July 3, 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 Amy Montgomery, Interim Engineer 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 8:15 p.m.

1. The Committee reviewed the Zoning Hearing Board ("ZHB") Agenda for July 8, 2013 as follows:

APPEAL NO. 3465: **(Continued)** Appeal of Elizabeth and Scott Rawes owners of premises known as 7801 Woodlawn Ave., Elkins Park, PA 19027 zoned R-4, from the Decision of the Zoning Officer for the following Zoning Relief in order to construct a 26' x 24'garage with a second floor in-law suite on the northeast 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 295-36 to allow the use of an in-law suite on the property which is not a permitted use under CCS 295-36 use regulations in the R-4 zoning district, and

b. A Variance from the rules and regulations of CCS 295-39.B.(2) to allow the construction of a 26'x 24' garage/in-law suite with a side yard setback of 5' which is less than the required 10' side yard setback width, and

c. A Variance from "Fences and Walls" as outlined in CCS 295-223. in order to install 124' +/- of 6' high, solid fencing within the Glenwood Avenue frontage required front yard setback area of the Premises instead of the permitted 4' high 50% open fencing.

Mr. and Mrs. Rawes and their attorney, Carrie Nase-Poust, Esq., were present. A site plan was distributed, Ms. Nase-Poust reviewed proposed fencing height and reasons for the fencing (i.e. need for privacy due to traffic on Glenwood Road; the proposed garage (size, width, height); the requested variance for an in-law suite; side yard setback; two (2) frontages.

In response to questions from Mr. Bagley, Ms. Nase-Poust stated that there is no opposition from neighbors that the applicants are still agreeable to a restricted covenant but prefer a "deed restriction" on the use of the in-law suite so that they would not need to remove the kitchen, which could be costly. Mr. Haywood questioned how the Township would be aware of any deed restriction violation. Mr. Bagley responded that neighbors usually complain. Mr. Simon did not oppose a deed restriction. In response to a question from Mr. Portner, Ms. Montgomery stated that the plan has engineering approval.

Upon motion of Mr. Simon, the Committee unanimously directed the Township Engineer to advise the Zoning Hearing Board that it takes no action on said appeal and if relief is granted, the Committee recommends the grant of relief be contingent upon a deed restriction for the in-law suite, limiting its use to the parents of the current owners, to be subject to the review and approval of the Township Solicitor.

APPEAL NO. 3467: Appeal of Anita T. Conner, owner of the premises known as 8000 Old York Road, Elkins Park, PA 19027 from the decision of the zoning officer for the following zoning relief in order to allow a 4% expansion of an existing Accounting and Law office in a Class R-4 residential district.

a. A special exception in accordance with Article XXIX of Chapter 295 of the Cheltenham Code as follows:

1. A Special Exception to permit alteration and expansion of a non-residential building in accordance with CCS 295-227.B. for an existing non-conforming use.

2. A Special Exception in accordance with CCS 295-227.C.(2) for an addition to non-conforming building not to exceed 25% of original building.

Steven Johnson, builder for the applicant, was present.

In response to a question by Mr. Portner, Ms. Montgomery stated that said appeal has the approval of the Township Engineer.

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. 3469: Appeal of David Barry, equitable owner of premises known as 338 E. Laurel Avenue, Cheltenham, Pa 19012 from the decision of the zoning officer for the following zoning relief in order to use the garage on the premises as an office and warehouse for the operation of a landscaping/snowplow business and storage of landscaping/snowplow equipment on the premises.

a. A Variance from the Rules and Regulations of the Class R-8 residential district as outlined in CCS 295-64.E. to allow "accessory use" of the existing garage as an office for the proposed business; and for the storage of equipment; and for use of the grounds for storage of plants, shrubs, trees and materials for planting off-site.

Mr. Barry was present, and he distributed a site plan, showed photos and a letter of support from neighbors. He stated that he agreed to all of the conditions recommended by the Planning Commission.

Christine Galbrath lives next door and was concerned about the future use of the property if Mr. Barry sells it and if a restriction could be included in the appeal. Mr. Bagley told her that it could be used in the same way and advised her to ask the Zoning Hearing Board for conditions with the restrictions that she wanted if it grants relief.

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

APPEAL NO. 3468: Applicant is the equitable owner of a 3.65+ acre parcel of ground with frontage on Ogontz Avenue, Limekiln Pike, MacDonald Avenue and Clubhouse Lane. The property is located in a C1 Zoning District and is currently vacant.

Applicant proposes to develop the property for a WaWa Convenience Store containing 5,585 square feet with fueling stations. In this regard, Applicant requests the following zoning relief:

1. A variance under Section 295-98 of The Cheltenham Zoning Ordinance of 1929, as amended (the "Ordinance") so as to permit the property to be used as a Wawa convenience store containing 5,585 square feet with fueling stations;

2. A variance under Section 295-102 of the Ordinance for a reduction in the width of the 15 foot wide buffer along a public highway. The area between the proposed driveway and the Limekiln Pike right-of-way is 11.1 feet;

3. A variance under Section 295-101.A of the Ordinance to permit a canopy along Limekiln Pike to be located less than 60 feet from Limekiln Pike;

4. An interpretation under Section 295-221.B.(5)(a) of the Ordinance or, in the alternative, a variance under Section 295-221.B.(5)(a) of the Ordinance, to permit parking to be located between the building and the street;

5. A variance under Section 295-221.F of the Ordinance so as to increase the allowable parking area. The convenience store and the fueling stations use requires 31 parking spaces. Applicant is proposing 66 parking spaces, which is in excess of the maximum parking standard;

6. A variance under Section 295-221.K.(1) of the Ordinance so as to permit service and loading behind the building. Applicant proposes to have the loading on the side of the building (along Clubhouse Lane);

7. A variance under Section 295-196.A.(3) of the Ordinance so as to permit five (5) directional signs, each exceeding 4 square feet; and

8. Variances under Section 295-197.C.(1)(a) of the Ordinance, so as to permit: (a) two (2) free-standing, internally illuminated, double sided signs with LED price changer, one (1) containing 189.04 square feet with a height of 40 feet (located on Ogontz Avenue), and one (1) containing 99.94 square feet with a height of 25 feet (located on Limekiln Pike); (b) three (3) parallel wall signs with logo, one (1) containing 66.69 square feet (facing Limekiln Pike), one (1) containing 37.47 square feet on the rear of the building (facing the Clubhouse Lane/MacDonald Avenue

intersection); and (c) an additional 3.92 square feet of parallel wall signage (pump signage), as per the attached signage plan, all of which parallel wall signs total 108.08 square feet, which total exceeds the maximum square footage permitted;

9. A variance under Section 295-221.B.(5)(b) of the Ordinance so as to permit off-street parking on the corner lots;

10. A variance under Section 225-221.C.(2)(c) of the Ordinance so as to permit the width of driveway entrance along Limekiln Pike to exceed 24 feet in width. The proposed driveway width is 30 feet;

11. A variance under Section 225-223 of the Ordinance so as to permit the trash enclosure to be located approximately 20 feet from the rear yard setback area. The rear setback requirement is 50 feet;

12. To the extent that it is determined that the right-of-way line is located on the conservation easement boundary, Applicant requests additional relief under paragraphs 2 and 3 above as the setbacks may change; and

13. Applicant seeks such other variances, special exceptions and interpretations as may be required in order to develop the property in accordance with the plans submitted by Applicant.

Present for representing the applicant were Bruce Goodman, Goodman Properties; Rob Irons, P.E., Bohler Engineering; Frank Montgomery, Traffic Engineer; Sue Braddon, WaWa Real Estate Manager; Michael Riddel, WaWa Environmental Engineer; and Peter Freidman, Esq.

Mr. Friedman reviewed the project including, but not limited to: the variances requested, current zoning, location of the parcel, the types of properties that abut the site, size of the proposed WaWa (5,500 sq. ft with 16 fuel pumps and 8 fueling stations), plans to keep the site 50% green, requested variances for reduction of a 15' buffer along Limekiln Pike, fuel pump canopy location, a request for 66 parking spaces instead of the allowable 30 parking spaces, location of trash enclosure at the rear of the property, requested variance for a food market with fuel pumps, requested relief for the standard WaWa sign package (i.e. for the height, directional signs, and signs on fuel pumps).

Mr. Friedman noted that the previous relief granted for the parcel was for a hotel. All major hotel operators have been approached by the current owner, and there is no interest because there is not enough activity to generate demand for a hotel.

Mr. Goodman gave a PowerPoint presentation on the development (see attached). He reviewed the size and parking of the previously approved hotel (70,000 sq. ft, 5 stories), slopes, grading, size of the building, fuel pumps, parking spaces, lack of direct access off of MacDonald Road, full access off of Limekiln Pike, possible PennDOT limitations during peak hours due to possible traffic abundance, pedestrian crosswalk issues on Ogontz Avenue and the possibility of a pedestrian crossing with hand signals, existing access to the site and topography (i.e. the need to cut a lot of the site to get it down to grade to increase visibility), a proposed 35' high WaWa

sign that is needed so that it is visible from a higher grade coming south, the site is on a highway location with 40,000 cars per day, the proposed A-frame canopy over the pumps, a proposed wall with 6' high fence, 20' lighting, plans to keep lights from focusing on the neighbors, photos that showed what the neighbors will see, landscaping (planting of additional trees and evergreens on the Wyngate development side), WaWa's 20-year lease, it will be a two-sided building with attractive facades on each side, the building will be "inside" the site, stormwater management, WaWa's use of the topography vs. hotel usage, fiscal impact (i.e. the average WaWa is assessed at $1-$1.5 Million with an average of $45,000-$55,000 per year in real estate/school/county tases and an average $35,000-$45,000 per year in Mercantile Tax).

It was Mr. Goodman's opinion that WaWa is not maximizing development of the site but rather underdeveloping it. This site meets WaWa's desire for a southbound 309 site.

Mr. Simon questioned the following: the necessity of the peak roof over the entrance to the store, Item No. 9 of the Appeal regarding parking on corner lots and if this is a fixed prohibition, and Item No. 13 of the Appeal, which he thought was too broad in scope. Mr. Goodman responded that the building's style is WaWa latest prototype and is 30' tall with a brick façade but WaWa is flexible as it pertains to the material for the façade of the building; there are three (3) corners to the site. Ms. Montgomery advised that according to the Township's Comprehensive Plan, parking shall not be permitted on arterial roads. Mr. Friedman stated that Township Code does not allow for parking as a priority use of corner lots. Regarding Item No. 13, Mr. Friedman stated that he would not ask for its approval but rather it was a catch-all that he uses in zoning appeals.

Mr. Norris questioned the need for 66 parking spaces, the location of trash enclosures, and how the school bus stop issues would be resolved. Mr. Goodman responded that the building is being built to meet anticipated business. The Township's current Code in this respect is unrealistic. WaWa is building the site with foresight since it has a 20-year lease. Trash encloses at the rear of the building will be hidden below grade, and the location makes it easy for trucks without adverse impact. The school bus stop may be moved away from the intersection and pushed further back.

Rob Irons, Bohler Engineering, reviewed the following: civil engineer elements; the centralized location of the site; grading; retaining wall, insetting of the site; utilities that service the site; infiltration basins; rain gardens to enhance water quality; catch basins; location of signage; importance that signage with the pricing be evident; directional signs at each access point; the building's mounted signs; innocuous signs; WaWa's policy of not using banners and signs on the their sites and on the sides of their buildings; reduction of lighting to 20' so that it will not shine on the neighbors.

Mr. Simon questioned the use of LED lighting and moving signage. Mr. Irons responded that LED lighting is used for the sign that has the price of the gas and there will not be a moving sign.

Frank Montgomery, Traffic Engineer, reviewed the following: concern about Limekiln Pike and consideration of a traffic signal and more green time for said road; protection of children who may try to jump the fence; no new traffic will be added to the area; and height of the sign as it relates to Route 309 and the site.

Michael Riddel, Environmental Engineer for WaWa, reviewed the following: the fuel system; adherence to state and federal requirements; underground storage tanks; types of fuel; tanks of double-walled fiberglass; the alarm system on the tanks; fiberglass piping from the container unit to the pump; the automatic shut-off system for the pump valves; monitoring procedure for the system; frequency of fuel, beverage, food, and other vendor deliveries; and hours of trash removal.

Mr. Sharkey asked for a limitation on delivery hours and suggested that there be no deliveries during the night hours. Mr. Riddel was agreeable.

Ms. Hampton asked if deliveries would be based on the amount of consumers and consumption. Mr. Riddel responded that there would be one (1) delivery per day on average.

In response to a question from Mr. Norris, Mr. Riddel stated that WaWa will be responsible for maintaining all landscaping, there will be a landscaping contractor, and there will be a sprinkler system for the landscaping.

Sue Braddon, Real Estate Manager for WaWa, reviewed the following: WaWa's background as a company, its maintenance for all of its sites, its 50-year business record, it is a privately-held company that has 37% employee ownership, the stores operate 24/7, 365 days per year, the evolving of WaWa's business to meet customer needs, security of the stores (i.e. a camera system links each store to the corporate headquarters and is monitored daily), WaWa community-oriented approach.

Mr. Haywood has several questions as follows:

Responsibility for widening Limekiln Pike if needed. Mr. Montgomery responded that the applicant would pay for said widening.

The peak hour limitations. Mr. Montgomery responded that the limitations might be for between the hours of 7-9 am and 4-6 pm for a left-turn out onto Limekiln Pike. Any decision about peak hour limitations would be made in conjunction with WaWa, PennDOT and the Township.

Traffic signal adequacy. Mr. Montgomery responded that it may need upgrading.

How to discourage individuals from crossing Rt. 309 at the right-turn in.
Mr. Montgomery thought that a fence might be considered but any changes would need PennDOT's approval. He acknowledge that it may be difficult to stop people from crossing. Mr. Goodman stated that a sidewalk may be considered to encourage safe crossing.

Number of cars from Ogontz Avenue and Limeklin Pike. Mr. Montgomery stated that there has not yet been a vehicle count but 50 vehicles in and 50 vehicles out are anticipated each morning and afternoon.

The challenges if motorists coming out of the site. Mr. Montgomery stated that most of the traffic will already be on the road. It was his opinion that WaWA will not be adding additional traffic.

Screening of landscaping and the ability of WaWa's design to hide the building from the Wyngate neighbors. Mr. Goodman explained that the neighbors will see at night; he discussed additional landscaping; there will be 8' or higher trees; WaWa is willing to work with the neighbors to address any landscaping ideas or additions to landscaping recommended.

The character/utility of the pavilion. Mr. Goodman stated there will not be a sign or light on it. It is an architectural amenity.

The range of security cameras. Ms. Braddon stated that the cameras are on the building and can view large portions of the site.

Health issues regarding a fueling station. Mr. Riddel responded that the vapors during delivery are captured in the tank. It is important to WaWa to separate food from the gas.

Intentions for the property in the vicinity of Rock Creek tributary on the adjacent parcel that Mr. Goodman owns. Mr. Goodman responded that he does not have any plans for it. Mr. Haywood stated that he wants the area cleaned up and asked Mr. Goodman to talk to the neighbors about what kind of compatible use they desired on the adjacent parcel. Mr. Goodman stated that he can agree not to develop said property. Mr. Haywood agreed but preferred a viable use that would be agreeable to the neighbors and would show that Mr. Goodman is a good neighbor (i.e. passive recreation usage). Mr. Goodman was agreeable to deed-restricting it to the community, stated that he would set up a committee to work with the neighbors.

In response to a question from Mr. Simon, Mr. Goodman stated that the adjacent for parcel, for which he has an option to buy, is 3.5 acres and is a part of a larger 24 acre parcel owned by Matrix.

PUBLIC COMMENTS

(All were in opposition to the appeal. All were Wyngate residents except where noted)

Donna Powell, speaking on two (2) occasions, distributed plans and a petition opposing the appeal; opposed Item No. 13 of the appeal; she opined on the following: the Township Code protects residents; a hotel is not a hazardous use; WaWa is too close to residential properties; hazardous gas vapors; traffic from Rt. 309 will be brought into the development; no one will want to buy in the Wyngate development, and the development will die; the appeal violates the residents' contract with Matrix of not having hazardous material and that all future development will be C1 use; the Wyngate Homeowners' Association is not protecting the community and relations with Matrix have deteriorated (i.e. there is no gate, streets are unpaved, inadequate lighting, Matrix is advertising it as a rental development; Matrix never asked the residents what they wanted); the zoning process does not allow adequate time for the neighbors to look out for their interests and find out if their contractual rights have been violated; too many variances are being requested; the proposed WaWa is not sustainable; revenue should not be more important than the well-being of the neighbors.

Steve Herolt was concerned about: the adverse economic impact on area businesses; hazardous materials of a gas station; opposed Item No. 13 of the appeal; the tax revenue from WaWa will not be beneficial if it prevents homes at Wyngate from being sold; taxes generated from the 198 planned homes for Wyngate exceeds that of WaWa; questioned the financial impact of traffic and wanted a business-impact study; questioned the level of pedestrian traffic.

Diedre Hall was concerned about: noise and light pollution from car and truck deliveries; the destruction of the serenity of Wyngate; homeowner insurance rate increases; foot traffic; vandalism; exposing children to crime; environmental toxins, compromising health and welfare.

Anna Raphael was concerned about: the quietness of Wyngate being destroyed; safety of her children outside the development's gates; location of trash containers; increase of traffic.

James Lee was concerned about: traffic; lack of traffic studies; narrowness of Limekiln Pike will make it difficult to turn into Wyngate and Easton Road will get a lot of traffic from Wyngate residents as a result; opposed WaWa patrons using Clubhouse Lane since it is a private road.

Mr. Patel, franchise owner of the nearby Dunkin Donuts, felt WaWa would have a negative impact on area businesses; revenue from WaWa will be offset when other businesses are affected; traffic.

Ray Newton was concerned about: the danger to children; the location of the school bus stop; traffic and safety on Clubhouse Lane near the school bus stop; school buses will not go into a development and will have to stay outside the gate.

Mr. Awfodu was concerned about: safety; decline in his quality of life; pollution; traffic; resulting difficulty in selling homes in the Wyngate development because no one wants to look at a gas station in front of their home.

Mark Tucker stated that he is a member of the Township's Economic Development Task Force and nearby resident, and he felt a WaWa was not needed since there are seven (7) gas stations in the area and all are within 10-minues of walking; he had concern for the safety of children.

` Karen Buciks was concerned about: crime; kids using the development as a cut-thru; house values.

Robert Willis stated that he is a Philadelphia police officer, and he was concerned about crime.

Tyrone Byrd was concerned about: WaWa being a 24-hour operation in front of his property; the future possibility it may be allowed to sell liquor and asked that this be prohibited.

Mr. Zubird, High School Road, Elkins Park was concerned about traffic and felt that WaWa has inadequate answers to neighbors' concerns:

Andre Crain was concerned about losing the peace and quiet of the Wyngate development.

[End of Public Comments]

Mr. Friedman stated that some of the neighbors' issues are Matrix issues; WaWa will not negatively impact sales for other businesses; there will be a 15' wall with a high fence that will be different level and will have its own access points; the property has been on the market for a long time, and is very deteriorated looking; WaWa will be an improvement to the site; WaWa will not bring any additional traffic; WaWa will help alleviate the issue of the safety of children and work with the School District on the school bus stop. Mr. Friedman asked the Committee to view the application favorably.

In response to a question from Mr. Haywood, Mr. Havir reported that he, Chief of Police John Norris and Deputy Chief of Police Kevin O'Brien discussed the issue of additional crime at a recent meeting of Township Staff. Both the Chief Norris and Deputy Chief O'Brien were not overly concerned that this proposed development would create additional issues to what is now being experienced with the adjacent Cheltenham Mall and a nearby pawn shop at the Ogontz Shopping Center.

Mr. Haywood asked about the Township's influence on traffic patterns to which Ms. Montgomery replied that the Township has limited influence since it is a Limekiln Pike is a state road, one recourse would be to petition PennDot. Mr. Bagley advised that traffic issues could be addressed if the appeal goes to land development and any traffic changes would requires PennDOT review and approval.

Mr. Haywood stated that the appeal has boundary issues because it is near a residential property.

[Discussions concluded]

Upon motion of Mr. Haywood, the Committee unanimously directed the Township Engineer to advise the Zoning Hearing Board that it takes no action on this appeal and if relief is granted, the Committee recommends that it be granted contingent on the following:

1. The developer assumes financial responsibility for any widening of Limekiln Pike, if needed, as well as any pedestrian access/walkways to the site, around the site and crossing Ogontz Avenue.
2. If it is determined that Limekiln Pike should be widened, the Township be party to any discussion.
3. The landscaping to be maximized to screen the Wyngate development.
4. The developer is to work with the neighbors to develop a passive recreational use for the adjacent property and agree that said property will not be developed in the future for any other use.
5. No deliveries between 10 p.m. and 6 a.m.
6. Item No. 13 of the appeal be eliminated.
7. The green space on the site is to become dedicated space as depicted (51% of the site).

At this time, Mr. Goodman announced that at the July 8, 2013 Zoning Hearing Board, he will request a Continuance to Tuesday, July 16, 2013.

2. Upon motion of Mr. Sharkey, the Planning Commission Meeting Minutes dated June 24, 2013 were received.

3. The Committee discussed the School District's request for a waiver of building permit fees for the Myers Elementary School. Mr. Havir reported that the total cost of improvements is $1.6 Million, and the total cost of the permit fees to be generated is $32,019.

Recommendation to the Board of Commissioners: Upon motion of Mr. Sharkey, it was unanimously recommended to the Board of Commissioners to grant a waiver for all fees associated with the Building Permit process for the Myers Elementary School construction project as requested by the Cheltenham School District.

4. Upon motion of Mr. Norris, the Committee unanimously approved the issuance of a Certificate of Appropriateness to Springleaf Financial Inc., 7400 N. Front Street, Cheltenham, for signage and awning, as recommended by the Economic Development Task Force.

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

Appeal No. 3450: Appeal of the School District of Cheltenham Township, owner of the premises known as 333 Rices Mill Road, Wyncote, Pennsylvania, from the determination of the Zoning Officer finding that construction of a new elementary school with greater-than-permitted building coverage, less-than-required front yard setbacks, wider-than-permitted driveways and parking between the proposed building and a street would violate the Cheltenham Zoning Ordinance of 1929, as amended, and, specifically, Article V, Section 295-23, regulating building coverage, and Article XXIX, Sections 220(A) and 221(B)(5)(a), regulating projections into a front yard, driveways and the location of surface parking.

Applicant seeks variances from the rules and regulations of the R-3 Residence District and the General Regulations as follows:

(1) a variance from Section 295-23 to allow total building coverage of 22.96% of the lot instead of the required 15%;

(2) a variance from Section 295-220(A) to allow construction of a play area in the front yard setback along Church Road and to allow two driveway widths on Barker Road to exceed 18 feet; and

(3) a variance from Section 221(B)(5)(a) to allow surface parking to be located between the proposed school building and Rices Mill and Barker Roads.

The Zoning Hearing Board granted the request for relief, subject to conditions.

Upon motion of Ms. Hampton, and unanimously approved by the Committee, no action was taken.

Appeal No. 3460: Appeal of Lynnewood Real Estate LP, owner of the premises known as 2047C Mather Way, Elkins Park, Pennsylvania, from the determination of the Zoning Officer finding that construction of an accessory building, measuring no more than 13,500 square feet (4,700 square feet for a leasing office and 8,800 square feet for a community center and indoor recreation) instead of the enumerated permitted uses would violate the Cheltenham Zoning Ordinance of 1929, as amended, and, specifically, Article XIII, Section 295-80, regulating permitted uses.

Applicant seek a variance from Section 295-80(B) of the rules and regulations of the M-2 Multiple Dwelling District to allow the construction of an accessory building, measuring no more than 13,500 square feet (4,700 square feet for a leasing office and 8,800 square feet for a community center and indoor recreation) instead of the enumerated permitted uses.

The Zoning Hearing Board granted the request for relief, subject to conditions.

Upon motion of Ms. Hampton, and unanimously approved by the Committee, no action was taken.

Appeal No. 3461: Appeal of JC Melrose Country Club, owner of the premises known as 7600 Tookany Creek Parkway, Cheltenham, Pennsylvania 19012, from the determination of the Zoning Officer finding that replacement of existing signage for one freestanding sign with attached logo with a height in excess of the existing freestanding sign would violate the Cheltenham Zoning Ordinance of 1929, as amended, and, specifically, Article XXV, Section 295-199, regulating nonconforming signs.

Applicant seeks variances from the rules and regulations of the R-1 Residence District as follows:

(1) a variance from Section 295-199 (A)(3) to allow the installation of one freestanding sign, measuring 10 feet wide by 5 feet high (50 square feet), to replace the existing entrance sign at the same location, plus an attached logo sign, measuring 40 inches in diameter (8.7 square feet), for a total area of approximately 58.7 square feet, instead of repainting, resurfacing or repairing the existing 24 square foot sign; and

(2) a variance from Section 295-199(A)(3) to allow for a total height of the proposed freestanding sign to be approximately 10.33 feet instead of the existing 6-8 foot in height.

The Zoning Hearing granted the request for relief was granted, subject to conditions.

Upon motion of Mr. Sharkey, and unanimously approved by the Committee, no action was taken.

Appeal No. 3462: Appeal of Jared Z. Karr, owner of the premises known as 8015 Cooke Road, Elkins Park, Pennsylvania 19027, from the determination of the Zoning Officer finding that the installation of a shed, measuring 8 feet by 8 feet, creating a less than required side yard setback,

would violate the Cheltenham Zoning Ordinance of 1929, as amended, and, specifically, Article VIII, Section 295-46, regulating yard setbacks.

Applicant seeks a variance from Section 295-46(B)(1) of the rules and regulations of the R-5 Residence District to allow the installation of a shed, measuring 8 feet by 8 feet, with a lesser side yard setback of 2 feet instead of the minimum required 8 feet.

The Zoning Hearing Board granted the request for relief.

Upon motion of Mr. Portner, and unanimously approved by the Committee, no action was taken.

6. Upon review of the June 2013 Report of the Building Inspector, Mr. Haywood noted the decrease in plumbing and electrical permits.

Upon motion of Mr. Sharkey, the Report of the Building Inspector for the month of June, 2013, was received.

7. Old Business – None.

8. New Business – None.

9. Citizens' Forum – None.

There being no further business, upon motion of Mr. Portner, and unanimously approved by the Committee, the meeting was adjourned at 12:05 a.m., Thursday, July 4, 2013.

Bryan T. Havir
Township Manager

as per Anna Marie Felix

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, July 4, 2013
Curtis Hall

NAME (Please Print Clearly)	ADDRESS	E-MAIL and/or TELEPHONE
Ellen V. Thomas	8139 Washington Ln	evthomas@comcast.net
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Ann Rappoport	Wyncote	
Leslie Cousins	23 Old Cedarbrook Rd. Wyncote	l.a.cousins@att.net 215-884-1771
JEROME MOND	28 OLD CEDARBROOK RD	JEROME_M28@YAHOO.COM 215-884-1771
Andrie Craig	42 OLD Cedarbrook Road.	dreco67@yahoo.com
Daphne Oliver	1118 Arboretum Rd Wyncote	dapholiver@aol.com

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, July 4, 2013
Curtis Hall

NAME (Please Print Clearly)	ADDRESS	E-MAIL and/or TELEPHONE
JASON SAKSOZA	3 OLD CEDARBROOK	JASON.SAKSOZA@GMAIL.COM
Glenn Weaver	Glenside, Pa	
Carrie Nase-Rorst	2700 Kelly Rd Warrington Pa	215-299-2080
Barb Sewell	8470 Limekiln Pk	
Rena Santiago		
Lucas DeJesus		ludej13@gmail.com
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WM BARRY	331 MYRTLE	267-228-1420

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, July 4, 2013
Curtis Hall

NAME (Please Print Clearly)	ADDRESS	E-MAIL and/or TELEPHONE
DAVid Barry	331 myRtle AVE	Dman1Dman1@comcast.net
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Donna Powell	19 old Cedarbrook Rd Wyncote · 19095	dmrpowell @hotmail.com
ANNA RAFFAELE GREGORY RAFFAELE	51 old Cedarbrook Rd WYNCOTE	215 866 8454
FEHINTI & ADEBIYI Aroposy	14 old Cedarbrook Rd, Wyncote Pa 19095	215 459 1080
Uy Thai	12 old cedarbrook Rd wyncote pa 19095	uythai@hotmail.com
Karen Bukics	46 old Cedarbrook Rd Wyncote	kmcb23@gmail.com
David Hurel	55 OLD CEDARBROOK	

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, July 4, 2013
Curtis Hall

NAME (Please Print Clearly)	ADDRESS	E-MAIL and/or TELEPHONE
Eric Joyner	27 Old Cedarbrook Rd Wyncote Pa 19095	
Reggie Ellis	19 Old Cedarbrook Rd Wyncote PA 19095	
Angel Hall	34 Old Cedarbrook Rd Wyncote, Pa 1909 5	angelhall44@verizon.net
Kalonji Johnson	Sen. Washington's Office	kjohnson@pasenate.com
MARK B. TUCKER	313 CURTIS DR. WYNCOTE PA	MARKBTucker@Gmail.com 215-901-6603
Libby & Scott Ramos	7801 Woodlawn Ave EP	215.277.1338
Bill England	7709 Chapel EP	
Tyrone Byrd	48 Old Cedarbrook Rd 19095	tyronebyrd@comcast.net

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, July 4, 2013
Curtis Hall

NAME (Please Print Clearly)	ADDRESS	E-MAIL and/or TELEPHONE
Steve + Karen Herold	15 Old Cedarbrook Rd Wyncote PA 19095	kjhnana@gmail.com
Rev. Ethelyn Taylor	37 OCB Rd. Wyncote	Pastrev@aol.com

PROPOSED WAWA
WYNCOTE, PA

EXISTING CONDITION

EXISTING VIEW
LIMEKILN PIKE & OGONTZ AVENUE
WYNCOTE, PENNSYLVANIA

prepared by:
3GHC ARCHITECTS, LLC
SWARTHMORE, PENNSYLVANIA

APPROVED HOTEL PLAN

EXISTING VIEW
LIMEKILN PIKE & OGONTZ AVENUE
WYNCOTE, PENNSYLVANIA

prepared by:
3GHC ARCHITECTS, LLC
SWARTHMORE, PENNSYLVANIA

APPROVED HOTEL PLAN

PROPOSED DEVELOPMENT

CONCEPT IMAGE
LIMEKILN PIKE & OGONTZ AVENUE
WYNCOTE, PENNSYLVANIA

prepared by:
3GHC ARCHITECTS, LLC
SWARTHMORE, PENNSYLVANIA

EXISTING ACCESS

EXISTING VIEW
LIMEKILN PIKE & OGONTZ AVENUE
WYNCOTE, PENNSYLVANIA

prepared by:
SGHC ARCHITECTS, LLC
SWARTHMORE, PENNSYLVANIA

PROPOSED ACCESS

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PROPOSED ACCESS

CONCEPT IMAGE
LIMEKILN PIKE & OGONTZ AVENUE
WYNCOTE, PENNSYLVANIA

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3GHC ARCHITECTS, LLC
SWARTHMORE, PENNSYLVANIA

VIEW FROM HOMES

PROPOSED VIEW 1 FROM HOMES

PROPOSED VIEW 2 FROM HOMES

PROPOSED VIEW 3 FROM HOMES

EXISTING VIEW FROM ENTRANCE GATE

EXISTING VIEW
LIMEKILN PIKE & OGONTZ AVENUE
WYNCOTE, PENNSYLVANIA

prepared by:
3GHC ARCHITECTS, LLC
SWARTHMORE, PENNSYLVANIA

PROPOSED VIEW 1 FROM ENTRANCE GATE

CONCEPT IMAGE
LIMEKILN PIKE & OGONTZ AVENUE
WYNCOTE, PENNSYLVANIA

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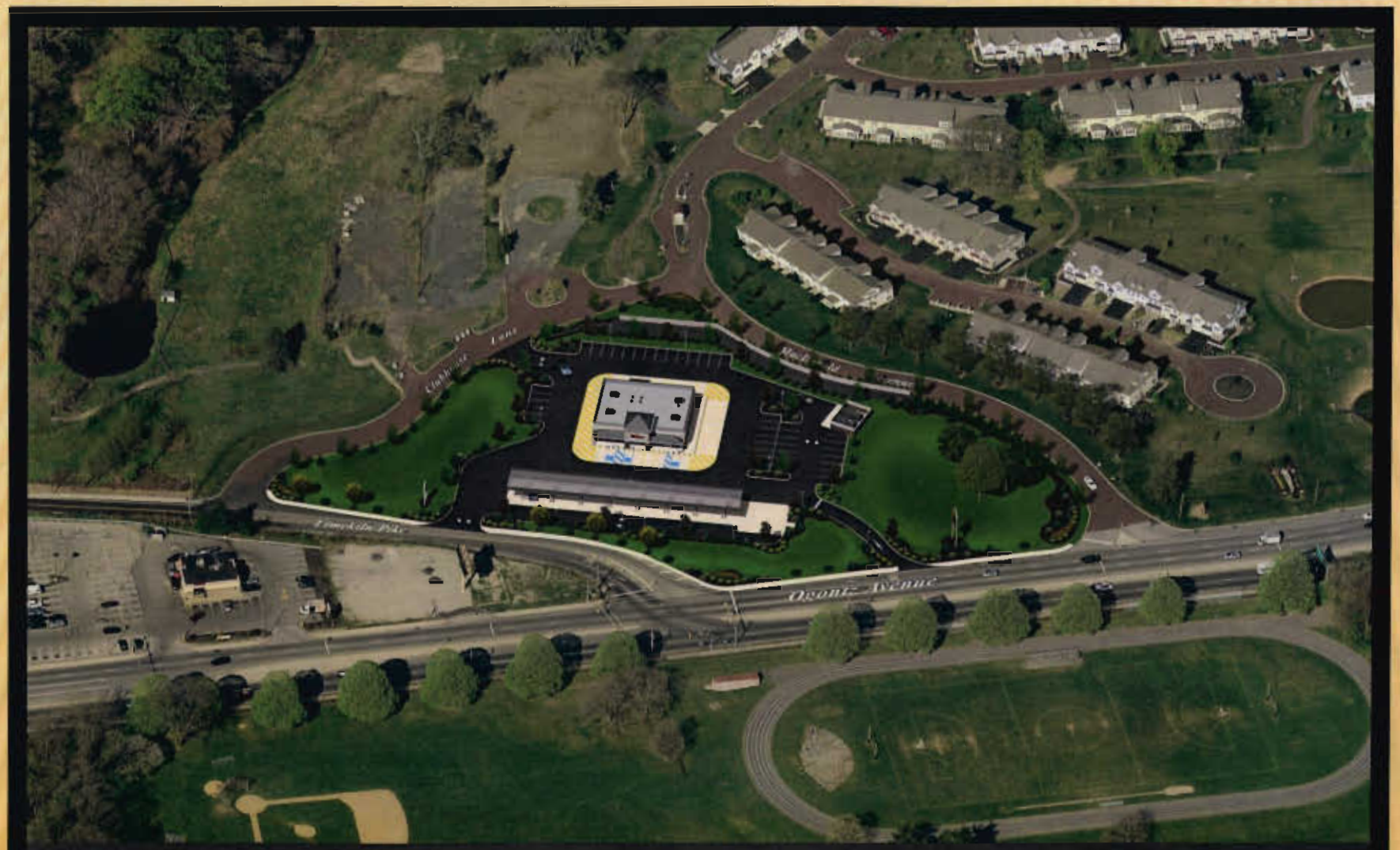
SWARTHMORE, PENNSYLVANIA

PROPOSED VIEW 2 FROM ENTRANCE GATE

PROPOSED VIEW 3 FROM ENTRANCE GATE

PROPOSED DEVELOPMENT

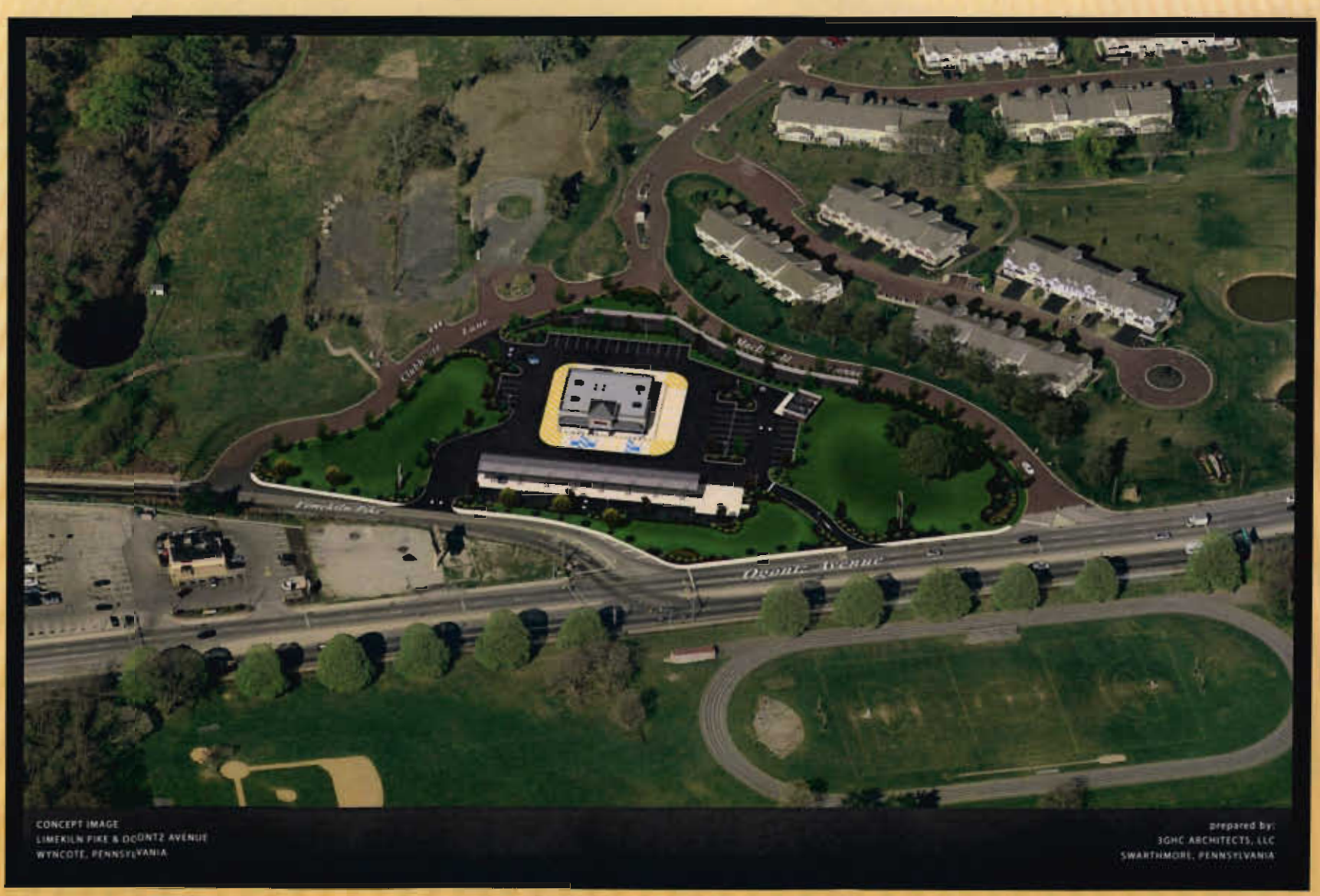


CONCEPT IMAGE
LIMERILN PIKE & OGONTZ AVENUE
WYNCOTE, PENNSYLVANIA

prepared by:
3GHC ARCHITECTS, LLC
SWARTHMORE, PENNSYLVANIA

PROPOSED ELEVATION

PROPOSED DEVELOPMENT



CONCEPT IMAGE
LIMEKILN PIKE & OODNTZ AVENUE
WYNCOTE, PENNSYLVANIA

prepared by:
3GHC ARCHITECTS, LLC
SWARTHMORE, PENNSYLVANIA

LOCAL ECONOMIC IMPACT

PEOPLE INVESTMENT – PER STORE

- Every new store creates jobs
- Most associates live in/near the community in which they work.
  - Competitive Pay
  - Bonus Opportunities
  - Full benefits – all levels
  - Tuition Reimbursement
  - 401(k)/ESOP

BUILDING STRONG COMMUNITY PARTNERSHIPS

- In our market, for the past several decades, Wawa has been the largest supporter of:
  - **Juvenile Diabetes Research Foundation** (more than $3 million)
  - **American Red Cross** (more than $2 million)
  - **Check out Hunger/Food Banks** (more than $1 million)
  - **Children's hospital** (more than $1 million)
- We Build "Homes" with funds raised:
  - **Wawa House** (Autism)
  - **Red Cross Disaster House** (major pledge)
  - **Gilda's Clubhouse** (cancer support services)
  - **Northern Home for Children** (Generations Wing)

Children's Miracle Network Hospitals

GILDA'S CLUB SOUTH JERSEY

eden

Northern Home FOR CHILDREN

5301 Ridge Avenue
Philadelphia, Pennsylvania 19128

AT THE NEIGHBORHOOD LEVEL

- Our associates are our greatest resource in helping to address local needs
- Wawa encourages and empowers associates to serve as true ambassadors on the neighborhood level, including:
  - Sponsoring little league teams
  - Supporting Adopt-A-School programs
  - Organizing walk-a-thons/blood drives
  - Volunteering in local hospitals