the building footprint so that there would be no encroachment into the Riparian Corridor Conservation District, and so eliminating the variance relief.
- Building design to be as far away as possible from the existing residents and exterior design to closely match the Samuel Green House building.
- Resident amenities would include a patio, intergeneration garden, community room, library, activity room, lounge and a computer room.
- Project would comply with the Township's Sustainability, State Sustainability and Enterprise Communities.
- Property owner would pay property taxes to the Township, School District and County.

Discussion followed on the type of independent living for the residents, the amount of parking spaces being provided and the age of the residents. The applicant advised that each unit would have a kitchen but a lunch meal is provided. Some residents, approximately 50-60%, come with a vehicle but some sell same within a year. Federation Housing does provide transportation service to the residents and believe the service and staff can be shared between the two properties. The minimum age for residents is 62 years but the average is around 75 years.

Applicant is proposing to have an agreement with Mandell Campus for any overflow parking and would install walkways to the parking areas as needed.

Applicant discussed the proposed variance relief from the Steep Slope Conservation District with respect to the driveway on Ashbourne Road and stated that they believed that the steep slopes were man made. However, if the Township Engineer disagrees, they were asking for a variance in the alternative.

Discussion followed on the appearance of the proposed building with respect to the existing building and view from the street.

Numerous residents were present, who expressed the following:

- That Federation Housing has been a good neighbor at the current location and they look forward to working with them again on the proposed project.
- The proposed location would displace current groups/sports leagues that use the fields. Need for the Jewish Federation to work with the groups and the neighbors on a relocation plan.
- Concerns about the proposed stormwater management and whether same would be above or below ground, and that a current storm drainage pipe runs through the proposed location to the creek.
- The proposed density of the project was too high. The current property is five acres with 83 units but the proposed location, also of five acres, is proposing 122 units.

Commissioner Norris stated that he had concerns with respect to the impact of the project on the community, possible elimination of the activities campus, impact on the Mandell Campus and whether the sale of the parcel would help retain and sustain the Jewish Federation.

Mr. Laughlin stated that he believed the density of the project was too high and needed to be lowered and that the building was too close to Ashbourne Road.

Mr. Winneberger also stated that the density was too high and had concerns about the loss of the fields.

Mr. Winneberger made a motion to recommend denial based on the density being too high. Mr. Laughlin seconded the motion, which passed unanimously.

3. Review of the Revised Flood Plain Conservation District Overlay Ordinance for Public Hearing on February 17, 2016.

Mr. Sekawungu gave a background on the revised ordinance and stated that it had been updated to conform with the new Flood Insurance Rate Maps (FIRM) that go into effect on March 2, 2016, and the requirement from the Federal Emergency Management Agency (FEMA) that the Township ordinance meet their minimum requirements. The Planning Commission was advised that the revised ordinance had been reviewed by the County, State and FEMA who had all given their approval.

Mr. Cross moved to recommend approval of the ordinance as drafted and amended by staff. Mr. DiBenedetto seconded, and the motion passed unanimously.

4. Review of the Revised Off-Premises Advertising Sign Overlay District Ordinance for Public Hearing on February 17, 2016.

Mr. Sekawungu gave a background on the proposed revised ordinance to create an overlay district for off-premise advertising signs. A short discussion followed on the type of signs, landscaping and location of the overlay district.

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

5. Review of the Wissahickon Creek Watershed Stormwater Management Ordinance for Public Hearing on February 17, 2016.

Mr. Sekawungu gave a background on the proposed ordinance which only applies to a small portion of the Western part of the Township located near Springfield and Abington Townships.

Mr. Cross made a motion to recommend approval. Mr. Winneberger seconded, and the motion passed unanimously.

6. Reorganization with election of Chair and Vice-Chair.

Mr. Winneberger nominated Mr. Cross for Chair and Mr. Laughlin seconded, and the motion passed unanimously. Mr. Cross nominated Mr. Winneberger for Vice-Chair and Mr. Laughlin seconded, and the motion passed unanimously.

7. Old Business – None.

8. New Business – None.

9. Adjournment

As there was no further business to discuss, Mr. Cross made a motion to adjourn. Mr. Laughlin seconded the motion and the meeting adjourned at 9:38 p.m.



Bryan Havir
Township Manager

Per Robert Habgood and Henry Sekawungu

**Discussion on Proposed Draft Zoning
Ordinance Update**

Township of Cheltenham

Montgomery County, Pennsylvania

Board of Commissioners

Morton J. Simon, Jr., *President*
Daniel B. Norris, *Vice President*
Irv Brockington
Baron B. Holland
Brad M. Pransky
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: Bryan T. Havir, Township Manager

FROM: Henry Sekawungu, Director, Planning & Zoning /HS

RE: Continued Discussion of the Proposed Draft Zoning Ordinance

DATE: January 28, 2016

As an update, the deadline for receiving Public comments on the Draft Zoning Ordinance and Map dated June, 2015, is Monday February 1, 2016. Our County Planner will be incorporating all the comments into one document after Monday, for presentation and discussion at the Building and Zoning Committee meeting on Wednesday February 3, 2016 at 8:00 p.m.

Thank you.

**Discussion of Ordinances Scheduled for a
Public Hearing on February 17, 2016**

NOTICE

NOTICE is hereby given that the Board of Commissioners of Cheltenham Township, at its public meeting on February 17, 2016, at 7:30 p.m. at Curtis Hall, 1250 West Church Road, Wyncote, Pennsylvania, will hold public hearings on and could vote to adopt any of three ordinances amending the Codified Ordinances of Cheltenham Township and amending the Cheltenham Township Zoning Map.

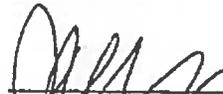
The Board of Commissioners will consider a proposed ordinance amending the Codified Ordinances of Cheltenham Township, Chapter 295 (Zoning) to amend the Cheltenham Township Zoning Map to establish the "Off-Premises Advertising Sign (OPAS) Overlay District" boundary and in Cheltenham Township; to amend the Codified Ordinances of Cheltenham Township, Chapter 295 (Zoning), Article 1 (Objectives and Terminology), Section 2 (Definitions and Word Usage) to delete the term "Billboard" in its entirety and replace with a new definition for "Off-Premises Advertising Signs or Billboards"; amend Article XXV (Signs), Section 193 (Definitions) to delete the existing definition of "Advertising Sign" in its entirety and replace it with a new definition for "Off-Premises Advertising Signs or Billboards" and amend the definition of "Billboard"; and to add a new Article XXXVI, entitled "Off-Premises Advertising Sign (OPAS) Overlay District," regulating the installation and operation of off-premises advertising signs.

The Board of Commissioners will consider a proposed ordinance amending the Codified Ordinances of Cheltenham Township, Chapter 295 (Zoning) to modify Article XXI (Floodplain Overlay Conservation District) to comply with the National Flood Insurance Act of 1968, as amended, and associated regulations by, among other things, adopting the updated Floodplain Insurance Rate Map of the Township.

The Board of Commissioners will consider a proposed ordinance amending the Codified Ordinances of Cheltenham Township to add a new Chapter 291, entitled, "Wissahickon Creek Watershed Stormwater Management," setting forth stormwater management requirements for the Wissahickon Creek Watershed.

Copies of the full text of the proposed ordinances are available for examination during normal business hours at the offices of *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 where a copy of the proposed ordinance may be obtained for a charge not greater than the cost thereof. Copies of the proposed ordinances may also be viewed on the Cheltenham Township website, www.cheltenhamtownship.org.

CHELtenham TOWNSHIP



Bryan T. Havir
Township Manager

PUBLISH: TIMES CHRONICLE, 2X
Sunday, January 31 and February 7, 2016
PO #23460

###

**Review of Text Updates
for the M-4 Zoning District**

**CHELTENHAM TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. - _____

**AN ORDINANCE OF THE TOWNSHIP OF CHELTENHAM
AMENDING THE ZONING CODE TO REQUIRE ONE OR MORE
OF THE USES LISTED IN SECTION 295-258.D. IN
CONJUNCTION WITH MULTIPLE DWELLING USE IN THE M4
ZONING DISTRICT, TO MODIFY DENSITY IN THE M4 ZONING
DISTRICT AND TO PERMIT CERTAIN ADDITIONAL USES
CONSISTING OF RETAIL SHOP, BANK, PERSONAL CARE
BUSINESS, PROFESSIONAL SERVICE BUSINESS, MUNICIPAL
BUILDING, ATHLETIC/HEALTH CLUB, INDOOR
RECREATION AND MIXED USE BUILDING.**

WHEREAS, the Historic Preservation, Cultural and Artistic Use, and other Multiple Uses District (“M4 Zoning District”) was adopted by the Board of Commissioners of Cheltenham Township by Ordinance on August 5, 2014; and

WHEREAS, the Board of Commissioners of Cheltenham Township has determined to modify certain of the requirements and add certain requirements to the Use Regulations in the M4 Zoning District; and

WHEREAS, during the development and drafting of a comprehensive zoning ordinance amendment certain enhancements for a proposed, new district have come to the attention of the Board of Commissioners which the Board would like to incorporate into the M4 District.

NOW, THEREFORE, the Board of Commissioners of Cheltenham Township, in session duly assembled, does hereby **ENACT** and **ORDAIN** as follows:

SECTION I – Amendment to the Code

Section 295-258 of the Codified Ordinances of Cheltenham Township is hereby amended to add a new Section F. as follows (new terms in bold):

- F. Notwithstanding anything herein to the contrary, multiple dwellings shall be permitted in the M4 District only if one or more of the uses listed in Subsection D above takes place on the same lot, or the same lots under common ownership, and is developed as part of the lot, or lots under common ownership, which contain historic resources (as that term is defined in §295-2, provided, however, that for purposes of this Zoning District, the term “historic resources” shall refer only to those historic resources which are buildings or portions of buildings constructed prior to 1910).**

SECTION II – Amendment to the Code

Section 295-258.C. of the Codified Ordinances of Cheltenham Township is hereby amended as follows (new terms in bold, deleted terms crossed out):

- C. Notwithstanding anything herein to the contrary, there shall be no more than 250 units of multiple dwellings per tract held in common ownership at the date of establishment of the M4 District. Multiple dwellings are permitted in the M4 District, subject to a maximum density of two dwelling units for each one acre of developable acreage, but in the aggregate no more than such ~~175~~ units of multiple dwellings per tract held in common ownership at the date of establishment of the M4 District; subject further to Subsections C(1), (2) and (3) below and the reduction in units of multiple dwellings in accordance with Subsection D(4) below.

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Deleted: 250

SECTION III – Amendment to the Code

Section 295-258.D. of the Codified Ordinances of Cheltenham Township is hereby amended as follows:

(10) ~~...Retail Shop.~~ **A small shop or a store where the single principal use of the premises is the retail sale of goods and merchandise, and whose marketplace draw is considered as largely local in scope or services:**

- a. ~~there shall be no outdoor display or storage unless permitted by district regulations;~~
- b. ~~the making or selling of cooked food shall not be permitted as an accessory use;~~
- c. ~~only one (1) business enterprise is permitted on the premises or lot;~~
- d. ~~the gross leasable floor area devoted to retail use and storage is less than 10,000 sq. ft.; and~~
- e. ~~the retail use employs no more than two (2) employees per 1,000 sq. ft. of gross leasable floor area devoted to retail use.~~

Deleted: (10) In addition to any other accessory use expressly permitted in this District, any accessory use on the same lot with and customarily incidental to any of the above permitted uses.
(11) Any use of the same general character as any of the uses hereinbefore specifically permitted when authorized as a special exception, but not to include any use permitted only in a less-restricted district.

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(11) **Bank.** A financial establishment where the primary use is the processing of credit or monetary transactions, including a savings and loan association, credit union, and other financial establishment.

(12) **Personal Care Business.** A personal care business requires direct, physical contact with the customer in the performance of a personal service, and shall include such uses as barber, beautician, and nail manicurist. Such uses generally require a license from the State Department of Professional Occupations.

(13) **Professional Service Business.** Such use shall include businesses which typically offer service in conjunction with the sale of goods. Such uses differ from retail in

that the customer area is usually separated from the service area, and some form of laboratory, fabrication area or processing area is necessary. Such use includes but is not limited to shoe repair, tailor, photography studio, copying service, eyeglass labs, and other similar uses, unless otherwise provided for in this Zoning Code.

(14) **Municipal Building.**

(15) **Athletic/Health Club.**

(16) **Indoor Recreation.** An indoor facility designed to accommodate sports such as bowling, ice skating, roller blading, skateboarding, rollerball and similar uses. This use shall exclude the use of any motorized vehicles for recreation.

(17) **Mixed Use Building.** A building, use, or structure, other than a shopping center or mall, comprised of a mixture of uses, such that uses from at least two of the three following categories: (1) retail, (2) office, or (3) residential are provided.

a. The mix of uses shall be separated by floors within the building, such that similar use classifications shall be located on the same floor.

b. Residential uses shall not be located on the ground floor.

c. Retail use(s) must occupy the majority of ground-floor square footage, and must have windows on the front façade.

d. Uses within the Mixed Use Building which are not permitted in the M4 District where shall be prohibited.

e. Uses in a Mixed Use Building must comply with the use regulations for that particular use.

(18) **In addition to any other accessory use expressly permitted in this District, any accessory use on the same lot with and customarily incidental to any of the above permitted uses.**

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(19) **Any use of the same general character as any of the uses hereinbefore specifically permitted when authorized as a special exception, but not to include any use permitted only in a less-restricted district.**

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SECTION IV – 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 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 - Repealer

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

SECTION VII - 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 _____, 2016.

CHELTENHAM TOWNSHIP

By: _____
Morton J. Simon, Jr., President,
Board of Commissioners

Attest: _____
Bryan Havir, Township Manager/Secretary

**Report of the Building Inspector
for January, 2016**

COMMISSIONERS OF CHELTENHAM TOWNSHIP
ELKINS PARK, PA 19027

COMMISSIONERS OF CHELTENHAM TOWNSHIP
REPORT OF THE BUILDING INSPECTOR FOR JANUARY, 2016

	# PERMITS	TOT. FEES	\$ VALUE
RESIDENTIAL			
RENOVATIONS / ALTERATIONS	71	22,665	1,133,258
MULTI-FAMILY			
RENOVATIONS / ALTERATIONS	1	2,315	115,750
COMMERCIAL			
RENOVATIONS / ALTERATIONS	3	12,509	625,240
INSTITUTIONAL			
RENOVATIONS / ALTERATIONS	0	0	0
FENCE	1	15	15
JANUARY, 2016	76	37,504	1,874,473
JANUARY, 2015	65	19,845	990,780
YEAR-TO-DATE 2016	76	37,504	1,874,473
TOTAL 2015	1,031	316,570	15,642,058
<hr/>			
HEATING & AIR CONDITIONING			
JANUARY, 2016	11	3,730	186,500
JANUARY, 2015	12	2,418	120,900
YEAR-TO-DATE 2016	11	3,730	186,500
TOTAL 2015	110	34,454	1,818,201
<hr/>			
ELECTRICAL			
JANUARY, 2016	22	4,420	223,500
JANUARY, 2015	14	2,821	141,050
YEAR-TO-DATE 2016	22	4,420	223,500
TOTAL 2015	138	45,472	2,358,422
<hr/>			
PLUMBING			
JANUARY, 2016	22	3,775	188,750
JANUARY, 2015	10	2,798	139,900
YEAR-TO-DATE 2016	22	3,775	188,750
TOTAL 2015	117	22,737	1,225,600
<hr/>			
FOG PERMITS			
JANUARY, 2016	2	500	500
JANUARY, 2015	3	1,500	1,500
YEAR-TO-DATE 2016	2	500	500
TOTAL 2015	84	23,725	23,725

COMMISSIONERS OF CHELTENHAM TOWNSHIP
ELKINS PARK, PA 19027

**COMMISSIONERS OF CHELTENHAM TOWNSHIP
REPORT OF THE BUILDING INSPECTOR FOR JANUARY, 2016**

GRADING PERMITS

JANUARY, 2016	1	200	200
JANUARY, 2015	0	0	0
YEAR-TO-DATE 2016	1	200	200
TOTAL 2015	10	3,200	3,200


Henry Sekawungu
Director - Planning and Zoning