

February 6, 2013
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, and Sharkey. Also present was Ex-Officio Member Haywood.

Staff present were David Jones, Interim Planner/Zoning Officer and Bryan T. Havir, Township Manager. Also present was Joseph Bagley, Esq., Solicitor. A Public Attendance List is attached.

Mr. Simon called the meeting to order at 8:30 p.m.

1. Review of Zoning Hearing Board Agenda for February 11, 2013 as follows:

APPEAL NO. 3456: Appeal of The Pennsylvania Trust Company, Trustee of the Malik Finney Special Needs Trust, Owner of Premises known as 521 Montier Avenue, Glenside, PA 19038, zoned R-5, from the decision of the Zoning Officer for the following Zoning Relief in order to add a 4' x 20'+/- wheel chair ramp to the front of the premises:

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

A Variance from the rules and regulations of CCS 295-46.A (1) to allow the construction of a 4' x 20' +/- wheel chair ramp with a front yard setback of 33'+/- which is less than the required 40' front yard setback.

Jim Moretti, Breland Builders, was present. He explained that the property owner has a handicap son and two other children, another son and daughter. Also living in the house are the children's father and sister (the children's aunt). Mr. Jones stated that this is consistent with what he has been told. Mr. Sharkey stated that he spoke with the Trust Administrator and has received the same information. Everyone living in the house is related. If they were not, the Township would take the appropriate action.

In response to a question from Mr. Simon, Mr. Bagley stated that if that the variance does not have to run with the land if the applicant is agreeable. Mr. Moretti stated that his client would be agreeable to such a stipulation. If they sell the house, the ramp would be removed.

Public Comments:

Loretta Leader asked how many children lived in the house, the number of bedrooms, and where the handicap child sleeps. Mr. Moretti responded that there are three (3) children and two (2) adults living in the house. There are three (3) bedrooms on the first floor and a large open space on the second floor. He did not know where the handicap child sleeps. Ms. Leader reported that she saw an electrician at the property today. Mr. Sharkey asked that the Building and Zoning Department inspect any electrical work that was being done.

Upon motion of Mr. Sharkey, the Committee unanimously directed the Township's Interim Zoning Officer/Planner to advise the Zoning Hearing Board that the Committee recommends no action on this appeal, and if relief is granted, it be granted contingent upon the applicant submitting a letter that he is agreeable to the relief for a handicap ramp not running with the property and will remove the ramp when the property is sold.

APPEAL NO. 3457: Appeal of 509 Ashbourne Road, L.P., owners of premises known as 1509 Ashbourne Rd., Elkins Park, PA 19027, Zoned R-4, from the decision of the Zoning Officer for the following modification to Zoning Relief granted under the written decision for Appeal 3277 dated May 21, 2008 in order to demolish the existing mansion and convert it into green space:

The following modification to Zoning Relief is required to remove the existing structure located on the premises:

1. Modification of Condition #1 of the Decision, so as to eliminate the retention of the three-story mansion.
2. Modification or elimination of Finding of Fact #10, which provided that the Applicant proposed to demolish three (3) of the four (4) buildings then existing on the property leaving the mansion to be renovated.
3. Modification or elimination of Finding of Fact #41, which provided for the conversion of the existing mansion into eight (8) dwelling units.
4. Modification or elimination of Finding of Fact #41 through #46 and #48 through #53 which referred to the conversion of the existing mansion into eight apartment units.
5. Modification or elimination of Conclusions of Law #1 through #4 which referenced the conversion of the existing mansion.

Mr. Simon reported that the applicant has requested a Continuance to April, 2013.

Public Comment:

Scott Martin asked about a requirement that the owner be required to maintain the property. He claimed there is a lack of security and vandalism. It was his opinion that the owner is purposely neglecting the property as an excuse to demolish it.

Upon motion of Mr. Simon, the Committee unanimously directed the Township's Interim Zoning Officer/Planner to advise the Zoning Hearing Board that the Committee recommends that a Continuance be granted, and if Continuance is not granted, the appeal be denied based on a lack of compliance with the original plan that was submitted.

APPEAL NO. 3458: Appeal of Calvary Assembly of God Church, owner of premises known as 7904-7910 Washington Lane, Wyncote, PA from the decision of the Zoning officer to construct a new multi-purpose addition and sanctuary along with required parking.

The following Zoning Relief is required for the proposed site improvements within the R3 Residential District:

1. A variance from CCS 295-227 C. (2) and CCS 295-227 C (3) "No addition or structural alteration for such nonconforming use shall exceed 25% of said building when the building first became nonconforming and shall no increase the number of employees and the magnitude of the use more than 25%" to construct an addition.
 - a. 6,795 square foot Multi-Purpose room.
 - b. 9,706 square foot 2- storey wing.
 - c. Construct a pedestrian bridge to connect the new addition to the existing church building.
 - d. New 500-seat Sanctuary
2. A special exception is requested under section 295-227.B 295.227.C. (3) to allow for the expansion of the existing nonconforming church and sanctuary building.

Present were John Tresslar, Boucher and James, Inc. and Rev. John Holt.

Mr. Tressler distributed plans and reviewed the current zoning district; acreage; permitted use; the change in zoning under a 2003 Zoning Code amendment; location of the current church and parsonage; the current property consists of two (2) parcels that the applicant want to combine into one (1) parcel of 4.8 acres; location of the new building; the planned connection of the old building and the new structure with a pedestrian bridge; the two (2) phases of construction; 400 capacity seating; planned classroom and gymnasium; the new planned sanctuary; the additional 25% coverage in excess of the current building; expansion of the parking lot to accommodate 194 cars.

Mr. Jones stated that as the Township's Interim Engineer/Planner he is employed by Boucher and James and could not render an opinion. This project was started before he was employed by the Township.

Mr. Haywood asked about Green Lane being a paper street; the plans if Green Lane is not opened; the shared responsibility the church has with Wyncote Academy for maintaining the road; the seating for the sanctuary in Phase I; if the new structure and the existing church would be used at the same time.

Mr. Tressler responded that Green Lane is a street on paper but has not been developed. The applicant will assume the expense of opening Green Lane. If Green Lane is not opened, the parking lot will be realigned and open onto Washington Lane. Mr. Bagley advised that the applicant will have to get relief from the Zoning Hearing Board to open Green Lane. Rev. Holt responded that the church and the academy work together to maintain the area. The new sanctuary will seat 400 people, and the current church seats 400 people. Rev. Holt did not anticipate the existing church and new structure being used at the same time but could not eliminate such a possibility in the future.

Parking was discussed in the event of an overflow of parking. Rev. Holt stated that the church has an agreement with the Wyncote Academy. Mr. Haywood has issues with the amount of parking and the opening of Green Lane. Ms. Hampton asked about a traffic study especially relating to parking. Mr. Tressler stated that said study would be part of land development submission. Mr. Bagley questioned the conceivability of an event where all seating would be occupied. Rev. Holt responded that such an event would be unusual.

Mr. Bagley asked Rev. Holt if he would be agreeable to to both phases not being occupied at the same time. Rev. Holt responded that he could not since at times adults may be in one sanctuary and children in the activity area. Rev. Holt stated that on Sundays there is a total of approximately 400 people attending two (2) separate services with children in the activity area.

Mr. Simon asked about a potential plan to combine the two spaces. Rev. Holt responded that they could not be combined since they will be on separate floors.

In response to a question from Mr. Norris, Rev. Holt stated that there has been no negative responses from neighbors. In response to a question from Mr. Haywood, Mr. Bagley reviewed the process for notifying neighbors.

Public Comment:

Beverly Maisey was concerned about stormwater management and the addition of impervious surfaces contributing to stormwater runoff. Mr. Tressler responded that this will be address in the land development review process.

Edward Kohler questioned the lack of a pro-active Township Engineer. Mr. Havir responded that a professional engineering opinion is needed for land development review, and there were no engineering plans to review at the level in this level in the approval process. Mr. Jones stated that this project was started before he took the assignment of Interim Township Engineer/Planner. Mr. Havir was aware of it when he was hired, and it has been his company's policy not to assume any more projects in the Township while he is employed.

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

2. Upon motion of Mr. Portner, the Committee unanimously received the Planning Commission Minutes dated January 28, 2013.

3. The Committee reviewed a draft Ordinance and considered a Public Hearing for said Ordinance relating to amending the Zoning Code for the Lloyd Tract (a/k/a Laverock. Ross Weiss, Esq. attorney for the applicant and Bud Hansen of Hansen Development, Inc. were present.

Mr. Weiss reviewed the various plans that were submitted and revised in the past; the applicant's accommodation to neighbors' issues as well as the Township's issues; the plans to save the mansion, out buildings and gardens; the amount of acreage in Cheltenham Township and in Springfield Township; the land-locking of the acreage on on the Springfield Township portion of the property; meetings with residents; planned townhomes; alternative plans that were considered for a continuing care community and for age-restricted community; slope of the land; height of the buildings; reduction of building height; traffic issues; PennDOT's approval; retention of the original brick wall of the estate; stormwater management; sanitary sewers; how the mansion would be used, i.e. as an event facility; review two (2) possible plans, i.e. one plan for only single family homes and one plan with a mix of single family homes and townhomes; the spot zoning issue; and the issue of borders being on two municipal boundary lines.

Mr. Weiss asked the Committee to recommend scheduling a Public Hearing in April so that plans can be presented to the Township and the community.

Mr. Haywood questioned and Mr. Weiss reviewed: Section 2 (h), Special Exception for multiple-dwelling housing for the elderly; Section 4, criteria for a landmark; and Section 5, percentage of building area. In response to Mr. Haywood, request for a Fiscal Impact Study, Mr. Weiss stated that he would present said study at the Public Hearing.

Mr. Haywood asked for a red-line version of the Township's Zoning Code to reflect the amendments that the applicant is requesting. Mr. Weiss agreed. Mr. Haywood wanted additional time for the Commissioners and Staff to review the proposed Ordinance. Mr. Weiss preferred an April timeline.

In response to questions from Mr. Sharkey, Mr. Jones stated that the Township's traffic consultant has not reviewed the two concept plans. Mr. Sharkey asked that said review be completed. The plan has not been shown to the school district. Mr. Sharkey asked that the plan be submitted to the school district so it can reviewed what the student impact will be. Mr. Sharkey was concerned about aesthetics and building materials – the community does not know what the homes will look like, and density – what type of dwelling unit will generate the most cars. Mr. Weiss responded that density will be included in the traffic study.

Public Comments:

Joel Pearlstine, a neighbor and member of the neighbors' group, felt that Mr. Weiss is trying to show that his client is reasonable and compromising; the proposed Ordinance is a wholesale amendment to the Township's Zoning Code; rezoning affects the entire Township and not just this parcel; there is impact on steep slopes, setbacks and open space; this will open a Pandora's box; this is illegal spot zoning; this is an extraordinary change to the Zoning Code; the applicant is pushing for a change by Ordinance because it is cheaper and faster than applying for a zoning change from the Zoning Hearing Board; this is a way to get around a zoning change; this development is for homes on small lots and not in keeping with the neighborhood; the Ordinance would take away the bargaining chip from the neighbors; the

development is too dense for market rate housing; the Township's current zoning code should stay in tact.

Edward Kohler felt that market rate housing a quarter acre lots was not addressed; this is spot zoning since the zoning is being changed for a specific application; and the applicant should go through the zoning process.

Wendy Blutstein was concerned about the trees that will be removed to accommodate a parking lot facing Willow Grove Avenue and will change the neighborhood; more work needs to be done between the developer and the community; and she felt the neighbors should have more time.

Ivan Sleets was concerned about traffic on Willow Grove Avenue with all ingress and egress on that road; there is a dangerous curve in the road; and the road is too dangerous for traffic from 150 homes coming and going.

Scott Laughlin stated that the community will provide its own expertise at the Public Hearing; and the Township should gather its own information to present; Federation Housing on Ashbourne Road agreed to keep the old mansion on its property but now wants to demolish it, and the same could happen with the Lloyd mansion; he noted that the Wyngate and Ashbourne/Matrix developments went through the re-zoning process rather than an Ordinance amendmen; he felt re-zoning was achievable.

Beverly Maisey felt that the building plans should be reviewed before anything moves forward.

Mr. Weiss noted that the neighbors asked Springfield for a 90-day review period and that was 30-days ago. He reiterated that the applicant needs to proceed.

Mr. Norris asked about alternate plans if the Ordinance is not adopted at the Public Hearing. In that case, Mr. Weiss stated the applicant would consider the initial plan for 216 units under the previous Age-Restricted Overlay District Ordinance. Mr. Sharkey felt that this was putting a gun to the head of the Township and questioned why the applicant could not wait until May for a Public Hearing.

Mr. Hansen stated that his company owns a property that it wants to do something with and is willing to go forward with a 216 unit age-restricted plan.

It was Mr. Portner's opinion that since most of the acreage is in Springfield Township, he preferred to wait for Springfield's decision on scheduling a Public Hearing. Mr. McKeown agreed. Mr. Simon did not feel that the Commissioners were comfortable at this time to schedule a Public Hearing based on what was currently being presented and was not comfortable with scheduling a Public Hearing for April. Mr. Haywood expressed a lack of confidence with the proposed Ordinance. Mr. Simon suggested that a Public Hearing be held on an evening independent of a Board of Commissioners' meeting.

Recommendation to the Board of Commissioners: Upon motion of Mr. Haywood, the Committee unanimously recommended to the Board of Commissioners the scheduling of a Public Hearing on Thursday, May 16, 2012, at 7:30 p.m., at Curtis Hall, to hear any and all comments from the public regarding an amendment to the Township Zoning Code, Chapter 295, relating to the Lloyd Tract, a/k/a Laverock (see attached).

4. The Committee reviewed recent decisions of the Zoning Hearing Board as follows:

APPEAL NO. 3451 – Appeal of Patricia Fiedler, owner of premises known as 1309 Ashbourne Road, Elkins Park, PA, from the Decision of the Zoning Officer to allow the apartment over the garage to be rented to someone other than the owner of the property.

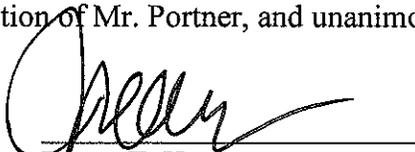
The property is zoned R-5 Residence District and contains a 2-1/2 story residential structure that houses three rental units (existing legal nonconformity) and a 1-1/2 story structure with a garage and an apartment unit over the garage. The previous zoning relief from appeals #661 and #243 required that only the property owner may occupy the garage apartment during the summer months, without improvements or heat and without any intention of renting the property.

The Zoning Hearing Board granted applicant's request for relief.

Upon motion of Mr. Simon, the unanimously agreed to take no action.

5. Upon motion of Mr. Simon, the Committee unanimously accepted the Report of the Building Inspector for January 2013.

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


Bryan T. Havar
Township Manager

as per Anna Marie Felix

CHELTENHAM TOWNSHIP

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF CHELTENHAM, CHAPTER 295, THEREOF, ENTITLED "ZONING" BY ADDING A DEFINITION OF EVENT FACILITY; ADDING AREA AND BULK STANDARDS FOR THE DEVELOPMENT OF TOWNHOUSES WHEN PART OF A LOCAL LANDMARK PRESERVATION DEVELOPMENT; EXEMPTING LOCAL LANDMARK PRESERVATION DEVELOPMENTS FROM THE PRESERVATION OVERLAY DISTRICT; AMENDING THE STEEP SLOPE PROVISIONS; AND TO AMEND THE PARKING REQUIREMENTS TO PROVIDE FOR EVENT FACILITY PARKING.

SECTION 1. Chapter 295, entitled "Zoning", Article I, §295-2 C. Definitions and word usage is hereby amended by adding the following definition:

EVENT FACILITY

An existing building, in excess of 15,000 square feet in size, that has been designated, or is eligible for designation, and is to be maintained as a Local Landmark and capable of being used for rental facilities for banquets, weddings, parties, meetings, conferences, receptions and similar affairs as a means to preserve its integrity.

SECTION 2. Chapter 295, entitled "Zoning", Article V, R3 Residence Districts, §295-21, Use regulations are hereby amended to read as follows:

B. Row houses or townhouses as provided in Article XXIX, §295-226. When the row houses or townhouses are proposed as part of a plan to preserve a Local Landmark, only the provisions of §295-226 B (1) and §295-226 C. (e) [1] shall apply. The tract, in such case, shall be in one ownership or shall be the subject of an application filed jointly by the owners of the entire tract, and it shall be agreed that the tract will be developed under single direction and completed in accordance with the approved plan.

E. (5) A greenhouse, garden area, maintenance building, parking, and guest rooms for an Event Facility.

H. Multiple-dwelling housing for the elderly is permitted when authorized as a special exception. A multiple-dwelling housing for the elderly project must have frontage and right of access by way of a perpetual easement to at least one state road.

I. Event Facility.

SECTION 3. Chapter 295, entitled "Zoning", Article V, R3 Residence District, §295-22, Lot area and lot width is hereby amended by adding a new subsection §295-22 C. to read as follows:

C. The minimum lot area for an Event Facility shall be two acres and a lot width of not less than 400 feet at the street line shall be provided for every principal building hereafter erected, altered, or used in this district.

SECTION 4. Chapter 295, entitled "Zoning", Article V, R3 Residence District shall be amended by adding a new subsection §295-22 D. to read as follows:

D. The dimensional requirements for row houses or townhouses in the R3 District when proposed as part of a plan to preserve a Local Landmark shall be as follows:

- (1) Minimum lot width: 22 feet
- (2) Minimum lot area: 1,800 square feet per unit
- (3) Building to Building Setbacks
 - (a) Front to front: 60 feet
 - (b) Front to back: 60 feet
 - (c) Back to back: 40 feet
 - (d) Side to front or back: 40 feet
 - (e) Side to side: 30 feet
- (4) Maximum building length: 150 feet.
- (5) Setback to the curb line of a street: 25 feet
- (6) Setback to parking areas: 20 feet
- (7) Setback to pedestrian walking trails: 15 feet
- (8) Building Area: 25% based on the portion of the development devoted to row houses or townhouses.
- (9) Building Height: 40 feet.
- (10) Green Area: There shall be maintained a Green area the depth of which shall be at least 10' between any proposed street and an existing perimeter tract property line. There shall be maintained a Green area, the depth of which shall be at least 40 feet measured from the street line along an existing public highway to any proposed row house or townhouse.

(11) Common Open Space: A minimum of 30% of the area being developed for row houses or townhouses shall be set aside as common open space. Such areas shall be governed by the provisions of §295-190.

(12) Where a tract of land proposed for development lies in Cheltenham Township and an adjacent municipality, and which includes a master plan for the detailed use of the entire tract, yard setback requirements shall be dispensed with along the municipal boundary line.

(13) The lot area per family to establish the permitted density shall not be less than 6,000 square feet per family for the portion of the development devoted to row homes or townhouses.

SECTION 5. Chapter 295, entitled "Zoning", Article V, R3 Residence District, §295-23, Building area, is hereby amended to read as follows:

The building area shall not exceed 15% of the lot area except for multifamily housing for the elderly or townhouse development where the building area shall not exceed 25% of the lot area.

SECTION 6. Chapter 295, entitled "Zoning", Article V, R3 Residence District, shall be amended by adding a new subsection §295-24 D. to read as follows:

D. An accessory building may be separate from the principal building. An accessory use in existence as of the date of this ordinance that is part of the cultural landscape of a Local Landmark, but does not meet the required yard, buffer or other setback requirements, may have the applicable setbacks modified by conditional use when part of a land development application.

SECTION 7. Chapter 295, entitled "Zoning", Article XXII Steep Slope Conservation District shall be amended to add the following to §296-164 A. (1):

(1) This Article shall regulate only those steep slopes which exist for three consecutive two-foot contour intervals (six cumulative vertical feet of slope), and consist of 1,000 square feet or more of horizontal area.

SECTION 8. Chapter 295, entitled "Zoning", Article XXII Steep Slope Conservation District §296-164 B. (2) shall be amended to read as follows:

(2) Man-made slopes shall be exempted from the provisions of this article if the alteration, regrading, clearing or construction upon such slope can be accomplished without causing erosion of the slope; will not result in soil failure, stream siltation or contamination of surface waters; and/or increase the total runoff into any watercourse. Such disturbance shall not be injurious to the health, safety and welfare of Township residents. It shall be the burden of the applicant

to demonstrate that the slopes were man-made and to establish the absence of impact in accordance with the criteria stated herein.

SECTION 9. Chapter 295, entitled "Zoning", Article XXII Steep Slope Conservation District shall be amended to add the following to §295-167 B.

(5) Yard setback areas, buildings, driveways, parking areas and roads so long as disturbance is minimized to protect the steepest areas of a site; and the proposed development employs reasonable mitigation techniques and procedures such as re-vegetation measures, control of soil erosion and sedimentation; and stormwater management to reduce the impacts of any disturbance. However, in no case shall buildings, driveways, parking lots or roads be constructed on naturally occurring steep slope areas of 25% or more.

SECTION 10. Chapter 295, entitled "Zoning", Article XXIV Preservation Overlay District, §295-187 C. is hereby amended to read as follows:

C. Notwithstanding the foregoing, multiple-dwelling housing for the elderly projects, and projects that include the preservation of a Local Landmark are exempt from the requirements of this Article.

SECTION 11. Chapter 295, entitled "Zoning", Article XXIX, General Regulations, §295-221 Parking and loading is hereby amended, and a new subsection H shall be added to read as follows:

B (5) (a) Surface parking shall be located to the rear of the principal building or to the side, unless a designated or eligible for designation as a Local Landmark building is being preserved, in which case parking may also be located in front of the building. Parking shall be set back 10 feet from the legal right-of-way.

H. Event Facility: 1 space per 100 square feet of gross floor area devoted to the use.

SECTION 12. Nothing in this Ordinance or in the Code of the Township of Cheltenham shall be construed to effect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued or any cause or causes of action existing under the said Code prior to the adoption of this amendment.

SECTION 13. In all other respects, the Code of the Township of Cheltenham, Chapter 295, entitled "Zoning" is hereby ratified and reaffirmed except where the same is inconsistent with the provisions contained in this Ordinance.

SECTION 14. The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision thereof shall be held illegal, invalid or unconstitutional by any Court of competent jurisdiction, such decision of this court shall not effect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Cheltenham Township Board of

12-17-12

Commissioners that this Ordinance would have been adopted if such legal, invalid or unconstitutional section, sentence, clause, part or provisions had not been included herein.

SECTION 15. This Ordinance shall take effect and be in force from and after it is approved as required by law.

ENACTED into an ORDINANCE this _____ day of _____ 2013.

**TOWNSHIP OF CHELTENHAM
BOARD OF COMMISSIONERS**

BY: _____
Art Haywood, President

ATTEST: _____
Township Manager



PUBLIC ATTENDANCE LIST
Public Safety Committee, 7:30 p.m.
Public Affairs Committee, 7:45 p.m.
Building and Zoning Committee, 8:00 p.m.
Wednesday, February 6, 2013
Curtis Hall

NAME (Please Print Clearly)	ADDRESS	E-MAIL and/or TELEPHONE
Beverly Bohane Maisy	8206 Leaside	
Dawn McKeigh-Schultz	15 Wawasy Rd Wyncote PA	
S Strahs	Milrose Av.	
Wendy Blotstein	1805 Hillcrest Rd. Laverock, PA 19038	wblutstein@comcast.net
LENT Robbie Eisenman	7818 Froebel Rd Chelmside PA 19038	
JOG + MARIE SOLTZER	7813 PARK DR ELKUS PARK, PA 19027	
MICHAEL + JANE GILMORE	8409 NEWBOLD LANE LAVEROCK PA 19038	MDG1050@HOTMAIL.COM
Fredericka Waugh	7315 Keenan St. Lambert PA 19027	fe.waugh3@gmail.com

Ann Rappoport Wyncote



PUBLIC ATTENDANCE LIST
Public Safety Committee, 7:30 p.m.
Public Affairs Committee, 7:45 p.m.
Building and Zoning Committee, 8:00 p.m.
Wednesday, February 6, 2013
Curtis Hall

NAME (Please Print Clearly)	ADDRESS	E-MAIL and/or TELEPHONE
Jim Gorman	1117 Melrose Ave EP 19027	jimgorman101@gmail.com