

November 7, 2012
Curtis Hall

A regular meeting of the **BUILDING AND ZONING COMMITTEE** was held tonight, Chairman Morton J. Simon, Jr. presiding. Members present were Commissioners Hampton, McKeown, Norris, Portner, Simon and Sharkey. Also present was Ex-Officio Member Haywood.

Staff present were Patrick Duffy, Director of Engineering, Zoning and Inspections and Bryan T. Havir, Acting Township Manager.

Also present was Joseph Bagley, Esq., Solicitor. A Public Attendance List is attached.

Mr. Simon called the meeting to order at 8:15 p.m.

1. Review of Zoning Hearing Board Agenda for November 19, 2012.

APPEAL NO. 3449: (Revised) Appeal of 1347 Cheltenham Ave. Associates, L.P., c/o David Ahn, 89 Bruce Drive, Holland, PA 18966, equitable owner of property known as 1347 Cheltenham Ave., Elkins Park, PA 19027, zoned C-4, from the Decision of the Zoning Officer for the following Zoning Relief in order to construct a 24,240 SF restaurant with banquet facilities and shared parking with 1330 Willow Ave., 1344 Cheltenham Ave. and 1349 Cheltenham Ave. The banquet facility is an allowable accessory use to the permitted restaurant use. Access easements will be required for interconnected access driveways.

The following Zoning Relief is required for the existing building, formerly used as an office building:

- a. A Variance from the rules and regulations of CSS 295-221.I to allow for a total of 135 shared parking spaces for the restaurant and banquet uses, which is less than the required 155 parking spaces during evening use.
- b. A Variance from the rules and regulations of CSS 295-57 to allow for the expansion of the parking non-conformance use in a residential district at 1330 Willow Avenue (zoned R-7 Residence District). The proposed parking is in the rear yard immediately adjacent to the parking lot on 1347 Cheltenham Avenue.
- c. A Use Variance from the rules and regulations of CSS 295-57 to allow for the construction of a proposed parking lot (37 spaces) on the vacant lot located at 1344 Willow Avenue (zoned R-7 Residence District). The proposed parking lot encroaches within the front, rear and side yard setback areas.

Mr. Duffy updated the Committee on the revised plan that includes a new parking lot.

In response to a question from Mr. Simon, Mr. Duffy stated that the parking spaces would be approximately 9' x 18'.

Upon motion of Mr. Portner, the Committee unanimously directed the Township Engineer to advise the Zoning Hearing Board that it takes no action on said appeal.

APPEAL NO. 3453: Appeal of owners of premises known as 527 Lindley Rd, Glenside, PA zoned R-4, from the Decision of the Zoning Officer for the following Zoning Relief in order to construct a 22' x 25' garage on the northwest side of the premises.

The following Zoning Relief is required for the existing single family dwelling:

- a. A Variance from the rules and regulations of CSS 295-39.B.(1) to allow the construction of a 22' x 25' garage with a side yard setback of 5.08'+/- which is less than the required 10' side yard setback width.

Mr. Sharkey stated that he is familiar with the property, and did not receive any opposition from neighbors.

Upon motion of Mr. Sharkey, the Committee unanimously directed the Township Engineer to advise the Zoning Hearing Board that it takes no action on said appeal.

2. Upon motion of Mr. Haywood, the Committee unanimously received the Planning Commission Meeting Minutes dated October 22, 2012.

3. Upon motion of Mr. Sharkey, the Committee unanimously received the Report of the Building Inspector for October, 2012.

4. The Committee reviewed the recommendations of the Economic Development Task Force for issuance of Certificates of Appropriateness for signage within the Commercial Enhancement Districts as follows:

- a. Upon motion of Mr. Portner, the Committee unanimously approved that a Certificate of Appropriateness be issued to Etz Chaim, 7900 High School Road, Elkins Park, for two (2) signs.

- b. Upon motion of Mr. Simon, the Committee unanimously denied the issuance of a Certificate of Appropriateness for signage to Dollar Global Food Mart, 271 S. Easton Road, Glenside.

5. The Committee considered a Professional Services Contract for an Interim Township Engineer to be provided by Boucher & James, Inc.

Mr. Duffy reported that he spoke with Ms. Amy Montgomery of Boucher & James. In his opinion, he found her to be competent, and using the services of a third party engineering consultant is consistent with what many municipalities are doing.

Mr. Simon asked how the hourly rates were calculated to be within budgetary constraints. Mr. Havir reported that the services of Boucher & James is limited to eight (8)

hours per week, four (4) hours on Tuesday morning and four (4) hours on Thursday afternoon with four (4) additional hours per month for evening meetings. The Township engineer's compensation was calculated based on the rates set forth in the Boucher & James proposal dated October 23, 2012 and the availability of funds in the Township Budget. Mr. Havir stated that if evening meetings run late, the fee can be offset with hours that are spent in the office.

Mr. Simon suggested that the agreement be amended to stipulate that Boucher & James attend evening meetings regardless of the length of time.

Ms. Hampton questioned how an interim engineer would go into the field. It was Mr. Portner's opinion that the Building and Zoning Department staff could do this.

Mr. Norris felt that the Township has to decide at some point whether or not the Township should consider an outside engineering company or hire an in-house Township Engineer.

Mr. Havir recommended that the Township should eventually hire a full-time engineer/zoning officer. He did not feel that an outside engineer could provide the day-to-day services required by the Township and remain within budgetary limitations. He recommended that Boucher & James be hired to provide interim engineering services, and that the Township go to the market for a full-time engineer/zoning officer.

Recommendation to the Board of Commissioners: Upon motion of Mr. Portner, the Committee unanimously recommended to the Board of Commissioners the award of a Professional Services Contract for Interim Township Engineering services to Boucher & James, Inc., 1456 Ferry Road, Doylestown, PA 18901, not to exceed 36-hours per month, on an as-needed basis.

There being no further business, upon motion of Mr. McKeown, and unanimously approved by the Committee, the meeting was adjourned.



Bryan T. Havir
Acting Township Manager

as per Anna Marie Felix



PUBLIC ATTENDANCE LIST
PRESIDENT'S BUDGET MESSAGE – 7:30 p.m.
Public Safety Committee, 7:45 p.m.
Public Affairs Committee, 8:00 p.m.
Building and Zoning Committee, 8:15 p.m.
Wednesday, November 7, 2012
Curtis Hall

NAME (Please Print Clearly)	ADDRESS	E-MAIL and/or TELEPHONE
David McKeigh-Smully	15 Waverly Rd. Wyncote PA 19095	
DAVID C. COHEN	321 GERARD AVE. E.P.	
Curtis Robinson	7600 Jennrose Ave	
Jennifer McCormick	527 Lindley Rd Glenside, Pa	jen.mccormick@ hotmail.com
MAUREEN BRADLEY	1400 CHURCH RD WYNCOTE PA 19095	mbradley225@verizon.net