

BUILDING AND ZONING COMMITTEE

Morton J. Simon, Jr. - Chair
Harvey Portner - Vice Chair
Kathy A. Hampton - Member
Charles McKeown - Member
J. Andrew Sharkey - Member
Daniel Norris - Member

Wednesday, March 6, 2013

8:00 PM

Curtis Hall

AGENDA

1. Review of the Zoning Hearing Board Agenda for March 11, 2013.
See Attached.
2. Review of the Planning Commission Meeting Minutes of February 25, 2013.
See Attached.
3. Review of recent Decision(s) of the Zoning Hearing Board.
See Attached.
4. Report of the Building Inspector for February 2013.
See Attached.
5. Review of the Economic Development Task Force recommendations for issuance of Certificates of Appropriateness for signage for the following:
 - Office of State Representative Stephen McCarter, 215 S. Easton Road, Glenside Commercial District, *for signage.*
 - Rita's Water Ice, 110 Yorktown Plaza, Elkins Park Commercial District, *for signage and awning.*
6. Old Business
7. New Business
8. Citizens' Forum
 - Presentation on density and building type analysis for Kerlin Farm, 1050 Ashbourne Road by David Cohen.
9. Adjournment



Bryan T. Havir
Township Manager

ZONING HEARING BOARD

AGENDA

FOR

MARCH 11, 2013

NOTICE

NOTICE IS HEREBY GIVEN that an application for zoning relief for 1000 S. Easton Rd, Wyncote, PA 19095 will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, February 25, 2013 at 7:30 P.M. at the Township Administration Building Boardroom at 8230 Old York Road, Elkins Park, PA 19027.

- b. Cheltenham Township Building and Zoning Committee on Wednesday, March 6, 2013 at 8:00 P.M. in Curtis Hall at Curtis Arboretum, Wyncote, PA 19095.

This application will be heard by the Zoning Hearing Board on Monday, March 11, 2013 at 7:30 PM at Curtis Hall, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 3459: Appeal of Cedarbrook Plaza, Owner of Premises known as 1000 S. Easton Rd. Wyncote, PA 19095, zoned C-2, from the decision of the Zoning Officer for the following Zoning Relief in order to open a Beauty School in an existing suite on the premises:

- a. A Special Exception pursuant to the rules and regulations of the Class C-2 Commercial and Business District as outlined in CCS 295-108A to allow the use of the property as a Beauty School with a Retail Product sales product area of 250 +/- Sq.Ft.; Retail Services area of 2850 +/- Sq.Ft.; School area of 2900 +/- Sq.Ft.; office, stock room, lunch room area of 2000 +/- Sq.Ft.

The above application, including site plans, is on file in the Township Administration Building, Building and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027 and are open for review, Monday thru Friday, 8:00 AM to 4:30 PM.

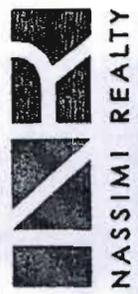
Any person or persons with a disability requiring a special accommodation to participate in the meeting should notify Nancy K. Gibson at 215-887-1000 at least 5 work days prior to the meeting.

SYMBOLS LEGEND

- PYLON SIGN
- TRAFFIC LIGHT

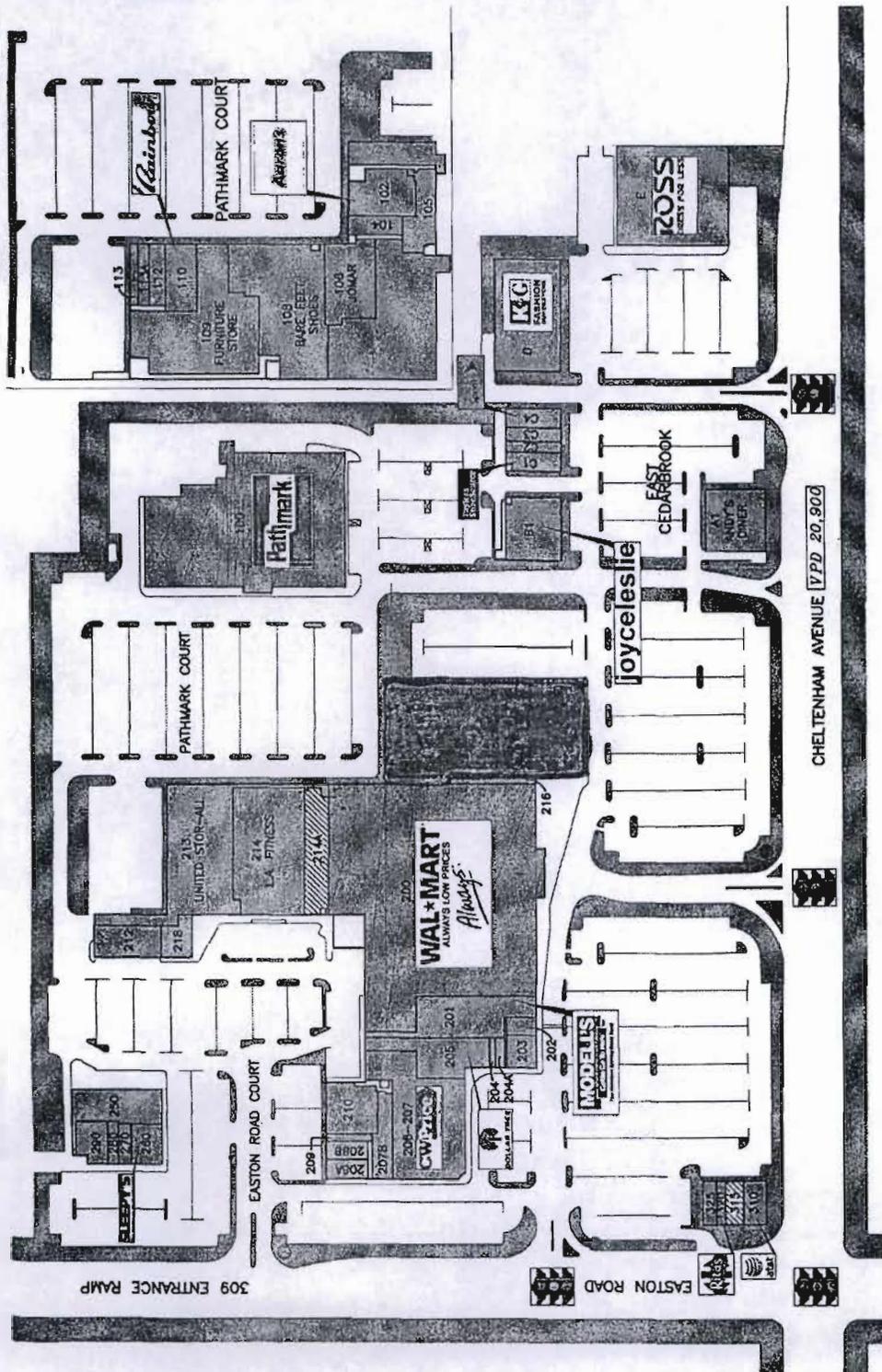
ITEM NO.	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
100	ADVERTISING SIGN	1	8,000	8,000
101	ADVERTISING SIGN	1	3,250	3,250
102	ADVERTISING SIGN	1	4,500	4,500
103	ADVERTISING SIGN	1	10,000	10,000
104	ADVERTISING SIGN	1	20,000	20,000
105	ADVERTISING SIGN	1	8,000	8,000
106	ADVERTISING SIGN	1	2,000	2,000
107	ADVERTISING SIGN	1	1,500	1,500
108	ADVERTISING SIGN	1	1,500	1,500
109	ADVERTISING SIGN	1	12,000	12,000
110	ADVERTISING SIGN	1	1,000	1,000
111	ADVERTISING SIGN	1	1,000	1,000
112	ADVERTISING SIGN	1	1,000	1,000
113	ADVERTISING SIGN	1	1,000	1,000
114	ADVERTISING SIGN	1	1,000	1,000
115	ADVERTISING SIGN	1	1,000	1,000
116	ADVERTISING SIGN	1	1,000	1,000
117	ADVERTISING SIGN	1	1,000	1,000
118	ADVERTISING SIGN	1	1,000	1,000
119	ADVERTISING SIGN	1	1,000	1,000
120	ADVERTISING SIGN	1	1,000	1,000
121	ADVERTISING SIGN	1	1,000	1,000
122	ADVERTISING SIGN	1	1,000	1,000
123	ADVERTISING SIGN	1	1,000	1,000
124	ADVERTISING SIGN	1	1,000	1,000
125	ADVERTISING SIGN	1	1,000	1,000
126	ADVERTISING SIGN	1	1,000	1,000
127	ADVERTISING SIGN	1	1,000	1,000
128	ADVERTISING SIGN	1	1,000	1,000
129	ADVERTISING SIGN	1	1,000	1,000
130	ADVERTISING SIGN	1	1,000	1,000
131	ADVERTISING SIGN	1	1,000	1,000
132	ADVERTISING SIGN	1	1,000	1,000
133	ADVERTISING SIGN	1	1,000	1,000
134	ADVERTISING SIGN	1	1,000	1,000
135	ADVERTISING SIGN	1	1,000	1,000
136	ADVERTISING SIGN	1	1,000	1,000
137	ADVERTISING SIGN	1	1,000	1,000
138	ADVERTISING SIGN	1	1,000	1,000
139	ADVERTISING SIGN	1	1,000	1,000
140	ADVERTISING SIGN	1	1,000	1,000
141	ADVERTISING SIGN	1	1,000	1,000
142	ADVERTISING SIGN	1	1,000	1,000
143	ADVERTISING SIGN	1	1,000	1,000
144	ADVERTISING SIGN	1	1,000	1,000
145	ADVERTISING SIGN	1	1,000	1,000
146	ADVERTISING SIGN	1	1,000	1,000
147	ADVERTISING SIGN	1	1,000	1,000
148	ADVERTISING SIGN	1	1,000	1,000
149	ADVERTISING SIGN	1	1,000	1,000
150	ADVERTISING SIGN	1	1,000	1,000
151	ADVERTISING SIGN	1	1,000	1,000
152	ADVERTISING SIGN	1	1,000	1,000
153	ADVERTISING SIGN	1	1,000	1,000
154	ADVERTISING SIGN	1	1,000	1,000
155	ADVERTISING SIGN	1	1,000	1,000
156	ADVERTISING SIGN	1	1,000	1,000
157	ADVERTISING SIGN	1	1,000	1,000
158	ADVERTISING SIGN	1	1,000	1,000
159	ADVERTISING SIGN	1	1,000	1,000
160	ADVERTISING SIGN	1	1,000	1,000
161	ADVERTISING SIGN	1	1,000	1,000
162	ADVERTISING SIGN	1	1,000	1,000
163	ADVERTISING SIGN	1	1,000	1,000
164	ADVERTISING SIGN	1	1,000	1,000
165	ADVERTISING SIGN	1	1,000	1,000
166	ADVERTISING SIGN	1	1,000	1,000
167	ADVERTISING SIGN	1	1,000	1,000
168	ADVERTISING SIGN	1	1,000	1,000
169	ADVERTISING SIGN	1	1,000	1,000
170	ADVERTISING SIGN	1	1,000	1,000
171	ADVERTISING SIGN	1	1,000	1,000
172	ADVERTISING SIGN	1	1,000	1,000
173	ADVERTISING SIGN	1	1,000	1,000
174	ADVERTISING SIGN	1	1,000	1,000
175	ADVERTISING SIGN	1	1,000	1,000
176	ADVERTISING SIGN	1	1,000	1,000
177	ADVERTISING SIGN	1	1,000	1,000
178	ADVERTISING SIGN	1	1,000	1,000
179	ADVERTISING SIGN	1	1,000	1,000
180	ADVERTISING SIGN	1	1,000	1,000
181	ADVERTISING SIGN	1	1,000	1,000
182	ADVERTISING SIGN	1	1,000	1,000
183	ADVERTISING SIGN	1	1,000	1,000
184	ADVERTISING SIGN	1	1,000	1,000
185	ADVERTISING SIGN	1	1,000	1,000
186	ADVERTISING SIGN	1	1,000	1,000
187	ADVERTISING SIGN	1	1,000	1,000
188	ADVERTISING SIGN	1	1,000	1,000
189	ADVERTISING SIGN	1	1,000	1,000
190	ADVERTISING SIGN	1	1,000	1,000
191	ADVERTISING SIGN	1	1,000	1,000
192	ADVERTISING SIGN	1	1,000	1,000
193	ADVERTISING SIGN	1	1,000	1,000
194	ADVERTISING SIGN	1	1,000	1,000
195	ADVERTISING SIGN	1	1,000	1,000
196	ADVERTISING SIGN	1	1,000	1,000
197	ADVERTISING SIGN	1	1,000	1,000
198	ADVERTISING SIGN	1	1,000	1,000
199	ADVERTISING SIGN	1	1,000	1,000
200	ADVERTISING SIGN	1	1,000	1,000
201	ADVERTISING SIGN	1	1,000	1,000
202	ADVERTISING SIGN	1	1,000	1,000
203	ADVERTISING SIGN	1	1,000	1,000
204	ADVERTISING SIGN	1	1,000	1,000
205	ADVERTISING SIGN	1	1,000	1,000
206	ADVERTISING SIGN	1	1,000	1,000
207	ADVERTISING SIGN	1	1,000	1,000
208	ADVERTISING SIGN	1	1,000	1,000
209	ADVERTISING SIGN	1	1,000	1,000
210	ADVERTISING SIGN	1	1,000	1,000
211	ADVERTISING SIGN	1	1,000	1,000
212	ADVERTISING SIGN	1	1,000	1,000
213	ADVERTISING SIGN	1	1,000	1,000
214	ADVERTISING SIGN	1	1,000	1,000
215	ADVERTISING SIGN	1	1,000	1,000
216	ADVERTISING SIGN	1	1,000	1,000
217	ADVERTISING SIGN	1	1,000	1,000
218	ADVERTISING SIGN	1	1,000	1,000
219	ADVERTISING SIGN	1	1,000	1,000
220	ADVERTISING SIGN	1	1,000	1,000
221	ADVERTISING SIGN	1	1,000	1,000
222	ADVERTISING SIGN	1	1,000	1,000
223	ADVERTISING SIGN	1	1,000	1,000
224	ADVERTISING SIGN	1	1,000	1,000
225	ADVERTISING SIGN	1	1,000	1,000
226	ADVERTISING SIGN	1	1,000	1,000
227	ADVERTISING SIGN	1	1,000	1,000
228	ADVERTISING SIGN	1	1,000	1,000
229	ADVERTISING SIGN	1	1,000	1,000
230	ADVERTISING SIGN	1	1,000	1,000
231	ADVERTISING SIGN	1	1,000	1,000
232	ADVERTISING SIGN	1	1,000	1,000
233	ADVERTISING SIGN	1	1,000	1,000
234	ADVERTISING SIGN	1	1,000	1,000
235	ADVERTISING SIGN	1	1,000	1,000
236	ADVERTISING SIGN	1	1,000	1,000
237	ADVERTISING SIGN	1	1,000	1,000
238	ADVERTISING SIGN	1	1,000	1,000
239	ADVERTISING SIGN	1	1,000	1,000
240	ADVERTISING SIGN	1	1,000	1,000
241	ADVERTISING SIGN	1	1,000	1,000
242	ADVERTISING SIGN	1	1,000	1,000
243	ADVERTISING SIGN	1	1,000	1,000
244	ADVERTISING SIGN	1	1,000	1,000
245	ADVERTISING SIGN	1	1,000	1,000
246	ADVERTISING SIGN	1	1,000	1,000
247	ADVERTISING SIGN	1	1,000	1,000
248	ADVERTISING SIGN	1	1,000	1,000
249	ADVERTISING SIGN	1	1,000	1,000
250	ADVERTISING SIGN	1	1,000	1,000
251	ADVERTISING SIGN	1	1,000	1,000
252	ADVERTISING SIGN	1	1,000	1,000
253	ADVERTISING SIGN	1	1,000	1,000
254	ADVERTISING SIGN	1	1,000	1,000
255	ADVERTISING SIGN	1	1,000	1,000
256	ADVERTISING SIGN	1	1,000	1,000
257	ADVERTISING SIGN	1	1,000	1,000
258	ADVERTISING SIGN	1	1,000	1,000
259	ADVERTISING SIGN	1	1,000	1,000
260	ADVERTISING SIGN	1	1,000	1,000
261	ADVERTISING SIGN	1	1,000	1,000
262	ADVERTISING SIGN	1	1,000	1,000
263	ADVERTISING SIGN	1	1,000	1,000
264	ADVERTISING SIGN	1	1,000	1,000
265	ADVERTISING SIGN	1	1,000	1,000
266	ADVERTISING SIGN	1	1,000	1,000
267	ADVERTISING SIGN	1	1,000	1,000
268	ADVERTISING SIGN	1	1,000	1,000
269	ADVERTISING SIGN	1	1,000	1,000
270	ADVERTISING SIGN	1	1,000	1,000
271	ADVERTISING SIGN	1	1,000	1,000
272	ADVERTISING SIGN	1	1,000	1,000
273	ADVERTISING SIGN	1	1,000	1,000
274	ADVERTISING SIGN	1	1,000	1,000
275	ADVERTISING SIGN	1	1,000	1,000
276	ADVERTISING SIGN	1	1,000	1,000
277	ADVERTISING SIGN	1	1,000	1,000
278	ADVERTISING SIGN	1	1,000	1,000
279	ADVERTISING SIGN	1	1,000	1,000
280	ADVERTISING SIGN	1	1,000	1,000
281	ADVERTISING SIGN	1	1,000	1,000
282	ADVERTISING SIGN	1	1,000	1,000
283	ADVERTISING SIGN	1	1,000	1,000
284	ADVERTISING SIGN	1	1,000	1,000
285	ADVERTISING SIGN	1	1,000	1,000
286	ADVERTISING SIGN	1	1,000	1,000
287	ADVERTISING SIGN	1	1,000	1,000
288	ADVERTISING SIGN	1	1,000	1,000
289	ADVERTISING SIGN	1	1,000	1,000
290	ADVERTISING SIGN	1	1,000	1,000
291	ADVERTISING SIGN	1	1,000	1,000
292	ADVERTISING SIGN	1	1,000	1,000
293	ADVERTISING SIGN	1	1,000	1,000
294	ADVERTISING SIGN	1	1,000	1,000
295	ADVERTISING SIGN	1	1,000	1,000
296	ADVERTISING SIGN	1	1,000	1,000
297	ADVERTISING SIGN	1	1,000	1,000
298	ADVERTISING SIGN	1	1,000	1,000
299	ADVERTISING SIGN	1	1,000	1,000
300	ADVERTISING SIGN	1	1,000	1,000

Cedarbrook Plaza
Wyncote, PA



NASSIMI REALTY
CONTACT INFO: 1-800-521-5208
Toll Free
Nassimi@nassimirealty.com
11.28.12
1002.00

24B 3459-7

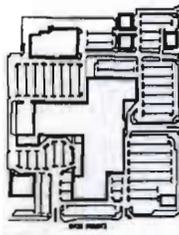


3 Architects



1534 Delaware Street
Philadelphia, PA 19102
www.3ag.com

THIS IS A PRELIMINARY LEASE DOCUMENT INTENDED FOR DISCUSSION PURPOSES ONLY. LANDLORD RESERVES THE RIGHT TO MAKE ANY CHANGES TO THE DOCUMENTS INCLUDING, WITHOUT LIMITATION, BUILDING AND STORE SIZES, STRUCTURAL GRID, TENANT NAMES AND LANDLORD MAKES NO WARRANTIES OR REPRESENTATIONS CONCERNING ANY MATTER CONTAINED ON THIS DOCUMENT, HANDWRITTEN OR IN ANY OTHER MANNER NOTED, NOR SHALL TENANT RELY UPON THE SAME.

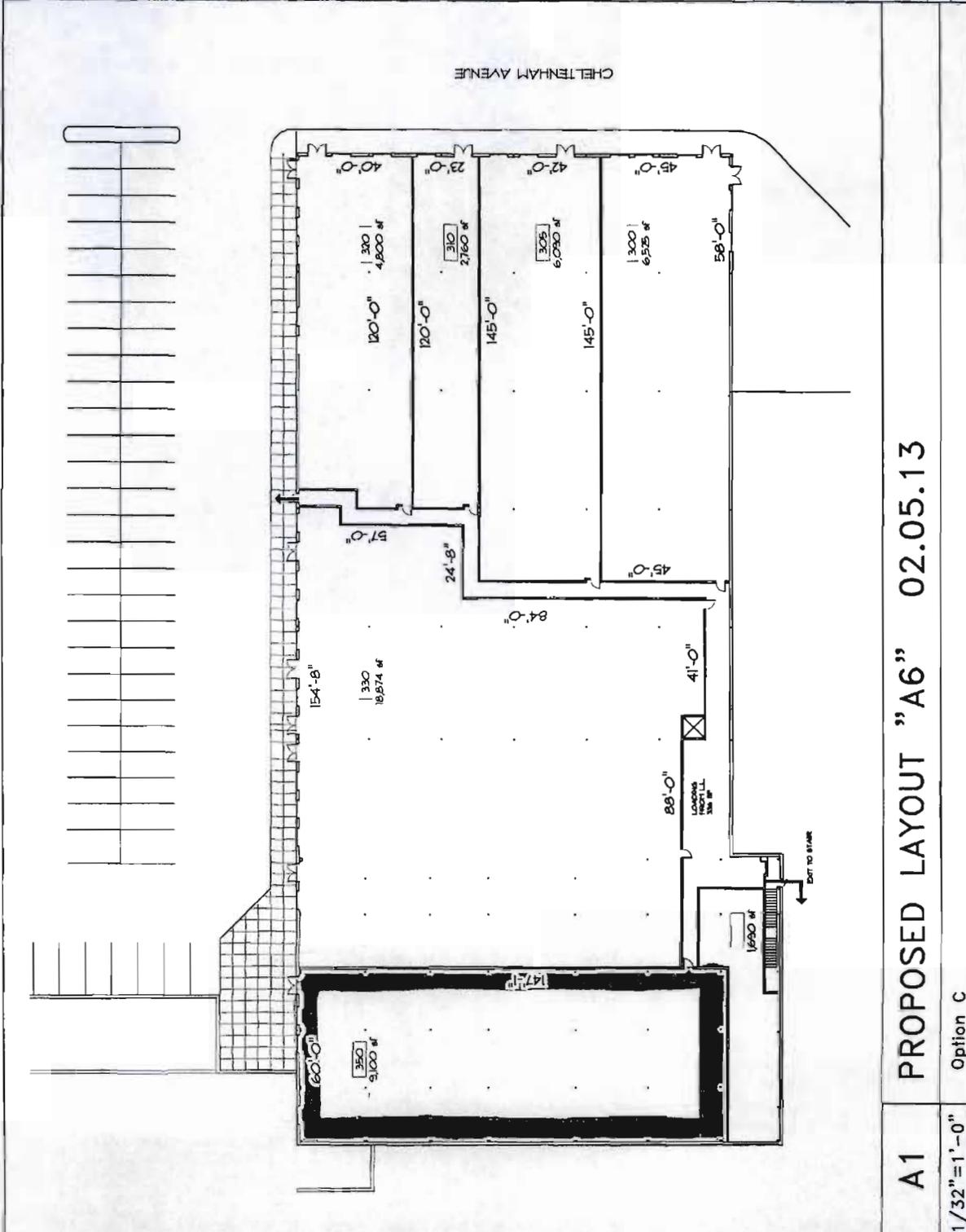


Cedarbrook Plaza
Wynook, PA



NASSIMI REALTY

CONTACT INFO: 1-800-621-5208
leasing@nassimirealty.com



A1 PROPOSED LAYOUT "A6" 02.05.13

Option C

1/32" = 1'-0"

21A 3459-8

NOTICE

NOTICE IS HEREBY GIVEN that an application for zoning relief for Lynnewood Real Estate LP, 2047C Mather Way, Elkins Park, PA 19027 will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, February 25, 2013 at 7:30 P.M. at the Township Administration Building Boardroom at 8230 Old York Road, Elkins Park, PA 19027.
- b. Cheltenham Township Building and Zoning Committee on Wednesday, March 6, 2013 at 8:00 P.M. in Curtis Hall at Curtis Arboretum, Wyncote, PA 19095.

This application will be heard by the Zoning Hearing Board on Monday, March 11, 2013 at 7:30 PM at Curtis Hall, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 3460: Appeal of Lynnewood Real Estate LP, owner of premises known as 2047C Mather Way, Elkins Park, PA 19027, zoned M-2, from the Decision of the Zoning Officer for the following Zoning Relief in order to construct a Leasing Office and Community Center on the premises:

- a. A Variance from the rules and regulations of the Class M-2 Multiple Dwelling District as outlined in CCS 295-80B. as follows:
 - i. To allow the construction of an Accessory Building for a Leasing Office of 4700 +/- Sq.Ft. and an attached Community Center for indoor recreation of 8800 +/- Sq.Ft. instead of the enumerated permitted uses.

The above application, including site plans, is on file in the Township Administration Building, Building and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027 and are open for review, Monday thru Friday, 8:00 AM to 4:30 PM.

Any person or persons with a disability requiring a special accommodation to participate in the meeting should notify Nancy K. Gibson at 215-887-1000 at least 5 work days prior to the meeting.

NOTICE

NOTICE IS HEREBY GIVEN that an application for zoning relief for JC Melrose Country Club, 7600 Tookany Creek Parkway, Cheltenham, PA 19012 will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- a. **Cheltenham Township Planning Commission on Monday, February 25, 2013 at 7:30 P.M. at the Township Administration Building Boardroom at 8230 Old York Road, Elkins Park, PA 19027.**
- b. **Cheltenham Township Building and Zoning Committee on Wednesday, March 6, 2013 at 8:00 P.M. in Curtis Hall at Curtis Arboretum, Wyncote, PA 19095.**

This application will be heard by the Zoning Hearing Board on Monday, March 11, 2013 at 7:30 PM at Curtis Hall, Greenwood Avenue and Church Road, Wyncote, PA 19095.

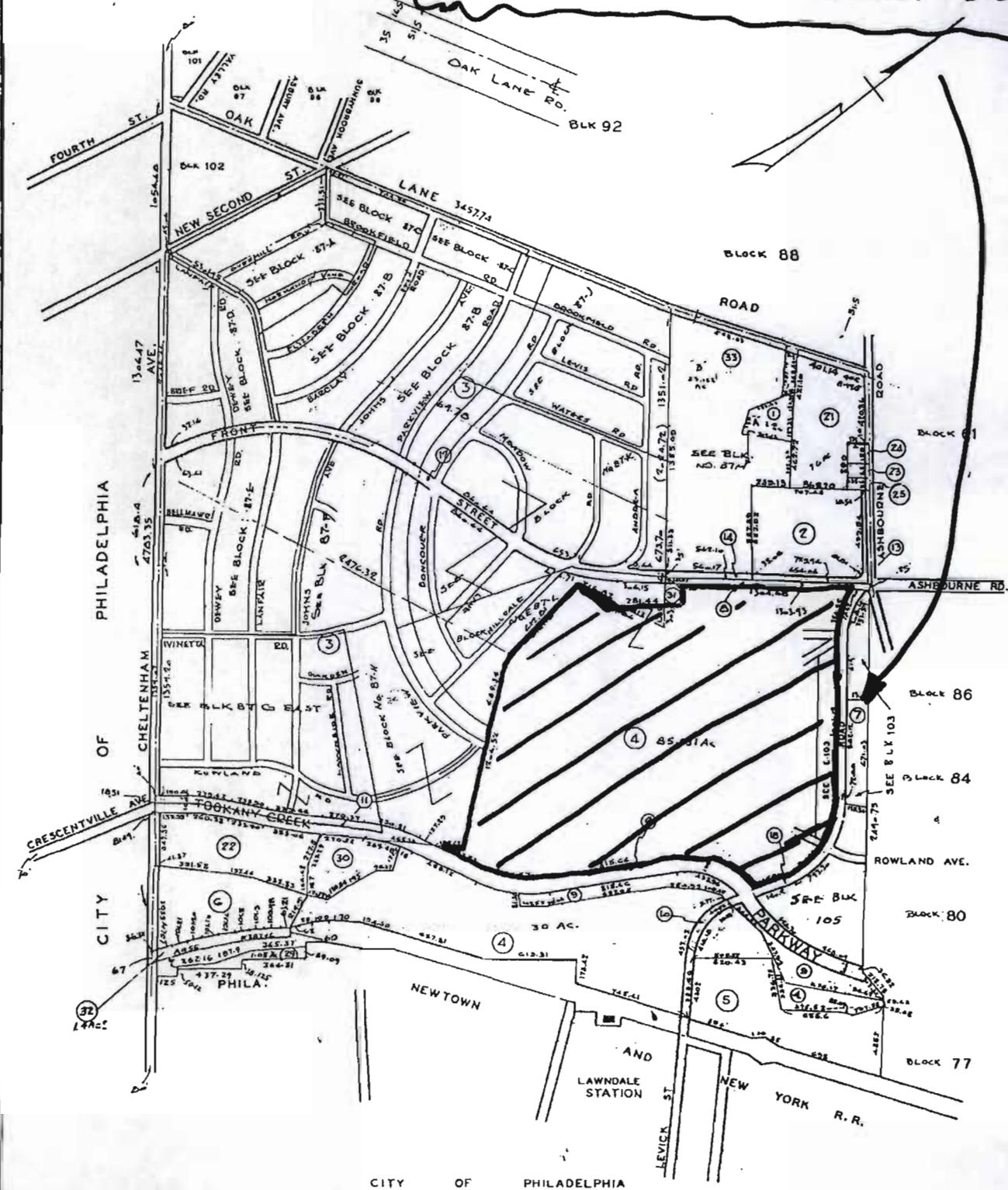
APPEAL NO. 3461: Appeal of JC Melrose Country Club, owner of premises known as 7600 Tookany Creek Parkway, Cheltenham, PA, from the Decision of the Zoning Officer for the following Zoning Relief in order to erect and replace their existing entrance sign:

- a. Variances from the rules and regulations of "Nonconforming Signs" as outlined in CCS 295-199.A.(3), as follows:
 - i. For one (1) Freestanding Sign to replace their existing entrance sign at the same location but measuring 10' W x 5' H (50 Sq.Ft.) plus an attached Logo sign measuring 40 inches in diameter (8.7 Sq.Ft.) for a total area of 58.7 +/- Sq.Ft. instead of repainting, resurfacing or repairing the existing 24 Sq. Ft. sign.
 - ii. For a total height of the sign to be 10.33 +/- Ft instead of the existing 6'-8" High.

The above application, including site plans, is on file in the Township Administration Building, Building and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027 and are open for review, Monday thru Friday, 8:00 AM to 4:30 PM.

Any person or persons with a disability requiring a special accommodation to participate in the meeting should notify Nancy K. Gibson at 215-887-1000 at least 5 work days prior to the meeting.

7600 TOOKANY CRK. PKWY.

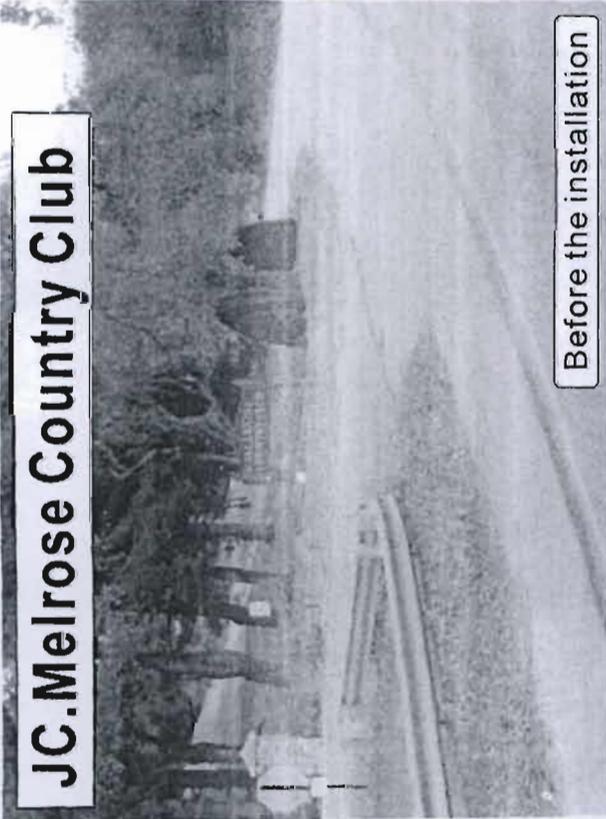


CHELTENHAM TOWNSHIP
 MONTGOMERY CO. PA.
 REAL ESTATE REGISTRY
BLOCK 87
 SCALE 1" = 400' DRAWN BY H.W.E.
 JULY 1, 1936. CHECKED BY H.W.E.

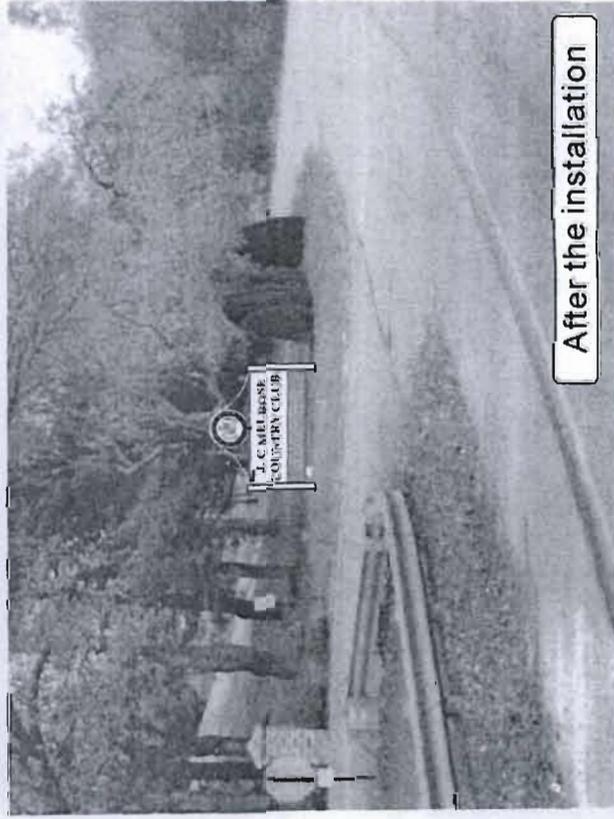
REVISED

24B 3461-4

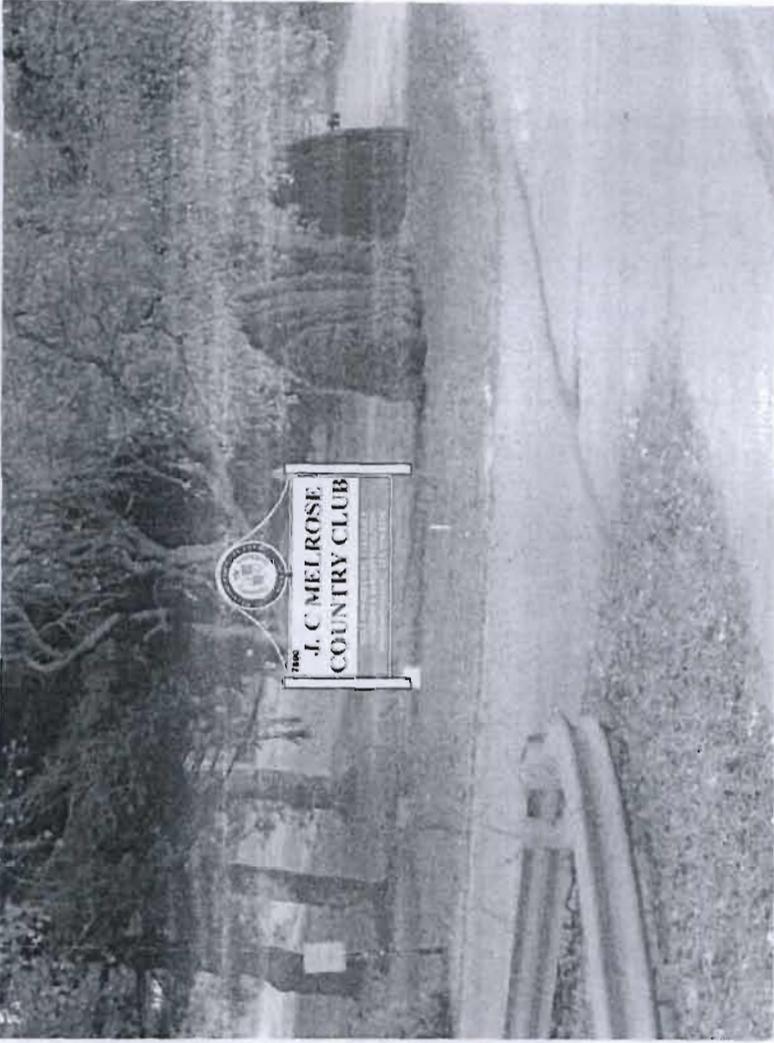
JC.Melrose Country Club



Before the installation



After the installation



ANT'S Trophy & Sign
 I.O.M., Inc.

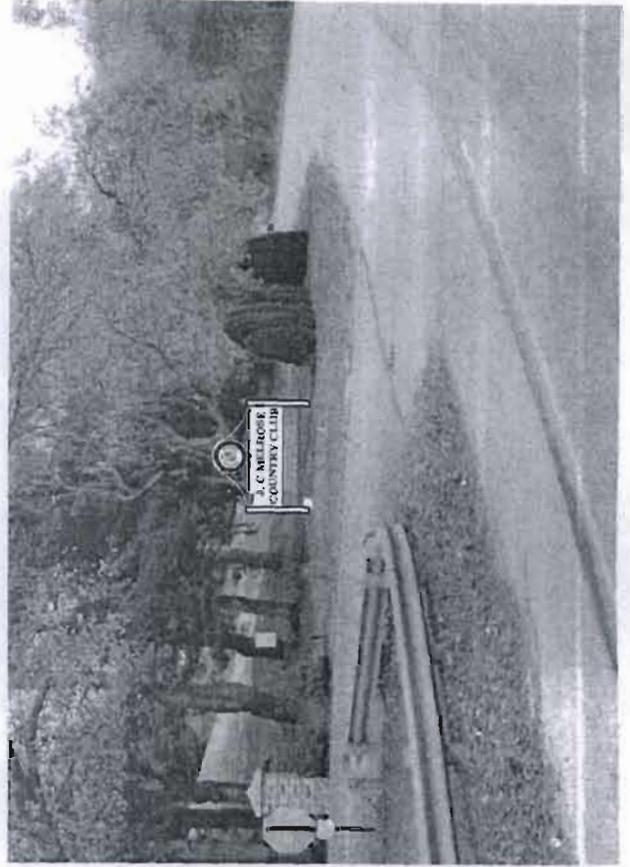
7406 N. Front Street
 Cheltenham, PA 19002
 TEL: 215-636-3213
 E-MAIL: usachip@yahoo.com

This design is property of ANT'S Trophy & Sign, and may not be reproduced in any manner under penalty of law without release by purchase or consent or from ANT'S Trophy & Sign.
 (C) copyright ANT'S Trophy & Sign, 2005, all rights reserved

Approved _____
 By _____
 Sales rep. _____

Feb. 1, 2013

Customer	J.C. Melrose C.C.		Phone	215-379-5300	E-mail ad
Date		Revision		Location	
Type of logo	slng	Electric	yes <input type="radio"/> no <input checked="" type="radio"/>	Directory	existing service to be re-used
Material	ZAB 3461-7.1				



ZMB 3461-7.2

7600 Tookany Creek Parkway Cheltenham, PA 19012

SIGN ZONING RECAP

Existing Sign Was Removed
 Due To Work On grass
 Replacement Sign Area @ 50 Sf each face
 Existing Sign Area @ 28.5 Sf *each face*
 Replacement Same location
 Sign with two surfaces

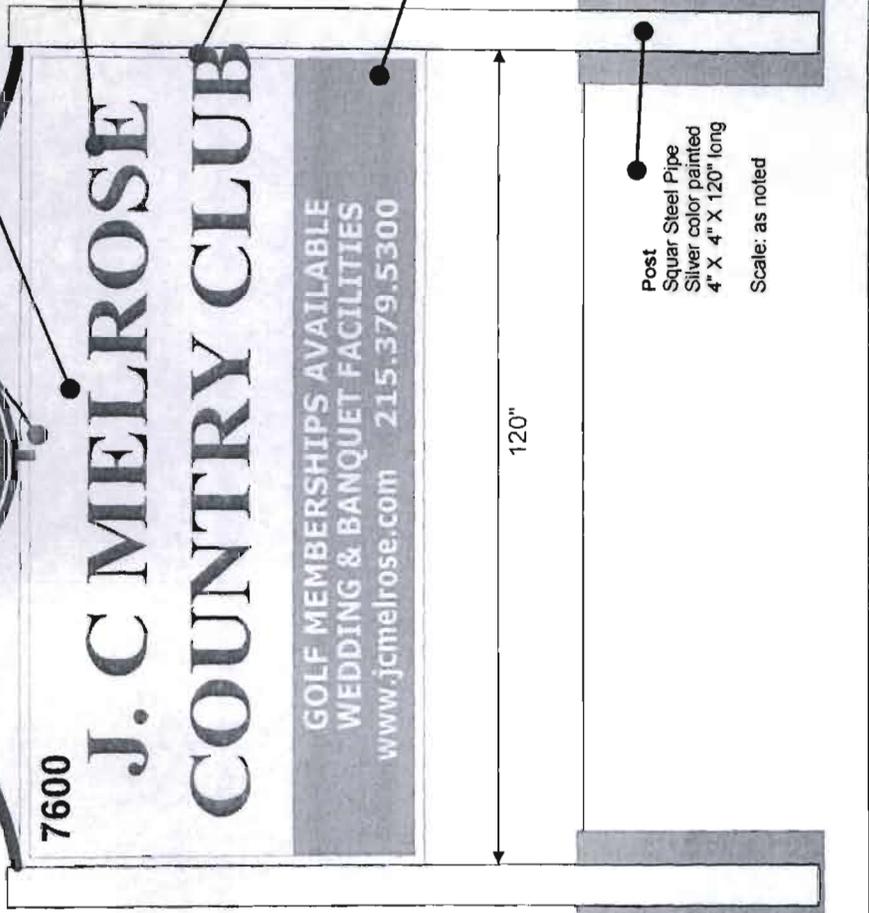
Circle Logo box
 Double faces
 40" Dia X 3/16" thickness / formed plastic
 White Face Black painted
 Two set 120W LED lighting
 Module & LED Power suppl. in logo box

Steel Flat Bar Molding
 Gold Paint Finished
 1 1/4" Wide X 1/8" Thick X 72" Length



1/2" X 4" Galv. Lag bolts
 top and bottom attached
 to main frame box

2" X 2" L Angles Steel



Design formed individual Letters
 9" High / 1" deep / Blue Color / Urethane
 illuminate from inside box (Non illuminate)
 (J C MELROSE
 COUNTRY CLUB)

Main Box Frame
 FF flat face retainer
 Aluminum Mill finished
 Silver color
 60" X 144" / 12" deep
 with electric light

Light Sky Blue translucent vinyl
 White letters cut out
 (Weddings, golf, Banquets.
 www.jcmelrosecc.com, 215.379-5300)
 Black Vinyl (7600)

Electrical service to sign: provided by
 customer/ existing service to be re-used
 if available

Post
 Squar Steel Pipe
 Silver color painted
 4" X 4" X 120" long
 Scale: as noted

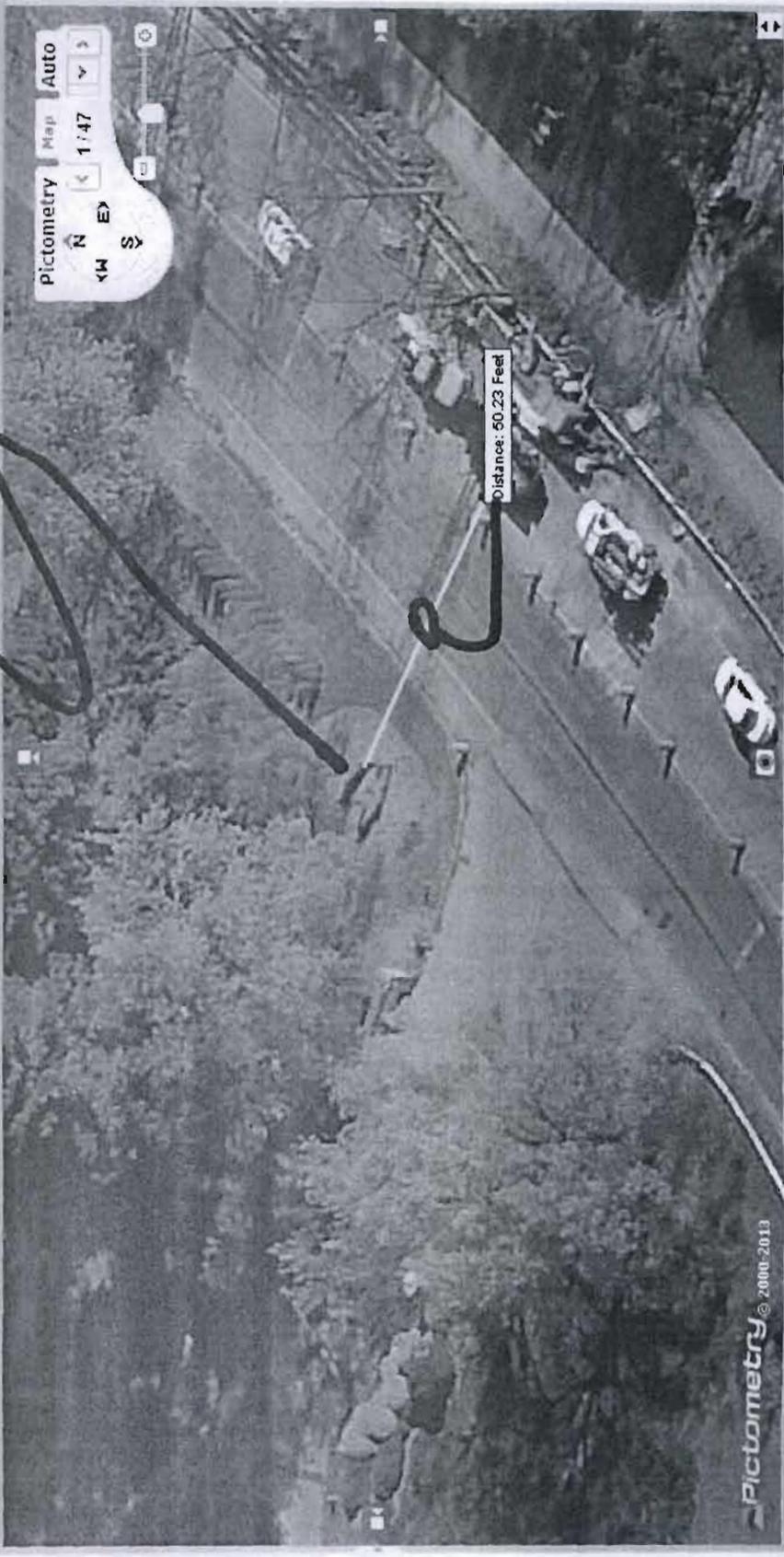
Ant's Trophy & Sign I.O.M., Inc. 	7406 N. Front Street Cheltenham, PA 19012 TEL: 215-636-3213 E-MAIL: usach@eyahoro.com		Customer J.C. Melrose C.C.	Phone # 215-379-5300	E-mail ad Location
	Date Feb. 1, 2013	Revision yes <input checked="" type="checkbox"/> no <input type="checkbox"/>	Electric existing service to be re-used	Type of scope sling	Directory existing service to be re-used
Approved		By	Sales rep.		
This design is property of Ant's Trophy & Sign, and may not be reproduced in any manner under penalty of law without release by purchase or consent from Ant's Trophy & Sign. (C) copyright Ant's Trophy & Sign, 2005, all rights reserved.					

EXISTING SIGN

Never for this site

Save password

Do you want Google Chrome to save your password?



The Planning Commission ("PC") meeting was held tonight at the Township Administration Boardroom. The following Planning Commission members were present: Messrs. Cross, Leighton, Harrower, and Laughlin and also present was David R. Jones, Interim Director of Engineering, Zoning & Inspections, Carmen G. Reitano, Assistant to the Director of Engineering, Zoning & Inspections and Joseph Nixon from Montgomery County Planning Commission.

1. Acceptance of the minutes of the January 28, 2013 Meeting.

Mr. Laughlin made a Motion to approve the minutes Mr. Leighton seconded the Motion; the Motion passed.

2. Review of Zoning Hearing Board Agenda for March 11, 2013.

APPEAL NO. 3459: Appeal of Cedarbrook Plaza, Owner of Premises known as 1000 S. Easton Rd. Wyncote, PA 19095, zoned C-2, from the decision of the Zoning Officer for the following Zoning Relief in order to open a Beauty School in an existing suite on the premises:

- a. A Special Exception pursuant to the rules and regulations of the Class C-2 Commercial and Business District as outlined in CCS 295-108A to allow the use of the property as a Beauty School with a Retail Product sales product area of 250 +/- Sq.Ft.; Retail Services area of 2850 +/- Sq.Ft.; School area of 2900 +/- Sq.Ft.; office, stock room, lunch room area of 2000 +/- Sq.Ft.

Ms. Lori Stopyra was present for the application.

Mr. Jones stated that the legal notice has a typo. Instead of 108 A it should read 108 L.

Ms. Stopyra stated that the space is the former Toys R Us store and would be subdivided for multiple tenants. Ms. Stopyra presented a plan that depicted the space.

Ms. Stopyra stated that the proposed Beauty school will be 9,100 sf, a portion of the school will be retail sales and services and about 37% of the square footage is for classroom use. Ms. Stopyra stated that the educational use is not a permitted use by right use and needs a special exception.

Ms. Stopyra stated that 100-120 students are projected to attend and that the facilities are open year round. The school portion runs the typical school schedule of September through June.

Mr. Cross asked if there was an issue with parking. Mr. Jones stated that no analysis has been done, but the Township isn't anticipating a problem since the property was developed to accommodate a retail use. Discussion ensued regarding various points on the presented plan.

Mr. Laughlin made a motion of approval, Mr. Leighton seconded the motion; the motion passed.

APPEAL NO. 3460: Appeal of Lynnewood Real Estate LP, owner of premises known as 2047C Mather Way, Elkins Park, PA 19027, zoned M-2, from the Decision of the Zoning Officer for the following Zoning relief in order to construct a Leasing Office and Community Center on the premises:

- a. A Variance from the rules and regulations of the Class M-2 Multiple Dwelling District as outlined in CCS 295-80B. as follows:
 - i. To allow the construction of an Accessory Building for a Leasing Office of 4700 +/- Sq.Ft. and an attached Community Center for indoor recreation of 8800 +/- Sq.Ft. instead of the enumerated permitted uses.

Mr. John Tresslar from Boucher and James, Inc. was present on behalf of the applicant.

Mr. Tresslar stated that Lynnwood Gardens wants to change the way they lease their units and provide a community facility for the Lynnwood Garden residents. Mr. Tresslar stated that zoning relief is needed to move forward with the community facility due to the current M-4 zoning. Mr. Tresslar stated that the applicant currently uses a vacant unit to lease other units from and the applicant feels a more professional office would be better suited.

Discussion ensued regarding the presented plan. Mr. Tresslar stated that the proposed leasing office would have its own dedicated entrance off of Mather Way.

Mr. Tresslar stated that Landscaping would be implemented on both sides of the new facility and a new walkway is proposed. Mr. Tresslar stated that the applicant plans to provide additional parking and to blacktop the current lot and add more lighting. Mr. Tresslar stated that the applicant is aware they have to go through Land Development and address Stormwater Management.

Discussion ensued regarding points on the presented plan. Mr. Tresslar stated that the applicant wants to remain competitive and needs a nice leasing center. Mr. Cross asked what was being put into the community center. Mr. Tresslar stated that the actual uses haven't been decided yet. Considerations include a fitness area, gathering area with amenities in the back of the center. Mr. Tresslar stated that the applicant went to other sites around the Philadelphia area and has decided that in order to remain competitive in the market an investment needs to be made.

Mr. Laughlin asked if the applicant would be able to convert the aquatic center for community center use. Mr. Tresslar stated that the aquatic center is still in use and the area is divided up into two parts for male and female locker rooms. Mr. Cross asked if there were any drawings prepared for the center itself. Mr. Tresslar stated that the applicant wanted to make sure that the required zoning relief would be granted by a proceeding with architectural drawings.

Mr. Nixon stated that if this proposal is to serve the people already there he sees no traffic concerns. Mr. Nixon asked what was being planned with the Stormwater Management. Mr. Tresslar stated that they have read the Township Ordinance on Stormwater Management and will follow the requirements. Mr. Reitano stated that the Land Development for Lynnwood Gardens will need to include the HVAC standard language.

Mitch Zygmund Felt asked if the applicant has asked the residents what they want to see in the Community Center. Mr. Tresslar stated no, but the improvement program is to keep Lynnwood Gardens competitive.

Mr. Cross noted that notifications will go out to residents. Mr. Reitano stated that the 500 feet notification area starts from the property line and will include all residents. Residents are notified according to the Municipalities Planning Code.

Mr. Harrower stated that this proposal seems positive and he understands the impulse of market need. Mr. Laughlin stated that the applicant needs to provide a greater definition of amenities. Mr. Tresslar stated that the applicant is just going for the variance at this time, and they do not want to be restricted to certain things just yet.

Mr. Reitano stated that when this application comes in front of the ZHB, they will either approve or deny the project and usually state approvals to be in substantial compliance of what's presented. Mr. Reitano urges the applicant to be careful with what's being presented and Mr. Harrower stated that it would be worthwhile to take into consideration the language being used in the proposal. Mr. Cross recommends getting a more definite idea of what's being proposed.

Mr. Joe Louis a resident of the Township asked if the community center would just be for residents and if alcohol was allowed. Mr. Tresslar stated that the center would be entered by use of a keyfob system available to residents only and that alcohol would not be permitted and no outside events would be hosted.

Mr. Cross stated he felt this would be a great value to the community itself. Mr. Harrower asked if the community center and leasing office would be staffed. Mr. Tresslar stated that only the leasing center would be staffed and an expanded back patio is being considered.

Mr. Harrower made a motion of No Action, Mr. Laughlin seconded the motion; the motion passed.

APPEAL NO. 3461: Appeal of JC Melrose Country Club, owner of premises known as 7600 Tookany Creek Parkway, Cheltenham, PA, from the Decision of the Zoning Officer for the following Zoning Relief in order to erect and replace their existing entrance sign:

- a. Variances from the rules and regulations of "Nonconforming Signs" as outlined in CCS 295-199.A.(3), as follows:
 - i. For one (1) Freestanding Sign to replace their existing entrance sign at the same location but measuring 10' W x 5' H (50 Sq.Ft.) plus an attached Logo sign measuring 40 inches in diameter (8.7 Sq.Ft.) for a total area of 58.7 +/- Sq.Ft. instead of repainting, resurfacing or repairing the existing 24 Sq. Ft. sign.
 - ii. For a total height of the sign to be 10.33 +/- Ft instead of the existing 6'-8" High.

No one was present for the application.

Mr. Jones stated that the applicant is looking to replace the existing free standing sign and to increase the size of the sign. Mr. Jones stated that the proposed sign is 10' x 5' and the area is 50 square feet, the attached logo at top makes for a total area of 58.7 square feet. Mr. Jones stated that the sign was repainted once before but now the Country Club would like a bigger sign for better visibility. Mr. Jones stated that the sign would be internally illuminated.

Mr. Jones stated that a variance is required because business signs are not allowed in this zoning district. He noted that the existing sign is a nonconforming sign.

Mr. Cross stated that he believes it's the EDTF's position that all internally lit signs have a dark background, and what's presented is the opposite. Mr. Cross stated that this application must go in front of the design committee for approval of sign size and location.

Mr. Cross is concerned that if the Planning Commission gives approval that work will be done without proper review. Mr. Reitano stated that the applicant needs a variance from zoning first. Mr. Cross asked if the Planning Commission was only approving the variance application aspect of zoning. Mr. Reitano confirmed.

Mr. Harrower asked if the entrance was the only entrance to the Country Club. Mr. Laughlin confirmed that it was. Mr. Harrower stated that the text in the submitted designs needs to be consistent.

Mr. Laughlin made a motion of No Action with the following condition:

That the sign must be reviewed and approved by the Economic Development Task Force (EDTF) prior to being installed.

Mr. Harrower seconded the motion; the motion passed.

3. Old Business

None.

4. New Business

- Recommendation for density and unit types for the development known as 1050 Ashbourne Associates (Kerlin Farms), 1050 Ashbourne Road, Cheltenham.

Mr. David Cohen presented ideas regarding the development Kerlin Farms. (See attached slides.)

Mr. Cohen stated that he was asked by Commissioner Norris to put forward some ideas for possible development of the Kerlin Farms property.

Mr. Laughlin asked about the context in which Commissioner Norris is seeking help from the Planning Commission. Mr. Cohen stated that Commissioner Norris stated that it would be nice if Mr. Cohen could put forward ideas that weren't negative, in the spirit of coming up with a compromise.

Discussion ensued regarding underlying zoning and discussions with Commissioner Norris.

Mr. Cross stated that the applicant already received zoning relief and could technically begin building tomorrow. Discussion ensued regarding timelines for Findings of Fact letters. Mr. Cross stated that the applicant didn't have to wait and could move forward at their own risk. Mr. Cohen stated that the appeal process doesn't begin until the variance decision comes from the Zoning Hearing Board Solicitor. Mr. Cohen stated that there is a potential for an appeal by various parties.

Mr. Laughlin stated that the 30 day time table hasn't begun yet and the Solicitor doesn't have a timeline to issue written Finding of Facts and Issue of Law. Mr. Cohen stated that this could drag on for a long period of time and it's unfair and unreasonable to everyone involved.

Mr. Cross stated that the idea in the interim was to come up with possible development schemes that could be acceptable to everyone. Mr. Cohen stated that these points are his own position and he's not trying to represent anyone else.

Discussion ensued regarding Option 1.

Mr. Cross stated that since the ZHB granted the variance it is technically by right as well; not by right in terms of the R-4 zoning but by right by the variance given.

Discussion ensued regarding Option 2.

Mr. Cross stated that 3 storey buildings are out of scale with the rest of the neighborhood. Mr. Laughlin recommended 2 storey buildings. Mr. Jones stated that the code allows for up to 40' heights.

Discussion ensued regarding Option 3.

Mr. Laughlin asked if single family units on smaller lots are being considered.

Mitch Zygmund Felt stated that as Matrix comes closer to completing its development and is right across the street it is unlikely the developer for Kerlin Farm will want to compete. Mr. Cross stated that is a possibility, but it's all contextual.

Mr. Cohen stated that he wants to compromise and that he understands R-4 is not viable option, but the density might be good for the property and the Township.

Discussion ensued regarding Option 4.

Mr. Cohen stated that he recognizes there will need to be a zoning change, but a commercial development has less cost to Township for services and will produce more tax revenue. There will be no additional cost to the school district. Mr. Cross mentioned there will be trash and noise issues affiliated with a commercial development.

Mr. Cross asked how the Township is infrastructurally prepared. Mr. Jones stated that the Act 537 describing Sanitary Sewer improvements was presented to the Planning Commission at its January meeting. Mr. Jones stated that there are no EDUs available for much of the development being discussed.

Mr. Cross questioned that if the Township gets something it wants, the developer still cannot build? Mr. Jones explained that the projects would sit in queue and would begin the detailed Land Development process while waiting to see if the EDUs become available.

Discussion ensued regarding sewage.

Mr. Jones noted for the record that the Sewer Moratorium is DEP imposed not Township imposed. Mr. Harrower stated that they shouldn't assume everyone knows what an EDU is. Mr. Jones stated that EDU means Equivalent Dwelling Unit. Discussion ensued regarding Equivalent Dwelling Unit definitions and what it means for each property.

Discussion ensued regarding EDU amounts per unit.

Mr. Harrower thanked Mr. Cohen for being an advocate for his community and voicing their concerns.

Mr. Cross stated that this presentation was good and it is nice to know there are options and some of these ideas might provide for a starting point for the developer to begin discussions on a compromise development option.

5. Adjournment

Mr. Laughlin made a motion for adjournment; Mr. Harrower seconded the motion, the motion passed.

The meeting adjourned at 8:40 P.M.



Bryan T. Havir
Township Manager
Per Holly A. Nagy

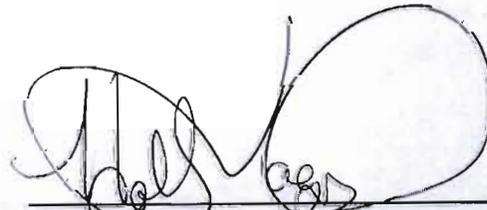
**RECENT
ZONING HEARING BOARD
DECISIONS**

February 28, 2013

COMMISSIONERS OF CHELTENHAM TOWNSHIP
ELKINS PARK, PA 19027

COMMISSIONERS OF CHELTENHAM TOWNSHIP
REPORT OF THE BUILDING INSPECTOR FOR FEBRUARY, 2013

	# PERMITS	TOT. FEES	\$ VALUE
RESIDENTIAL			
RENOVATIONS / ALTERATIONS	25	5,957	297,850
MULTI-FAMILY			
RENOVATIONS / ALTERATIONS	0	0	0
COMMERCIAL			
RENOVATIONS / ALTERATIONS	11	12,415	620,750
INSTITUTIONAL			
RENOVATIONS / ALTERATIONS	2	450	22,500
FENCE	1	92	92
FEBRUARY, 2013	39	18,914	941,192
FEBRUARY, 2012	51	13,958	691,102
YEAR-TO-DATE 2013	91	24,821	1,236,192
TOTAL 2012	604	224,950	11,247,500
<hr/>			
HEATING & AIR CONDITIONING			
FEBRUARY, 2013	4	2,310	115,500
FEBRUARY, 2012	3	3,565	178,250
YEAR-TO-DATE 2013	10	3,200	222,250
TOTAL 2012	48	20,671	1,033,550
<hr/>			
ELECTRICAL			
FEBRUARY, 2013	10	2,186	109,300
FEBRUARY, 2012	7	1,753	88,000
YEAR-TO-DATE 2013	14	2,406	119,300
TOTAL 2012	80	20,055	1,002,750
<hr/>			
PLUMBING			
FEBRUARY, 2013	17	2,004	100,200
FEBRUARY, 2012		NOT PREVIOUSLY RECORDED	
YEAR-TO-DATE 2013	23	2,584	128,200
TOTAL 2012		NOT PREVIOUSLY RECORDED	



David R. Jones
Interim Director - Engineering, Zoning & Inspections

Township of Cheltenham

Montgomery County, Pennsylvania

Board of Commissioners

Art Haywood, *President*
Harvey Portner, *Vice President*
Kathy A. Hampton
Charles D. McKeown
Daniel B. Norris
J. Andrew Sharkey
Morton J. Simon, Jr.

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: David Jones, Interim Zoning Officer – Engineering, Zoning & Inspections

FROM: Bryan T. Havir, Township Manager

RE: Recommendation for Certificate of Appropriateness for new signage

DATE: February 22, 2013

The Economic Development Task Force (EDTF) at its meeting on February 19, 2013 reviewed the following:

Office of State Representative Stephen McCarter, 215 S. Easton Road, Glenside Commercial District, for signage.

- The Design Committee recommended to the EDTF that the sign be conditionally approved. It is recommended that the existing sign pole should be reduced in height by saw cutting the pole and placing a ball cap on the top of the pole to match the colonial style of the sign. Existing lighting fixtures should be removed from the top of the pole and ground lighting should be installed. The EDTF recommended that the changes to the sign pole should be completed within ninety days.

Rita's Water Ice, 1 Yorktown Plaza, Elkins Park Commercial District, for signage and awning.

- The Design Committee recommended to the EDTF that the 120" X 40.55" illuminated channel letters on a raceway mount sign and 240" X 60" illuminated waterfall and dome awning be approved. The EDTF recommended that a Certificate of Appropriateness be issued for the sign and awning.

Please schedule this application for a COA to be reviewed by the Building and Zoning Committee at the March 6, 2013 meeting. Thank you.

BTH/km

cc: Carmen Reitano, Assistant to the Director, Engineering, Zoning and Inspections
Richard Parkes, Building and Zoning Department

Certificate of Appropriateness for Signage in Commercial Districts



This letter serves as a Certificate of Appropriateness for the construction of the project outlined below:

NAME OF BUSINESS: State Representative Stephen McCarter

ADDRESS OF PROPERTY: 215 S. Easton Road, Glenside

NAME OF PROPERTY OWNER: Alan E. Beletz

TELEPHONE # OF PROPERTY OWNER: _____

TYPE OF WORK BEING DONE: Signage

DATE OF REVIEW BY DESIGN COMMITTEE: February 19, 2013

APPROVED BY: Bryan T. Havir

TODAY'S DATE: February 28, 2013

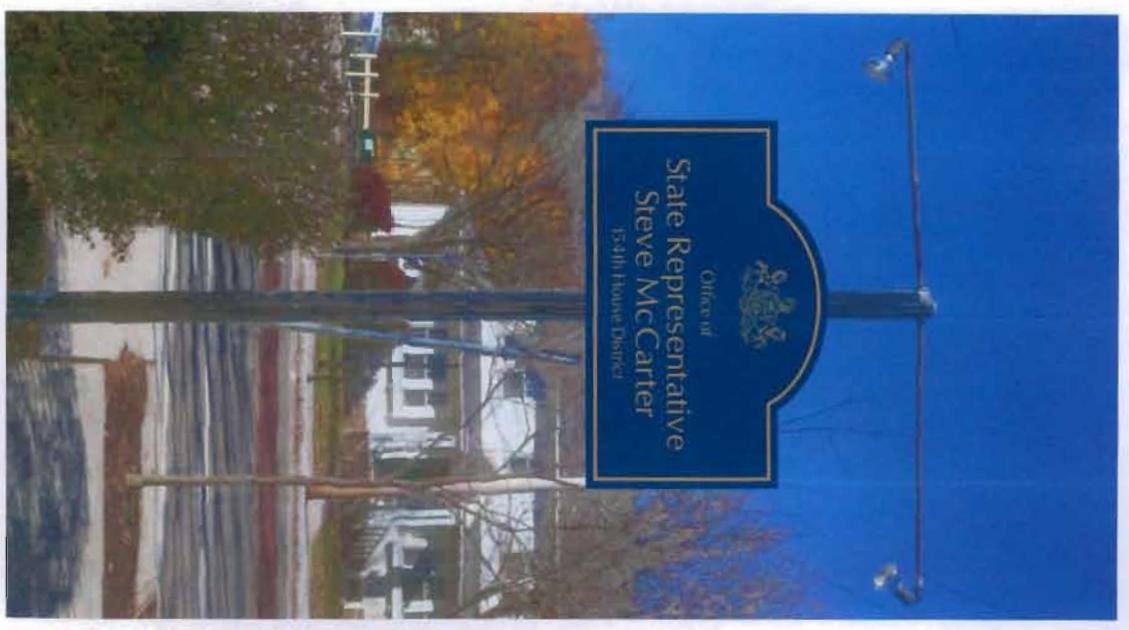
BUSINESS LICENSE #: _____

Now, therefore, on this _____ day of _____, 2013, I, Bryan T. Havir, Township Manager, hereby issue this Certificate of Appropriateness for aforesaid work in the name of the Board of Commissioners of Cheltenham Township.

Bryan T. Havir, Township Manager

PROJECT DESCRIPTION: 1 pylon sign 24" x 36" 15' high.

Customer: Steve Morris
 Company: Office of State Representative Stephen McCarter
 Address: 215 S. Easton Road
 City: Glenside PA 19038
 Phone: 215-527-7410
 Email: SMorris@pahouse.net



Date: 01/09/2013
 Sign Dimensions: 36" x 24"
 Comments: 2 single sided carved and painted signs
 \$875.00 per

Designer: Bree Nowell
 Estimate: See Above

In order for us to begin production, you must e-mail back your approval to proceed. With this approval you will assume responsibility for correctness and any additional expense for subsequent changes that may arise. In addition, prices do not include tax. A 50% deposit is required at time of order with balance due upon completion. All signs, labor, and materials are the property of Treasure Sign until payment is made in full. Prices are in effect for 30 days.

Certificate of Appropriateness for Signage in Commercial Districts



This letter serves as a Certificate of Appropriateness for the construction of the project outlined below:

NAME OF BUSINESS: Rita's Water Ice

ADDRESS OF PROPERTY: 110 Yorktown Plaza

NAME OF PROPERTY OWNER: Highland Yorktown Associates

TELEPHONE # OF PROPERTY OWNER: _____

TYPE OF WORK BEING DONE: Signage

DATE OF REVIEW BY DESIGN COMMITTEE: February 19, 2013

APPROVED BY: Bryan T. Havir

TODAY'S DATE: February 28, 2013

BUSINESS LICENSE #: _____

Now, therefore, on this _____ day of _____, 2013, I, Bryan T. Havir, Township Manager, hereby issue this Certificate of Appropriateness for aforesaid work in the name of the Board of Commissioners of Cheltenham Township.

Bryan T. Havir, Township Manager

PROJECT DESCRIPTION: 40" x 120" Parallel wall sign and 3' x 20' awning sign.

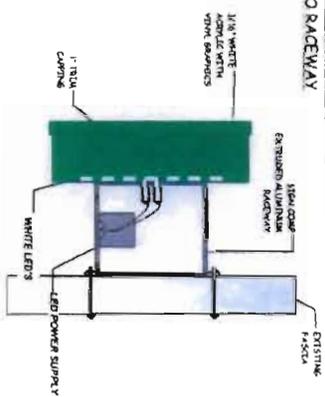


Rita's

120

40.55

RENDERING NOT TO SCALE
CHANNEL LETTERS MOUNTED
TO RACEWAY



48

240

36

60



RENDERING NOT TO SCALE



48\"/>

All aspects of this proof sheet are the property of Aerial Signs and may NOT be copied for the use of business or any other reasons without official written consent. Violators are actively pursued.

Please review ALL aspects of this proof sheet carefully. Production of order comes directly from proof sheet. Aerial signs is NOT responsible for errors on signed layouts.

APPROVED: _____
DATE: _____

12-18-2012
NEW-10-12



2333 Concord Road
Chester, PA 19013
Office: 610-494-1415
Fax: 610-494-2476
aerialsigns@verizon.net

RITA'S - ELKINS PARK

ILLUMINATED SIGNAGE:

- CLIENT SUPPLIED RACEWAY
- CUSTOM FABRICATED AWNING WITH LOGO

RACEWAY SIZE: 120\"/>

QUANTITY: 1 EA.
COLORS:
RED, WHITE, GREEN, BLUE, BLACK
ILLUMINATED CHANNEL LETTERS
RACEWAY MOUNT
ILLUMINATED WATERFALL
AND DOME AWNING

