

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, September 7, 2016
8:00 PM
Curtis Hall**

AGENDA

1. Receipt of the Planning Commission Meeting Minutes dated August 22, 2016 (see attached).
2. Discussion of the Timeline for the Proposed Draft Zoning Ordinance (see attached).
3. Review of Zoning Hearing Board Decisions (see attached).
4. Report of the Building Inspector for August, 2016 (see attached).
5. Old Business.
6. New Business.
7. Citizens' Forum.
8. Adjournment.



Bryan T. Havar
Township Manager

Planning Commission Minutes

Dated August 22, 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 and Bill Winneberger. No quorum was present. Also present were Brian Olszak, County Planner, Henry Sekawungu, Director of Planning & Zoning and Robert Habgood, Assistant to the Planning & Zoning Director, Amy Montgomery, Township Engineer and Frank Tavani, Township Traffic Engineer.

Mr. Cross called the meeting to order at 7:31 p.m.

1. **Acceptance of minutes of the Planning Commission meeting dated July 25, 2016.**

Mr. Winneberger motioned to accept the minutes. Mr. Cross seconded and the motion was supported by those in attendance.

2. **Review of CTDA #16-04 Land Development plan for the property at 46 E. Church Road** to enlarge the existing parking lot, with the addition of 55 parking spaces, to the existing 118 spaces and for a change in the recreational use from tennis to soccer.

Marc Jonas, Esq. and Mike Peters, Esq. represented the applicant Mitchell Marcus of EP Rec., LLC, who was also in attendance. Nick Rose, P.E. of ProTract Engineering was on hand to discuss the project. Mr. Rose stated that the existing building will remain and the only change will be in the back where the pool, tennis courts and dome will be replaced with soccer fields and a parking area while also increasing the green space. Mr. Rose advised that the project has been before STAC and received a recommendation for approval of the proposed landscaping plan.

Amy Montgomery, Township Engineer, discussed the Township review letter, dated August 17, 2016, and advised that she was waiting for a response from the applicant on the review letter. Mr. Rose advised that the applicant will comply with the Township Engineer's recommendations with the exception of items 7 & 9 which will require waiver requests. Discussion followed with respect to widening Church and Jenkintown Roads and adding sidewalks along Church Road. Frank Tavani, P.E., the Township's Traffic Consultant, recommended that a second speed study be done on Church Road starting further to the west of the site and entrance.

As part of the staff review and concerns about emergency access, Mr. Rose advised that the applicant would comply.

Brain Olsak, the County Planner while expressing that landscaping and green spaces were always supported by the County, requested that additional vegetation be considered.

Mr. Tavani reviewed the comments in his letter dated August 18, 2016, with respect to the entrance to the property, use of fields for activities other than soccer, and whether there is a State Highway Occupancy Permit.

Mr. Cross stated that there was not much that was controversial and recommended the following issues to be agreed upon:

- Adhere to Fire Marshal's request
- Revise the plans and resubmit to the Township Engineer for review
- Address the safety of the entrance to the site
- Conduct a second traffic study

Mr. Cross expressed concerns about lack of clarity regarding activities during non-peak times. He suggested a business plan be submitted for review and a guarantee be given that the Township will be notified if any activity changes in the facility.

Mr. Winneberger made a motion to recommend approval based on what was presented with the issues addressed to meet the requirements of the review letters. Mr. Cross seconded and the motion was supported by those in attendance.

3. **Review of CTDA#16-02 Land Development plan for the property at 450 S. Easton Road (Arcadia University) Glenside, PA 19038** to construct an addition to the Art Center (Spruance Hall).

Hal Lichtman, R.A., represented the applicant, Arcadia University. He reviewed a response letter in regards to the Township Staff and Engineer's review letters dated August 5, 2016, August 16, 2016 respectfully, and stated that the proposed addition to Spruance Hall is less square footage than was previously approved by the Zoning Hearing Board. Mr. Lichtman believes Arcadia is not required to have the approval amended by the Zoning Hearing Board, as the remainder of the granted relief may be done at a later date.

Mr. Sekawungu requested that if this project was to be phased, that this is indicated on the plans as part of a phasing plan. Mr. Lichtman advised that labeling would be added for phasing and will meet with Staff as part of an amended plan.

Discussion then ensued with respect to the disturbance of the steep slopes. Mr. Cross expressed concerns about small changes being made on the site and at what point would it be necessary for the applicant to return to the Zoning Hearing Board.

After much discussion regarding the proposed project, the applicant agreed to continue the Planning Commission review to the September 26, 2016 meeting so that the

applicant can meet with the Township Staff and Engineer, to resolve the issues raised this evening

4. **Review of CTDA#16-03 Land Development plan for the property at 450 S. Easton Road (Arcadia University) Glenside, PA 19038 to construct an auxiliary gym.**

Mr. Lichtman, R.A. represented the applicant, Arcadia University and gave an overview of the project scope. All items in Township Engineer's review letter dated August 5, 2016 are "will comply" with the exception of #8, for which a waiver will be requested. He agreed to come back before the Planning Commission in September, and in the interim, resolve the outstanding issues with the Township Staff and Engineer.

5. **Review of the Zoning Hearing Board Agenda for September 12, 2016**

APPEAL NO. 16-3555: Mr. Habgood summarized that the applicant, Patricia Sannuti, was requesting Zoning Relief to allow a 6' high solid fence to remain in the front yard of the corner lot in place of the required 4' high open fence at 338 Beecher Avenue, Cheltenham, Pennsylvania, 19012.

The applicant advised that they replaced a 4' cyclone fence with a 6' high stockade fence. Discussion followed with respect to the location of the fence, type of fence and surrounding properties.

A resident at 414 Beecher Avenue stated that the current fence looked fine and was not offensive. However, the resident at 116 Elm Avenue found the fence offensive and believed same should comply with the Township Code requirements.

Mr. Winneberger motioned to recommend approval. Mr. Cross seconded and the motion was supported by those in attendance.

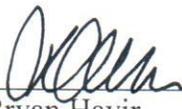
APPEAL NO. 16-3556: Mr. Habgood summarized the applicant, Druanne Martin's request for zoning relief to allow a 6' high fence to remain in the front yard of the corner lot in place of the required 4' high open fence at 732 Spring Avenue, Elkins Park, PA 19027.

The applicant advised the fence was installed to provide screening for the rear yard along with security for their animals.

Discussion followed with respect to the location of the fence, type of fence and surrounding properties.

Mr. Winneberger motioned to recommend approval. Mr. Cross seconded and the motion was supported by those in attendance.

6. **Old Business** – The Planning Commission members were reminded of upcoming training courses offered by the County. The members present advised that due to work schedules they would not be able to attend.
7. **New Business** - None
8. **Adjournment** – Mr. Winneberger motioned to adjourn. Mr. Cross seconded and the meeting adjourned at 9:12 p.m.



Bryan Havar
Township Manager

Submitted by: Patty Gee

**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 /H-S

RE: Continued Discussion of the Proposed Draft Zoning Ordinance

DATE: August 26, 2016

This is a reminder that as part of the continued discussion by the Board of Commissioners on the comments received on 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 September 8, 2016
- Thursday September 15, 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 ZS Cheltenham Investors, LLC

APPEAL NO. 16-3550

ORDER

AND NOW, this *11* day of *July* 2016, upon consideration of the application of ZS Cheltenham Investors, LLC, Applicants, for the property located at 2385 W. Cheltenham Avenue, Wyncote, PA. Applicants seek a special exception from Section 295-108.L., use regulations, to allow for a fitness center use in the C-2 Commercial and Business Zoning District.

The Board has approved Applicant's request.

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.

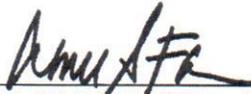
The property involved is 2385 W. Cheltenham Avenue, Block No. 160, Unit No. 10, Wyncote, PA and is located in the C-2 Commercial and Business Zoning District.

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 ZS Cheltenham Investors, LLC

APPEAL NO. 16-3551

ORDER

AND NOW, this 11 day of July 2016, upon consideration of the application of ZS Cheltenham Investors, LLC, Applicants, for the property located at 2385 W. Cheltenham Avenue, Wyncote, PA. Applicants seek to subdivide the existing Lot #1 into a proposed Lot #8 in the C-2 Commercial and Business Zoning District and to continue the existing variances on Lot #1 granted under Appeal #15-3518. Applicants also seek a variance of Section 295-11.B & C for a reduced side and rear yard setback; Section 295-114 for a reduced parking setback, percentage of green area and landscape buffer strip within the green area; and Section 295-221.B.(5)(a)(c) for reduced parking setback along the right of way, to have parking between a building and street and to having parking extend more than 70' along a pedestrian street frontage with no outdoor café, urban garden, plaza, square, courtyard or landscaping feature with seating.

The Board has approved Applicants' request.

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.

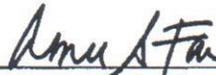
The property involved is 2385 W. Cheltenham Avenue, Block No. 160, Unit No. 10, Wyncote, PA and is located in the C-2 Commercial and Business Zoning District.

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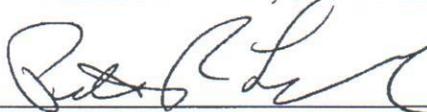
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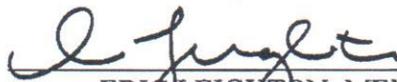
CHELTENHAM TOWNSHIP ZONING HEARING BOARD



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 ZS Cheltenham Investors, LLC

APPEAL NO. 16-3552

ORDER

AND NOW, this 11 day of July 2016, upon consideration of the application of ZS Cheltenham Investors, LLC, Applicants, for the property located at 2385 W. Cheltenham Avenue, Wyncote, PA. Applicants seek to replace four (4) existing pylon signs, multiple parallel and projecting signs for a fitness use, and generic tenant signage in the C-2 Commercial and Business Zoning District and R-4 Residential Districts as follows:

a. Pylon Signs:

- a. Variances from Section 295-197.(C).(2)(a) to permit a maximum height of 40 feet in place of the required 20 feet, or alternative if the new pylon signs are determine to be monument signs a variance to allow for the signs to be 40 feet in place of the required 10 feet.
- b. Variances from Section 295-197.C.(2)(a) to allow for the freestanding signs to have an area of 286 sq. feet in place of the required 250 sq. feet; or alternatively if the new pylon signs are determined to be monument signs a variance to allow for the signs to have an areas of 286 sq. feet in place of the required 100 sq. feet.
- c. Variances from Section 295-197.C.(2)(a) to allow for more than one on-site freestanding or monument sign per street frontage in the event the proposed signs are not considered a continuation of the existing pylon signs.

b. Fitness Center Signs:

- a. Variances from Section 295-197.C.(2)(b)[1] to allow for more than two (2) parallel wall, projecting wall or awning signs per individual tenant; to allow for a parallel wall sign to be located on the façade not facing the street, parking lot or accessway; to allow for a parallel wall sign to exceed the eaves line or top of the parapet wall of the principal building and to allow of a

projecting wall sign to exceed the maximum sign area of 15 q feet provided that the proposed sign above the LA Fitness is considered a projecting wall sign.

- b. Variance from Section 295-193.B(25) to allow a projecting wall sign to project more than four (4) feet from and above the surface to which it is mounted provided that the proposed sign above the LA Fitness is considered a projecting all sign.

Generic tenant signage

Variations from any Section of the Zoning Ordinance which would effectuate the signage as proposed.

The Board has approved Applicants' requests as follows:

1. The new pylon signs were determined to be monument signs.
2. Variations from Section 295-197(C)(2)(a) to permit a maximum height of 30 feet for each of the four (4) proposed monument signs where 10 feet is permitted;
3. Variations from Section 295-197(C)(2)(a) to permit a maximum sign area of 286 square feet per side of signage for each of the four (4) proposed monument signs where 1 00 square feet is permitted;
4. A variance from Section 295-197(C)(2)(a) to permit more than one onsite monument sign per street frontage.
5. A variance from Section 295-197(C)(2)(b)(1) to allow four (4) parallel wall, projecting wall or awning signs per individual tenant where no more than 2 such signs are permitted;
6. A variance from Section 295-197(C)(2)(b)(1) to permit a parallel wall sign to be located on the facade of the fitness center building not facing the street, parking lot or accessway;
7. A variance from Section 295-197(C)(2)(b)(1) to permit a parallel wall sign with a maximum height in excess of the eaves line or top of the parapet wall of the principal building;

8. A variance from Section 295-197(c)(2)(b)(1) to permit a projecting wall sign with a maximum sign area in excess of the maximum permitted sign area of 15 square feet;
9. A variance from Section 295-193(B)(25) to permit a projecting wall sign that projects more than 4 feet from the surface to which it is mounted; and
10. A variance from Section 295-193(B)(25) to permit a projecting wall sign that projects above the surface to which it is mounted.
11. A request for relief for generic tenant signage was withdrawn by the Applicant.

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.

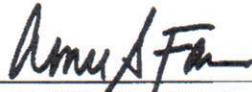
The property involved is 2385 W. Cheltenham Avenue, Block No. 160, Unit No. 10, Wyncote, PA and is located in the C-2 Commercial and Business Zoning District.

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.

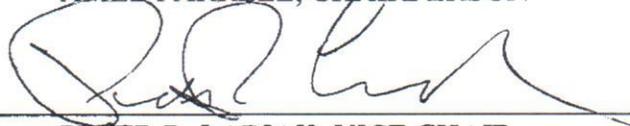
Unless the Board stipulates otherwise, all decisions or appeals and variances and exceptions to its Orders and Decisions shall be effective for a period of two (2) years. Unless the Order or Decision has been complied with within said period of time, it shall cease and be of no effect.

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 EP Rec Partners, LLC

APPEAL NO. 16-3553

ORDER

AND NOW, this 8 day of August 2016, upon consideration of the application of EP Rec Partners, LLC, Applicants, for the property located at 46 E. Church Road, Cheltenham, PA. Applicants seek zoning relief in order to allow for a change in the recreational use from tennis to soccer, for lesser off-street parking and for same to encroach into the Zone two Riparian Corridor Buffer and modifications of conditions from prior Appeals to allow for increased hours of operation and illumination of the exterior field in the R-4 Residential Districts as follows:

- a. An appeal of the determination, dated June 3, 2016, that the indoor/outdoor soccer use is a permitted continuation of the existing non-conforming recreational use on the property; or in the alternative, a variance from Section 295-26., use regulations, to permit the indoor/outdoor soccer use in the R-4 Residential Zone.
- b. A variance from Section 295-252.B., to permit a portion of the parking lot to encroach into the required Zone 2 buffer in the Riparian Corridor Conservation District.
- c. A modification of the conditions imposed by the ZHB in its decision in Appeal Nos. 1571 and 2964 to permit the following change in hours of operation Indoor fields, 7:00 AM to 12:00 AM; outdoor fields, 10:00 AM to 10:00 PM, from April 1st to November 30th.
- d. A modification of the condition imposed by the ZHB in its decision in Appeal Nos. 1571 and 2944 to permit direct illumination of the exterior soccer field.

- e. An appeal of the determination, dated June 3, 2016, that the proposed parking is a continuation of the existing nonconforming parking condition on the property, as approved and found “lawful” and “sufficient” by the ZHB in its decision in Appeal No. 2944; or in the alternative, a variance from Section 295-221.H, parking requirements by land use, to permit approximately 177 spaces instead of the minimum 219 required spaces, an increase from the nonconforming 118 existing parking spaces.

Your appeal from the determination of the Assistant to the Planning and Zoning Director dated June 3, 2016 is granted. The proposed small-sided (5-on-5 and 6-on-6) indoor/outdoor soccer use is a permitted continuation of the existing nonconforming recreational use on the property.

Your request for a variance from Section 295-252.B. of the Cheltenham Township Zoning Ordinance (the “Ordinance”) is granted to permit a portion of the proposed parking lot to encroach into the required Zone 2 buffer in the Riparian Corridor Conservation District.

Your request for a modification of conditions imposed by the Zoning Hearing Board in its prior decisions in Appeal Nos. 1571 and 2964 is granted to permit the following change in hours of operation: Indoor fields: 7:00 AM through 12:00 AM year-round; Outdoor fields: 10:00 AM through 10:00 PM, from April 1 through November 30 only.

Your request for a modification of the condition imposed by the Zoning Hearing Board in its prior decisions in Appeal Nos. 1571 and 2944 is granted to permit direct illumination of the exterior soccer fields.

Your appeal from the determination of the Assistant to the Planning and Zoning Director dated June 3, 2016 is granted. The proposed parking is a continuation of the existing nonconforming parking condition on the Property, as approved and found “lawful” and “sufficient” by the Zoning Hearing Board in its decision in Appeal No. 2944.

The Board has approved Applicants’ requests with the following conditions:

1. Lighting of the outdoor fields shall be permitted, subject to the following requirements:
 - (i) lights shall be limited to 20’ maximum at the highest point of the light or lighting structure;
 - (ii) lights shall have illuminances, uniformities, and glare control in accordance with the current recommended practices of the Illuminating Engineering Society of North America (IESNA) as contained in the IESNA Lighting Handbook and applicable Recommended Practices;
 - (iii) light spill off at the property boundaries shall not exceed 0.10 footcandle at any point along off-street areas and 0.30 footcandle along public roadways;

- (iv) all lighting shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light onto a neighboring property; and
 - (v) A plan evidencing compliance with the above shall be submitted to the Township Engineer for review and approval prior to issuance of a permit for installation of field lights.
2. In the proposed new parking area, you shall remove four (4) parking spaces or otherwise reconfigure the lot in order to allow circulation of vehicles through the parking area without dead ends.
 3. You shall add a "Driveway Ahead" sign facing traffic traveling eastbound on Church Road as traffic approaches the "right in" turning movement.
 4. During land development, you shall perform a driveway study at the entrance to the property to include, *inter alia*, consideration of removal or modification of landscaping along Church Road to provide improved sight distance, you shall provide the study to the Township Engineer, and you shall comply with the Township Engineer's recommendations.
 5. You shall maintain a staggered schedule for use of the fields according to your testimony before the Zoning Hearing Board.
 6. There shall be no cooking at the concession stand or otherwise on the Property.
 7. Signage is not included in this Application or decision.
 8. Development of the Property shall be in accordance with your testimony before the Zoning Hearing Board.
 9. You must obtain all required permits and approvals required to perform this proposed project prior to beginning work.

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.

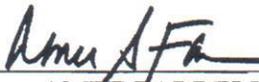
The property involved is 46 E. Church Road, Cheltenham, PA and is located in the R-4 Residential Zoning District.

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.

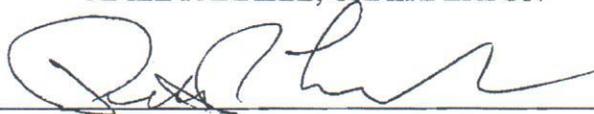
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CHELtenham TOWNSHIP ZONING HEARING BOARD



AMEE FARRELL, CHAIRPERSON



PETER R. LABIAK, VICE CHAIR



ERIC LEIGHTON, MEMBER

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

COMMISSIONERS OF CHELTENHAM TOWNSHIP
 ELKINS PARK, PA 19027

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

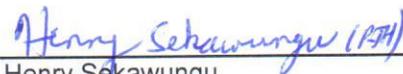
	# PERMITS	TOT. FEES	\$ VALUE
RESIDENTIAL			
RENOVATIONS / ALTERATIONS	55	14,295	714,750
MULTI-FAMILY			
RENOVATIONS / ALTERATIONS	0	0	0
COMMERCIAL			
RENOVATIONS / ALTERATIONS	3	2,320	116,000
INSTITUTIONAL			
RENOVATIONS / ALTERATIONS	0	0	0
FENCE	5	378	378
AUGUST, 2016	63	16,993	831,128
AUGUST, 2015	51	9,526	465,618
YEAR-TO-DATE 2016	438	337,567	12,210,760
TOTAL 2015	1,031	316,570	15,642,058
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HEATING & AIR CONDITIONING			
AUGUST, 2016	7	2,680	134,000
AUGUST, 2015	4	2,060	103,000
YEAR-TO-DATE 2016	70	31,100	1,555,000
TOTAL 2015	110	34,454	1,818,201
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ELECTRICAL			
AUGUST, 2016	12	4,174	208,700
AUGUST, 2015	5	1,160	58,000
YEAR-TO-DATE 2016	130	40,781	2,077,907
TOTAL 2015	138	45,472	2,358,422
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PLUMBING			
AUGUST, 2016	10	2,115	105,750
AUGUST, 2015	5	915	45,750
YEAR-TO-DATE 2016	111	19,200	960,000
TOTAL 2015	117	22,737	1,225,600
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FOG PERMITS			
AUGUST, 2016	8	2,750	2,750
AUGUST, 2015	2	500	500
YEAR-TO-DATE 2016	59	16,750	16,750
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 AUGUST, 2016**

GRADING PERMITS

AUGUST, 2016	5	1,200	1,200
AUGUST, 2015	2	600	600
YEAR-TO-DATE 2016	15	3,600	3,600
TOTAL 2015	10	3,200	3,200



Henry Sekawungu
Director - Planning and Zoning