

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, April 6, 2016  
8:00 PM  
Curtis Hall**

**AGENDA**

1. Action on Zoning Hearing Board Agenda items for April 19, 2016 (see attached).
2. Receipt of the Planning Commission Meeting Minutes dated March 28, 2016 (see attached).
3. Discussion of the Proposed Draft Zoning Ordinance.
4. Discussion of the Amendment to the M4 Zoning District Scheduled for a Public Hearing on April 20, 2016 (see attached).
5. Review of Zoning Hearing Board Decisions.
6. Report of the Building Inspector for March, 2016 (see attached).
7. Old Business.
8. New Business.
9. Citizens' Forum.
10. Adjournment.



---

Bryan T. Havir  
Township Manager

**Review of the  
Zoning Hearing Board Agenda  
for April 19, 2016**

## NOTICE

**NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 1000 S Easton Road (Cedarbrook Plaza), Wyncote, PA 19095 will be reviewed by the following Committees which will offer recommendations to the Zoning Hearing Board:**

- a. Cheltenham Township Building and Zoning Committee on Wednesday, April 6, 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 Tuesday, April 19, 2016, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.**

**APPEAL NO. 16-3544:** Appeal of Cedarbrook Plaza, owner of the premises known as 1000 S Easton Road, Wyncote, PA 19095 from the Decision of the Zoning Officer for variance from Section 295-197.C.(2)(a), shopping center signs, in order to allow for one (1) of the existing freestanding signs along Cheltenham Avenue, previously approved under Appeal 2502, to be 28'2" in height in place of the allowable 20' height in the C-2 Commercial Zoning District.

**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 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 five (5) days prior to the meeting.**

**ZHB #16-3544  
Zoning Officer**

**CEDARBROOK** plaza

**Aaron's**

**BARE FEET SHOES** | **HOME GALLERY** *Design*

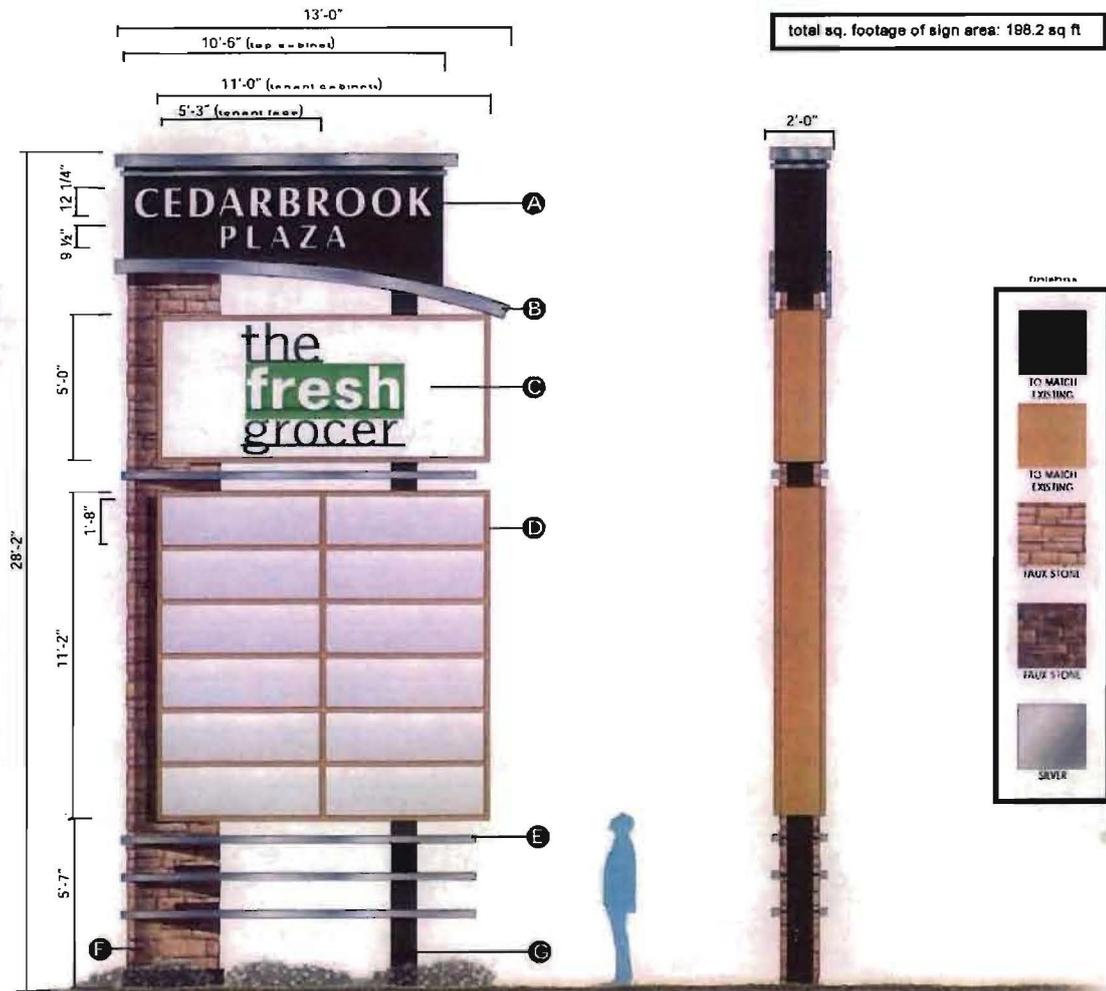
**SELF STORAGE**

**JOMAR** NAME YOU KNOW... PRICES YOU'LL LOVE | **HAIRTOWN**

Existing Pylon  
 10056ft, 17'4" high, Approved under Appeal 2502

- Ⓐ d/f internally illuminated sign cabinet w/ painted bronze finish, routed & backed white acrylic letters, painted silver flat accent pieces applied to top of cabinet.
- Ⓑ painted silver curved accent structures attached to sign.
- Ⓒ d/f internally illuminated sign cabinet w/ painted tan frame & returns, white acrylic sign face w/ full color the fresh grocer graphics as shown.
- Ⓓ d/f internally illuminated sign cabinet w/ painted tan frame & returns, white acrylic sign faces w/ face graphics t.b.d..
- Ⓔ painted silver square tubes attached to sign body.
- Ⓕ 10" square support post w/ faux stone pole cover notched to allow for cabinets.
- Ⓖ 10" square support post w/ painted bronze finish.

total sq. footage of sign area: 198.2 sq ft



detail view



# CEDARBROOK PLAZA

DATE: 3-23-16  
 R1- re design  
 R2- re design  
 R3- lengthen top cabinet

FILE: CEDARBROOK PLAZA #4  
 SCALE: 1/4" = 1'  
 DRAWN BY: JM  
 PAGE: 1 of 1

**formansigns**  
 10417 E. ... WA 98148  
 216-827-6500 • 216-827-6501

©2015 Forman Signs, Inc. All rights reserved. No part of this document or the information contained herein may be reproduced, stored, transmitted, or otherwise used for any purpose without the prior written permission of Forman Signs, Inc.

This drawing was reviewed by: \_\_\_\_\_  
 (DATE) \_\_\_\_\_

Proposed Pylon

Workspace

Workspace (Author)

Annotations

Bookmarks

Layers

- EMS\_ESZs
- Fire\_ESZs
- MCGIS.DBO Municipalities
- Montco Roads
- Police\_ESZs
- US Parcels

Properties

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

Selections

US Parcels: 450 S EASTON RD

Line Distance: 354.37 Feet | Total Distance: 768.92 Feet | Area: 14822.92 Square Feet

Sign being replaced

The screenshot displays the Pictometry Online 1.11.5 interface. At the top, there is a toolbar with various icons for navigation and editing. Below the toolbar is a 'Workspace' panel on the left, which includes sections for 'Annotations', 'Bookmarks', and 'Layers'. The 'Layers' section lists several data layers with checkboxes: EMS\_ESZs, Fire\_ESZs, MCGIS.DBO Municipalities, Montco Roads, Police\_ESZs, and US Parcels. Below the workspace is a 'Properties' panel with 'Name' and 'Value' fields. At the bottom left, a 'Selections' panel shows 'US Parcels: 450 S EASTON RD'. The main view is an aerial photograph of a road intersection. A sign is circled in black, and a black arrow points from the handwritten text 'Sign being replaced' below the image to the sign. The road is labeled 'Cheltenham Ave (SR2035)'. The interface also shows a status bar at the bottom with the text: 'Line Distance: 354.37 Feet | Total Distance: 788.92 Feet | Area: 14627.32 Square Feet'.

Sign being replaced

# **Planning Commission Minutes**

**Dated March 28, 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, Irwin Goldfarb, and Michael Hayes. Also present were Brian Olszak, County Planner, 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 January 25, 2016.** Mr. Cross motioned to accept the minutes. Mr. Goldfarb seconded and the motion passed unanimously.

**2. Review of a Proposed Ordinance Amending the M4 Zoning District – Public Hearing** scheduled on April 20, 2016.

Mr. Olszak advised the Planning Commission (PC) members of the new changes to the M4 Zoning District. Discussion ensued, specifically with respect to Section 295-258.D.10.b., retail shop, which states that the making or selling of cooked food, shall not be permitted as an accessory use. The PC members affirmed that this type of a restriction would limit potential retail users, and Mr. Cross made a motion to recommend that Section 295-258.D.10.b. be removed from the proposed Ordinance. Mr. Laughlin seconded the motion which passed unanimously.

Since, there was no further discussion on the remaining proposed revisions to the Ordinance, Mr. Cross motioned to recommend approval of the Ordinance amendments, with the condition previously approved by the PC members. Mr. Goldfarb seconded and the motion passed unanimously.

**3. Old Business – None.**

**4. New Business – None.**

**5. 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 7:51 p.m.



\_\_\_\_\_  
Bryan Havir  
Township Manager

Per Robert J Habgood

**Discussion of the Amendment to the M4**

**Zoning District Scheduled for a**

**Public Hearing on April 20, 2016**

CHELTENHAM TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. - \_\_\_\_\_

---

**AN ORDINANCE OF THE TOWNSHIP OF CHELTENHAM AMENDING THE ZONING CODE TO REQUIRE THREE OR MORE OF CERTAIN OF THE USES LISTED IN SUBSECTION 295-258.D. IN CONJUNCTION WITH MULTIPLE DWELLING USE IN THE M4 ZONING DISTRICT, TO MODIFY DENSITY IN THE M4 ZONING DISTRICT, TO MODIFY THE AMOUNT OF PERMISSIBLE 3-BEDROOM MULTIPLE DWELLING UNITS, TO DELETE APARTMENT HOTEL USE, AND TO PERMIT CERTAIN ADDITIONAL USES CONSISTING OF RETAIL SHOP, BANK, PERSONAL CARE BUSINESS, PROFESSIONAL SERVICE BUSINESS, AND MUNICIPAL 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**, 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.

**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

**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 Subsection 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, in addition to the uses and square footage required by Subsection 295-258.B. : (1) three (3) or more of the uses listed in Subsection D, except D.5 and D.8, are included in the master plan; (2) such Subsection D uses are developed at the same time as the Multiple Dwellings and as part of the lot, or lots under common ownership, which contain Historic Resources; (3) such Subsection D uses occupy no less than fifteen thousand (15,000) square feet in the aggregate; (4) solely for the purpose of complying with the preceding Clause (1) of this Subsection F and**

**not as a general limitation, only a single use of those listed in each Subsection D.1. through D.18. shall be counted as a permitted use (e.g. a restaurant and tea room cannot be separate qualifying uses for purposes of Clause (1)); and (5) a hotel shall count as separate use but shall not count toward the required square footage of fifteen thousand (15,000) square feet in the aggregate, provided further, however, that a separate use permissible under this Article within the hotel shall count as a use and as part of the minimum square footage within the meaning of Clauses (1) and (3) above.**

## **SECTION II – Amendment to the Code**

Subsection 295-258.C.1. of the Codified Ordinances of Cheltenham Township is hereby amended in its introductory paragraph as follows (new terms in bold, deleted terms crossed out):

- C. 1. Notwithstanding anything herein to the contrary **except for any additional dwelling units permitted if a hotel is developed under Subsection D.4. below**, there shall be no more than **ninety (90)** ~~two hundred and fifty (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 **three (3)** ~~eight (8)~~ dwelling units for each one (1) acre of Developable Acreage, but in the aggregate no more than such **ninety (90)** ~~two hundred and fifty (250)~~ units of Multiple Dwellings per tract held in common ownership at the date of establishment of the M4 District, subject further to subsections 1.a., 1.b., **and** 1.c. below and the **increase reduction** in units of Multiple Dwellings in accordance with Subsection D.4. below.

## **SECTION III – Amendment to the Code**

Subsection 295-258.C.1.a.(iv) is hereby amended as follows (new terms in bold, deleted terms crossed out):

- (iv) The units of Multiple Dwellings permitted by this Article shall be not more than 1, 2 or 3-bedrooms, with the 3-bedroom dwelling units comprising no more than **ten percent (1040%)** of the total number of dwelling units in a building.

## **SECTION IV – Amendment to the Code**

**Subsection 295-258.C.1.(c) of the Codified Ordinances of Cheltenham Township is hereby amended by deleting a portion of existing C.1.(c) as follows: (new terms in bold, deleted terms crossed out):**

- (c) The calculated density of multiple dwelling units per one acre of Developable Acreage shall not be reduced by the presence of nonresidential buildings or uses (including but not limited to hotels) within the same lot, though the lot shall be required to comply with the minimum lot area, building coverage and impervious coverage limitations applicable in the M4**

District.: provided however, that for each two units (whether single rooms or suites) in a hotel or apartment hotel, the multiple dwelling density calculation shall be reduced by one unit.

#### SECTION V-- Amendment to the Code

Subsection 295-258.D. of the Codified Ordinances of Cheltenham Township is hereby amended by deleting the words "and apartment hotels", modifying a portion of existing Section D.4, deleting Sections D.10 and D.11 and adding Subsections D.10 to D.16, as follows: (new terms in bold, deleted terms crossed out):

D. The following uses in a single building (whether or not a separate building with only that use or uses), more than one use in a building or in multiple buildings, including hotels and apartment hotels as set forth in Section D(4) below, or not in a building, are permitted:...

4. ~~Apartment hotel lodging, up to eighteen (18) units per acre or hHotel lodging up to thirty two (32) units per acre but in no event more than 125 250 units rooms in the aggregate per tract, defined as all contiguous lots in common ownership at the date this District is established. In a building containing or attached to an apartment hotel or a hotel, or on the same lot, ...The total number of Multiple Dwelling units, hotel rooms and apartment hotel units, on the tract described in this paragraph, shall be a maximum of five hundred (500) less the number of Multiple Dwelling units required to be deducted due to the calculation under Section 295 258 C.1.a.(iii) above from the maximum number of Multiple Dwelling units (250 or less, as applicable). For example, if there are 40 acres of Developable Acreage on the tract held in common ownership at the date of establishment of the M4 District, at 8 units per acre of Developable Acreage, a maximum of 250 units would be allowed subject to the calculation pursuant to Section 295 258.C.1.a(iii) above. If fifty (50) hotel units are proposed by the developer, then pursuant to Section 295 258.C.1.a(iii), the number of Multiple Dwelling units permitted on the tract held in common ownership at the date of establishment of the M4 District would be reduced by one (1) unit for each two (2) hotel units, resulting in a maximum number of Multiple Dwelling units of 225 units with 50 hotel units. If a hotel is included in the master plan and developed under this Subsection D.4., the number of Multiple Dwelling units otherwise permitted in this District shall be increased by one (1) unit for each ten (10) hotel rooms but not exceeding ten (10) additional Multiple Dwelling units.~~

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 5,000 sq. ft.; and

e. the retail use employs no more than two (2) employees per 1,000 sq. ft. of gross leasable floor area of the retail shop.

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.** By special exception, a personal care business requiring 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. 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.

16. 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.

#### **SECTION VI – 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 VII – 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 VIII – Repealer**

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

**SECTION IX-- 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 Havar, Township Manager/Secretary

**PUBLIC NOTICE**

NOTICE is hereby given that the Board of Commissioners of Cheltenham Township, at its public meeting on April 20, 2016 at 7:30 p.m. (prevailing time) at Curtis Hall, Church Road and Greenwood Avenue, Wyncote, Pennsylvania, will hold a public hearing on, and will consider and could vote to adopt, an ordinance of the Township of Cheltenham amending the Zoning Code to require three or more of the uses listed in Subsection 295-258.D in conjunction with multiple dwelling use in the M4 Zoning District, to modify density in the M4 Zoning District, to delete apartment hotel use, to modify the amount of permissible 3-bedroom Multiple Dwelling Units, and to permit certain additional uses consisting of retail shop, bank, personal care business and professional service business, and municipal building.

Copies of the full text of the proposed ordinance are available for examination during normal business hours at the offices of *Times Chronicle*, 290 Commerce Drive, Fort Washington, Pennsylvania 19034, 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.

**JOSEPH M. BAGLEY, ESQUIRE  
WISLER PEARLSTINE, LLP**  
Solicitors for Cheltenham Township

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

COMMISSIONERS OF CHELTENHAM TOWNSHIP  
 ELKINS PARK, PA 19027

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

	# PERMITS	TOT. FEES	\$ VALUE
<b>RESIDENTIAL</b>			
RENOVATIONS / ALTERATIONS	28	8,264	413,200
<b>MULTI-FAMILY</b>			
RENOVATIONS / ALTERATIONS	2	230	11,500
<b>COMMERCIAL</b>			
RENOVATIONS / ALTERATIONS	3	31,030	1,551,500
<b>INSTITUTIONAL</b>			
RENOVATIONS / ALTERATIONS	3	818	40,900
<b>FENCE</b>	8	472	472
<b>MARCH, 2016</b>	44	40,814	2,017,572
<b>MARCH, 2015</b>	54	11,968	590,805
<b>YEAR-TO-DATE 2016</b>	155	191,734	5,052,016
<b>TOTAL 2015</b>	1,031	316,570	15,642,058

**HEATING & AIR CONDITIONING**

<b>MARCH, 2016</b>	6	3,498	174,900
<b>MARCH, 2015</b>	10	1,910	95,500
<b>YEAR-TO-DATE 2016</b>	21	10,591	529,550
<b>TOTAL 2015</b>	110	34,454	1,818,201

**ELECTRICAL**

<b>MARCH, 2016</b>	8	4,074	203,700
<b>MARCH, 2015</b>	11	2,005	100,250
<b>YEAR-TO-DATE 2016</b>	36	15,989	801,950
<b>TOTAL 2015</b>	138	45,472	2,358,422

**PLUMBING**

<b>MARCH, 2016</b>	15	3,096	154,800
<b>MARCH, 2015</b>	8	1,775	88,750
<b>YEAR-TO-DATE 2016</b>	44	9,850	492,500
<b>TOTAL 2015</b>	117	22,737	1,225,600

**FOG PERMITS**

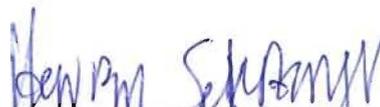
<b>MARCH, 2016</b>	2	1,000	1,000
<b>MARCH, 2015</b>	2	1,000	1,000
<b>YEAR-TO-DATE 2016</b>	2	1,000	1,000
<b>TOTAL 2015</b>	84	23,725	23,725

COMMISSIONERS OF CHELTENHAM TOWNSHIP  
ELKINS PARK, PA 19027

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

**GRADING PERMITS**

<b>MARCH, 2016</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>MARCH, 2015</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>YEAR-TO-DATE 2016</b>	<b>2</b>	<b>600</b>	<b>600</b>
<b>TOTAL 2015</b>	<b>10</b>	<b>3,200</b>	<b>3,200</b>

  
Henry Sekawungu  
Director - Planning and Zoning