

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.

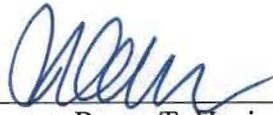
BUILDING AND ZONING COMMITTEE

Morton J. Simon, Jr. – Chairman
J. Andrew Sharkey – Vice Chairman
Irv Brockington – Member
Baron B. Holland – Member
Daniel B. Norris – Member
Brad M. Pransky – Member
Ann L. Rappoport – Member

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

AGENDA

1. Action on Zoning Hearing Board Agenda items for August 8, 2016 (see attached).
2. Receipt of the Planning Commission Meeting Minutes dated July 25, 2016 (see attached).
3. Discussion of the Timeline for the Proposed Draft Zoning Ordinance (see attached).
4. Review of Zoning Hearing Board Decisions (see attached).
5. Report of the Building Inspector for July, 2016 (see attached).
6. Old Business.
7. New Business.
8. Citizens' Forum.
9. Adjournment.



Bryan T. Havir
Township Manager

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

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 8340, 8360 & 8380 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 Building and Zoning Committee on Wednesday, August 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, August 8, 2016, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 16-3547 (continued from 6/13/16): Appeal of Salus University, owner of the premises known as 8340, 8360 & 8380 Old York Road, Elkins Park, PA 19027 from the Decision of the Zoning Officer for the following Zoning relief in order to reconfigure the existing parking lot to add 35 parking spaces along Old York Road in the C-1 Commercial Zoning District:

- 1.) A special exception from Section 295-103. to allow for the existing accessory building(s) to separate from the principal buildings.
- 2.) A variance from Section 295-106., green area, for an increase in the existing non-conformity for Parcel 2 to allow 28% where 40% is required and 31% is currently provided.
- 3.) A special exception from Section 295-227.C., non-conforming uses, to expand the non-conforming parking with the front yard, or in the alternative a variance from Section 295-221.B.(5)(a) to expand the existing non-conforming parking within the front yard.
- 4.) A variance from Section 295-221.B.(5)(c), location of surface parking, to not provide pedestrian street features for the existing parking extending more than 70 feet along Old York Road.

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 #16-3547
Zoning Officer**



Fox Rothschild LLP
ATTORNEYS AT LAW

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www.foxrothschild.com

CARRIE B. NASE-POUST
Direct Dial: 215-918-3646
Email Address: CNase-Poust@FoxRothschild.com

June 2, 2016

VIA E-MAIL AND FIRST CLASS MAIL

Henry Sekawungu
Zoning Officer
Cheltenham Township
8230 Old York Road
Elkins Park, PA 19027-1589

Re: Salus University, Old York Road, Cheltenham Township

Dear Henry:

As you are aware, the Building and Zoning Committee (the "Committee") raised several concerns regarding the parking proposed by Salus University at their meeting on June 1, 2016. In order to work with the Committee to address their concerns, I am respectfully requesting that the hearing before the Zoning Hearing Board, scheduled for June 13, 2016, be continued until the Zoning Hearing Board's meeting scheduled for August, 2016.

This letter will confirm that my client has agreed to extend the deadline by when the Township is required to hold a hearing on the pending application, under the Pennsylvania Municipalities Planning Code, through August 31, 2016.

Should you have any questions regarding this request, please feel free to contact me.

Sincerely,

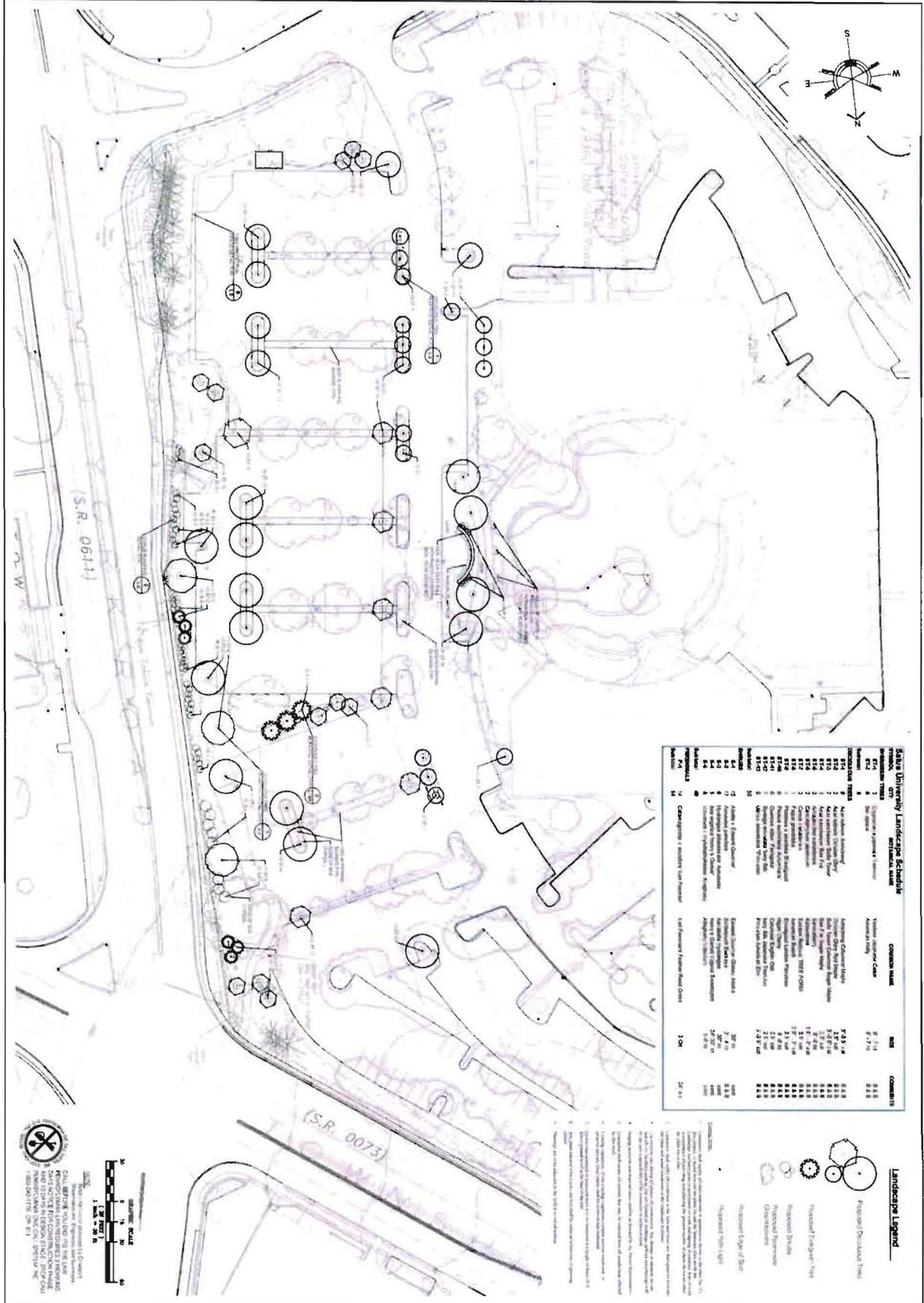
Carrie B. Nase-Poust

cc: Donald Kates, Salus University (via email)
Richard Echevarria, Salus University (via email)
Gary Tilford, P.E. (via email)

A Pennsylvania Limited Liability Partnership

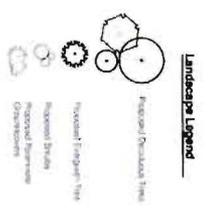
California Colorado Connecticut Delaware District of Columbia Florida
Illinois Minnesota Nevada New Jersey New York Pennsylvania Texas

ACTIVE 40691676v1 06/02/2016



Salus University Landscape Schedule

Item No.	Description	Quantity	Notes
1	Planting of 12" Caliper Norway Spruce	100	Plant in 10' x 10' grid
2	Planting of 12" Caliper White Pine	100	Plant in 10' x 10' grid
3	Planting of 12" Caliper Red Pine	100	Plant in 10' x 10' grid
4	Planting of 12" Caliper Spruce	100	Plant in 10' x 10' grid
5	Planting of 12" Caliper Fir	100	Plant in 10' x 10' grid
6	Planting of 12" Caliper Pine	100	Plant in 10' x 10' grid
7	Planting of 12" Caliper Spruce	100	Plant in 10' x 10' grid
8	Planting of 12" Caliper Fir	100	Plant in 10' x 10' grid
9	Planting of 12" Caliper Pine	100	Plant in 10' x 10' grid
10	Planting of 12" Caliper Spruce	100	Plant in 10' x 10' grid
11	Planting of 12" Caliper Fir	100	Plant in 10' x 10' grid
12	Planting of 12" Caliper Pine	100	Plant in 10' x 10' grid
13	Planting of 12" Caliper Spruce	100	Plant in 10' x 10' grid
14	Planting of 12" Caliper Fir	100	Plant in 10' x 10' grid
15	Planting of 12" Caliper Pine	100	Plant in 10' x 10' grid
16	Planting of 12" Caliper Spruce	100	Plant in 10' x 10' grid
17	Planting of 12" Caliper Fir	100	Plant in 10' x 10' grid
18	Planting of 12" Caliper Pine	100	Plant in 10' x 10' grid
19	Planting of 12" Caliper Spruce	100	Plant in 10' x 10' grid
20	Planting of 12" Caliper Fir	100	Plant in 10' x 10' grid
21	Planting of 12" Caliper Pine	100	Plant in 10' x 10' grid
22	Planting of 12" Caliper Spruce	100	Plant in 10' x 10' grid
23	Planting of 12" Caliper Fir	100	Plant in 10' x 10' grid
24	Planting of 12" Caliper Pine	100	Plant in 10' x 10' grid
25	Planting of 12" Caliper Spruce	100	Plant in 10' x 10' grid
26	Planting of 12" Caliper Fir	100	Plant in 10' x 10' grid
27	Planting of 12" Caliper Pine	100	Plant in 10' x 10' grid
28	Planting of 12" Caliper Spruce	100	Plant in 10' x 10' grid
29	Planting of 12" Caliper Fir	100	Plant in 10' x 10' grid
30	Planting of 12" Caliper Pine	100	Plant in 10' x 10' grid



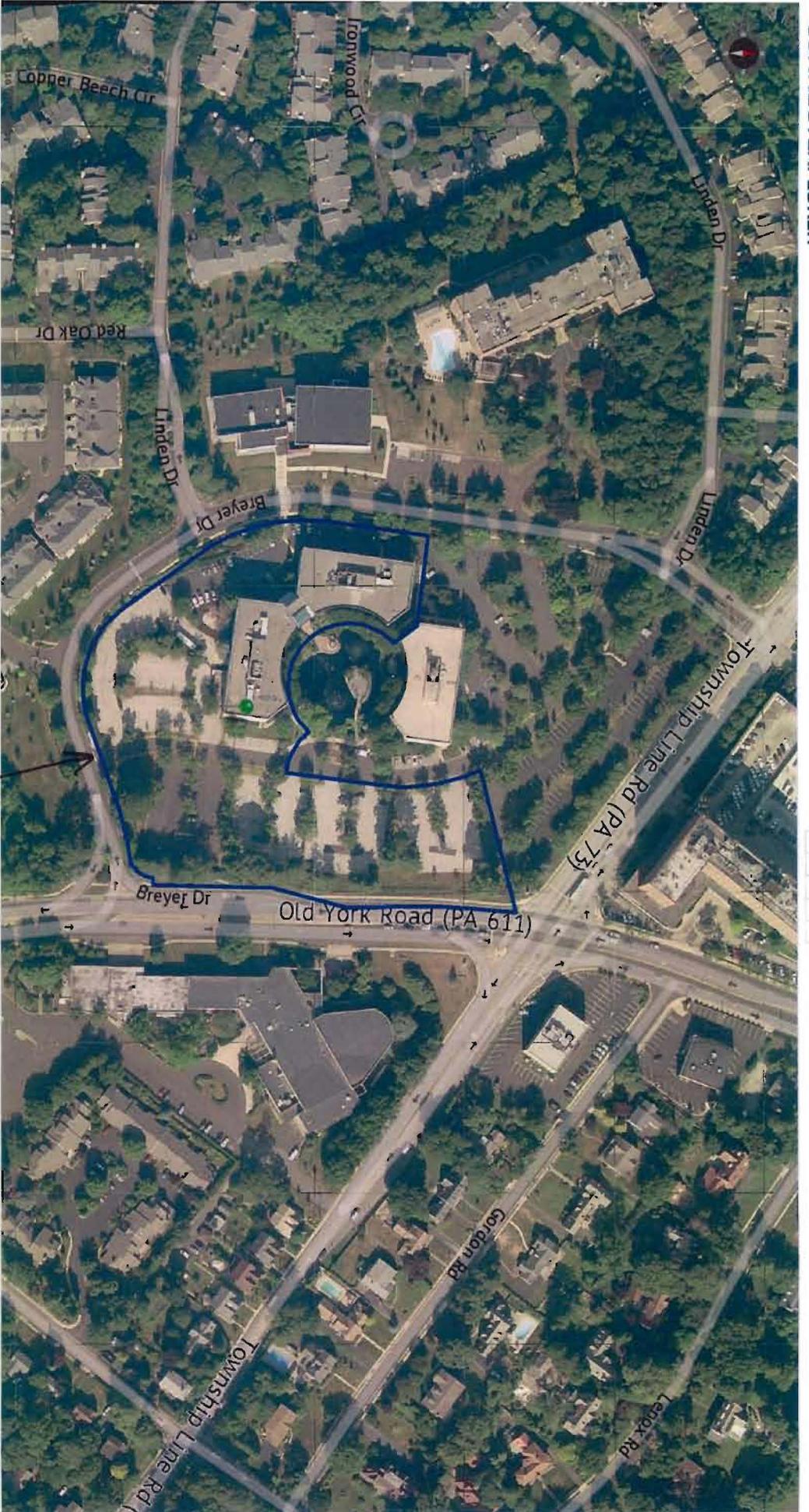
Scale: 1" = 30'-0"
 Date: 1-1

Salus University
 Parking Expansion Landscape Enhancement Plan
 Salus University
 6360 Old York Road
 Elkins Park, PA 19027

COPYRIGHT © 2014 by Salus University, Inc. 2014
 Project No. 10005-00
 Date: July 21, 2014
 Prepared by: [Signature]



CVDA
 Landscape Architects / Planners
 411 Locust Street
 Philadelphia, PA 19106
 Phone: 215-545-3033
 Fax: 215-545-3034
 Email: info@cvda.com



map: Auto 06/19/2010 (2010) Image 1 of 6

Salus University

Planning Commission Minutes

Dated July 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, Tom DiBenedetto and Michael Hayes. Also present were Henry Sekawungu, Director of Planning & Zoning and Robert Habgood, Assistant to the Planning & Zoning Director.

Mr. Cross called the meeting to order at 7:32 p.m.

1. **Acceptance of minutes of the Planning Commission meeting dated June 27, 2016.**
Mr. Cross motioned to accept the minutes. Mr. Winneberger seconded and the motion passed unanimously.
2. **Review of the Zoning Hearing Board (ZHB) appeal applications on the July 11, 2016 agenda.**

APPEAL NO. 16-3554 – Mr. Habgood summarized Ramoco Fuels request for Zoning Relief in order to allow for a gasoline service station canopy with a convenience store use in the C-4 Commercial and Business Zoning District to be located at 8009 Old York Road, Elkins Park, PA 19027.

The applicant was represented by Peter Friedman, Esq. and the applicant's engineer John Anderson, P.E. Mr. Friedman provided additional background on the property which has been used as a service station since 1963 when it was granted a special exception for same.

Discussion ensued with respect to the following:

- The proposed sign with the fuel prices, which will be LED but would not be animated.
- The proposed canopy signs.
- The existing driveways, which will not be changed.
- That no service repair will occur at the property after the building is converted to a convenience store.
- Exterior lighting, proposed to be LED under the canopy and as site lighting that will be shielded.
- Solid wood fence to enclose the trash area.

Mr. Anderson, P.E, also explained that landscaping was proposed along Old York Road and possibly some along Stahr Road. Also, no definite decision had been made regarding hours of operation but would probably want to remain open twenty-four (24) hours, seven (7) days a week. They were still working on finalizing the water usage with respect to the possible impact of same on the sanitary sewer system, due to the proposed change in use.

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

- Continue discussion with the Township with respect to the proposed landscaping.
- Confirm the proposed hours of operation.
- Finalize the possible impact on the sanitary sewer system.

The motion passed unanimously.

3. Old Business – None

4. New Business – Mr. Sekawungu mentioned that Subdivision/Land Development workshops are opened to all Planning Commission members and will be offered by Montgomery County in September, 2016.

5. Adjournment – As there was no further business to discuss, Mr. Winneberger made a motion to adjourn. Mr. Cross seconded the motion and the meeting adjourned at 7:58 p.m.



Bryan Havir
Township Manager

Submitted by: Susan Drucker

**Discussion of the Proposed
Draft Zoning Ordinance**

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: Building and Zoning Committee Members

ATTN: Bryan T. Havir, Township Manager

FROM: Henry Sekawungu, Director, Planning & Zoning *IAS*

RE: Continued Discussion of the Proposed Draft Zoning Ordinance

DATE: July 26, 2016

This is a reminder that as part of the continued discussion by the Board of Commissioners on the comments received as part of the Draft Zoning Ordinance and map change, the following dates were recommended for additional workshops at the Township Building from 6:00 p.m. to 9:00 p.m.:

- Thursday August 11, 2016
- Thursday August 18, 2016
- Thursday August 25, 2016

The above dates are based on consultation and availability of the Montgomery County Planners.

Thank you.

**Review of the
Zoning Hearing Board Decisions**

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

IN RE: Appeal of Anna ten Bensel

APPEAL NO. 16-3548

ORDER

AND NOW, this 13 day of June 2016, upon consideration of the application of Anna ten Bensel, Applicant, for the property located at 107B S Easton Road, Glenside, PA. Applicant seeks variances from Section 295-117., use regulations, to allow for a tobacco free hookah/oxygen bar use and Section 295-221.H., parking requirements by land use, to have no off-street parking.

The Board approved Applicant's requests for variances with the following conditions:

1. There shall be no food preparation on site.
2. There shall be no smoking paraphernalia sold on site.
3. The hours of operation shall be from 12:00 PM to 10:30 PM.
4. There shall be a last call 20 minutes prior to the closing time of 10:30 PM.
5. There shall be no occupants or staff under the age of eighteen (18) years old.
6. There shall be a screening and/or curtains in the windows facing S. Easton Road.
7. There shall be on onsite ventilation system.
8. There shall be a maximum occupancy of forty-eight (48) people.

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

The property involved is 107B S. Easton Road, Glenside, PA and is located in the C-3 Commercial and Business Zoning District.

An application to the Board for a Special Exception and/or Variance, if refused, shall not be renewed within the period of one (1) year, unless there has been a change in conditions and unless the renewed application distinctly sets forth changed conditions.

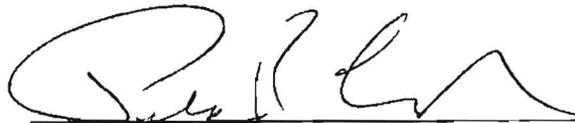
Unless the Board stipulates otherwise, all decisions or appeals and variances and exceptions to its Orders and Decisions shall be effective for a period of two (2) years. Unless the Order or Decision has been complied with within said period of time, it shall cease and be of no effect.

There shall be a thirty (30) day window to appeal any decision of this Zoning Hearing Board to the Court of Common Pleas. Any applicant that takes action pursuant to an Order of this Board, prior to the expiration of this appeal period does so at its own risk.

CHELTENHAM TOWNSHIP ZONING HEARING BOARD



AMEE FARRELL, CHAIRPERSON



PETER R. LABIAK, VICE CHAIR



ERIC LEIGHTON, MEMBER

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

IN RE: Appeal of Garry Takle and Ellen Unterwald

APPEAL NO. 16-3549

ORDER

AND NOW, this 13 day of June 2016, upon consideration of the application of Garry Takle and Ellen Unterwald, Applicants, for the property located at East Church Road, Parcel # 06241-00-1, Elkins Park, PA, Applicants seek a variance from Sections 295-36.F. (3), use regulations, to allow for an accessory use on a vacant lot with no primary use; Section 295-39.B(1), side yard regulations, to allow for a setback of zero feet in place of the required 10'; and Section 295-220.B., side yard projections, to allow for a swimming pool to be erected within the side yard.

The Board approved Applicant's requests for variances with the following conditions:

1. By July 11, 2017, the Applicants shall legally consolidate parcel #0624-00-1 with a contiguous parcel also owned by the applicants located at 8107 Cedar Road.

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

The property involved is East Church Road, Parcel # 06241-00-1, Elkins Park, PA and is located in the R-4 Residential Zoning District.

An application to the Board for a Special Exception and/or Variance, if refused, shall not be renewed within the period of one (1) year, unless there has been a change in conditions and unless the renewed application distinctly sets forth changed conditions.

Unless the Board stipulates otherwise, all decisions or appeals and variances and exceptions to its Orders and Decisions shall be effective for a period of two (2) years. Unless the Order or Decision has been complied with within said period of time, it shall cease and be of no effect.

There shall be a thirty (30) day window to appeal any decision of this Zoning Hearing Board to the Court of Common Pleas. Any applicant that takes action pursuant to an Order of this Board, prior to the expiration of this appeal period does so at its own risk.

CHELTENHAM TOWNSHIP ZONING HEARING BOARD



AMEE FARRELL, CHAIRPERSON



PETER R. LABIAK, VICE CHAIR



ERIC LEIGHTON, MEMBER

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

COMMISSIONERS OF CHELTENHAM TOWNSHIP
 ELKINS PARK, PA 19027

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

	# PERMITS	TOT. FEES	\$ VALUE
RESIDENTIAL			
RENOVATIONS / ALTERATIONS	74	14,159	708,000
MULTI-FAMILY			
RENOVATIONS / ALTERATIONS	1	18,015	901,000
COMMERCIAL			
RENOVATIONS / ALTERATIONS	1	26,015	1,301,000
INSTITUTIONAL			
RENOVATIONS / ALTERATIONS	0	0	0
FENCE	7	195	195
JULY, 2016	83	58,384	2,910,195
JULY, 2015	68	33,203	1,788,298
YEAR-TO-DATE 2016	375	320,574	11,379,632
TOTAL 2015	1,031	316,570	15,642,058

HEATING & AIR CONDITIONING

JULY, 2016	13	12,425	621,250
JULY, 2015	9	4,045	202,250
YEAR-TO-DATE 2016	63	28,420	1,421,000
TOTAL 2015	110	34,454	1,818,201

ELECTRICAL

JULY, 2016	20	7,934	396,700
JULY, 2015	10	1,996	99,800
YEAR-TO-DATE 2016	118	36,607	1,869,207
TOTAL 2015	138	45,472	2,358,422

PLUMBING

JULY, 2016	18	2,650	132,500
JULY, 2015	7	1,665	83,250
YEAR-TO-DATE 2016	101	17,085	854,250
TOTAL 2015	117	22,737	1,225,600

FOG PERMITS

JULY, 2016	0	0	0
JULY, 2015	7	1,750	1,750
YEAR-TO-DATE 2016	51	14,000	14,000
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 JULY, 2016**

GRADING PERMITS

JULY, 2016	2	400	400
JULY, 2015	N/A	N/A	N/A
YEAR-TO-DATE 2016	10	2,400	2,400
TOTAL 2015	10	3,200	3,200



Henry Sekawungu
Director - Planning and Zoning