

September 3, 2014
Curtis Hall

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

Staff present were Henry Sekawungu, Planning and Zoning Director; and Bryan T. Havar, Township Manager. Also present was Joseph M. Bagley, Esq., Township Solicitor. A Public Attendance List is attached.

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

1. The Committee reviewed and took action on the Zoning Hearing Board (“ZHB”) Agenda items for September 8, 2014 as follows:

APPEAL NO. 3486: (Continued) Appeal of Dr. Shahid Ahmed d/b/a PITC Institute tenant of premises known as 140-142 S. Easton Rd., Glenside, PA from the Decision of the Zoning Officer for the following:

- a. An interpretation of Section 295-117.J. of The Cheltenham Zoning Ordinance of 1929, as amended, that the administrative offices currently occupied on the first floor of 140 S. Easton Road are permitted as part of the grandfathered school use on the second floor of 140 S. Easton Road; or
- b. A variance under Section 295-117.J. of The Cheltenham Zoning Ordinance of 1929, as amended, so as to permit the property to be used as a school and related administrative offices on the first and second floors of 140 S. Easton Road, respectively, and as training laboratories at 142 S. Easton Road.
- c. A variance under Section 295-221.H., Parking and Loading, of the Cheltenham Zoning Ordinance of 1929, as amended, to permit the Applicant to maintain the existing parking, given no expansion in the number of students attending the school.

Mr. Sekawungu reviewed the appeal and advised that the applicant did not follow through with the appeal process and withdrew the application of expanding the school at the current location and used it as administrative offices and is appealing the Township’s violation notice of said expansion.

Mr. Sharkey stated that he and Mr. Sekawungu met with the applicant who expressed his intent not to expand the school at its location on Easton Road but to keep the school and expand it to another location in the Township. Further expansion will be problematic for businesses in Glenside where the impact of the school’s parking, combined with commuter parking at the Glenside Train Station, makes parking difficult. He reported that the Township has issued a Cease and Desist Order for the use of the first floor. Mr. Sharkey felt this was a serious issue, and he asked the Committee to concur with sending the Township Solicitor to the Zoning Hearing Board meeting to represent the Township on this matter.

Public Comments

Mary Magee stated that the school students park on a daily basis and block her driveway on Waverly Road between Lynnwood Avenue and Berkley Road; trash trucks cannot pass; Waverly Road is a Snow Emergency Route, and the parked cars pose a problem; it is a narrow road; Waverly Road residents want better notice of meetings on this matter.

Mr. Bagley asked that interested residents sign a sheet that he is providing in case he needs witnesses at the Zoning Hearing Board meeting.

Deb McCarter felt the school was an undue burden on the community; 90 students and staff exceeds the space; the school does not conform to zoning of a commercial use; parking is inadequate; there are speeding cars; Waverly Road narrows at the bridge, and cars cannot pass when there are parked cars; Waverly Road gets a lot of commercial traffic as well as Township trucks; poor sight distance on Waverly Road creates accidents; there are numerous school bus stops; the parking issue needs to be resolved.

In response to Mr. Haywood's question, Mr. Sekawungu explained that the use of the school at its current location is not permitted; the school is expanding into the first floor; parking is an issue; the applicant is opposing the Township's Cease and Desist Order for use of the first floor.

Virginia Disque, a business owner on Easton Road, stated that students park all day; they keep putting money in the meters, and stay parked in front of the stores; there is no parking for retail customers; there are three (3) schools in the area, and the students are everywhere and stand in front of the stores; students park in the municipal lots and parking lots of the businesses; the Township needs to choose between the schools or the businesses.

Upon motion of Mr. Sharkey, the Committee unanimously directed the Township Solicitor to attend the Zoning Hearing Board meeting with the Township Zoning Officer on September 8, 2014 to support and defend the Township in the matter of the applicant opposing the Township's Cease and Desist Order.

APPEAL NO. 3495 (continuation): Appeal of Betty and Odinel Casseus, owners of premises known as 1801 Erlen Rd., Elkins Park, PA 19027, from the Decision of the Zoning Officer in order to construct a 18' wide x 12' deep deck at the rear of the residence.

Mr. Sekawungu reviewed the appeal.

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

APPEAL NO. 3498: Appeal of Albert Einstein Medical Center, owner of premises known as 60 Township Line Rd., Elkins Park, PA 19027 from the Decision of the Zoning Officer for the following Zoning Relief in order to install three (3) illuminated ER Signs; two (2) at the front entrance off of Township Line Rd. and one (1) at the entrance off of Church Rd. The following zoning relief is required in an R-4 Residence District:

- a. A variance from CCS 295-197A(4) in order to install:
 - i. Three (3) freestanding 9' high internally lit signs instead of the allowed 4' high externally lit and
 - ii. Two (2) of those signs will be on the front entrance off of Township Line Rd. instead of the allowed one (1).

Craig Sieving, Director of Maintenance and Robert Lane, Esq. were present to represent the applicant.

Mr. Sekawungu reviewed the appeal and stated that the signs are currently in place along Church Road and Township Line Road. They are outside of the size limit and need zoning relief.

Mr. Sieving reviewed signage size, illumination, lettering, height, color, lighting, and location.

Upon motion of Mr. Simon, the Committee unanimously directed the Township Zoning Officer to advise the Zoning Hearing Board that it recommends approval of said appeal.

Appeal No. 3499: Appeal of Stenton Property LLC, owner of premises known as 1627 W. Cheltenham Ave., La Mott, PA 19027 from the Decision of the Zoning Officer for the following Zoning Relief in order to construct a four (4) bay automobile repair facility measuring 60 feet by 60 feet (3600 square feet) on the vacant rear portion of the property, with 17 off-street parking spaces, as well as the installation of two (2) parallel wall signs, and a free standing sign at the front of the property. The following zoning relief is required in an R-6 Residence District:

- a. A variance from CCS 295-50 to permit an automobile repair center in an R-6 Residence District.
- b. From CCS 295-221.B(5)(a) for a surface parking lot located between the building and the street.
- c. From CCS 295-221.B(5)(b) for the location of a surface parking lot on a corner lot on an arterial road (Cheltenham Ave.) as defined by the Cheltenham Township Comprehensive Plan.
- d. From CCS 295-163, to permit the disturbance of existing steep slope in conjunction with the construction of the proposed site improvements.
- e. From CCS 295-197A. in order to install:
 - i. One (1) freestanding 25' high internally lit sign with a maximum area of 40 square feet in addition to the existing free standing sign for the existing business, Enterprise Rent A Car and,
 - ii. Two (2) internally lit parallel wall signs with a maximum area of 20 square feet each, with one sign facing Cheltenham Ave and one sign facing Sycamore Ave in addition to the existing wall sign for the existing business.

Harold Lichtman, Architect, was present. Mr. Sekawungu reviewed the appeal, including size of the expansion, the addition to the existing building, and the Planning Commission's recommendation to recommend denial based on the proposed use.

Mr. Lichtman explained the following: entrance to be on Sycamore Avenue; previous zoning variances that were denied; previous use as an auto body repair shop with a fueling station; fencing; landscaping; location in the La Mott Historic District; is history of commercial usage; compliance with parking and coverage requirements; use and sign variances being requested.

In response to questions by Mr. Portner, Mr. Lichtman stated that the business will be open to the general public; there will be four (4) bays; the previous usage did not affect residents' quality of life, and it is not anticipated that his usage will do so.

Public Comments

Joyce Werkman represented 7322, 7324, and 7326 Sycamore Avenue that are within 150-200 feet of the applicant's garage. She had issues with the appeal as follows: the previous owner did not have openings; residents were told that Enterprise would not repair cars and would not park on Sycamore Avenue; there were 36 cars parked on the lot and two (2) corporate vans parked on Sycamore Avenue; Sycamore Avenue has limited parking, limited sight distance, is under revival, and this will devalue the homes with the noise of auto repair equipment; the quality of life needs to be preserved.

In response to questions from Mr. Sharkey, Mr. Lichtman stated that the hours of operation would be 5 days per week, Monday through Friday, 8 a.m. to 4:30 p.m., and the applicant is willing to change the façade to make it more in keeping with the neighborhood. The applicant is willing to hear recommendations from the La Mott BHAR.

In response to Mr. Haywood's question about access on Cheltenham Avenue, Mr. Lichtman stated that there is one (1) existing, and the neighbors want it closed off.

Ms. Rappoport asked, and Mr. Lichtman explained, the difference between a body shop and an auto repair. She was also concerned about exit/entrances on Sycamore Avenue and overflow parking. Mr. Lichtman felt that having four (4) bays would address overflow parking. In that area of Sycamore Avenue, there is only one (1) home. In response to Ms. Rappoport's concern about the number of bays, Mr. Lichtman stated that there were four (4) bays previously and there has always been an entrance on Sycamore Avenue.

Mr. Simon expressed concern about the entrance facing a neighborhood and not a major thoroughfare. Discussion ensued about the viability of reconfiguring the entrance to Cheltenham Avenue. Mr. Lichtman believed that this would create a loss of parking for six (6) spaces, require a lot of regarding on the existing parcel; and may not be a good fit for the neighbors.

Mr. Simon suggested the entrance face away from the Camp William Penn Museum. Mr. Portner responded that the museum is on Willow Avenue and not in the vicinity of the proposed facility.

Upon motion of Mr. Portner, the Committee directed the Township Zoning Officer to advise the Zoning Hearing Board that the Committee takes no action of this appeal. If relief is granted, the Committee recommends that it be granted contingent upon the following: the hours of operation being 8 a.m. to 4:30 p.m.; the facility not be used as an auto body repair; the façade be consistent with the residential character of the neighborhood; and fencing be erected (AYES: Haywood, McKeown, Norris, Portner, Rappoport, Sharkey; NAYES: Simon).

2. Upon motion of Mr. McKeown, the Committee unanimously accepted the Planning Commission Regular Meeting Minutes dated August 25, 2014.

3. Upon motion of Mr. McKeown, the Committee unanimously accepted the Select Committee Meeting Minutes dated August 11 and August 25, 2014.

4. The Committee reviewed the Parking Analysis for 2 Roberts Block, Glenside. Both the Economic Development Task Force and the Planning Commission unanimously recommended approval. The applicant demonstrated that he could provide 12 on-site parking spaces and a net total of 42 parking spaces. Of the 42 parking spaces, 30 would be within the SEPTA parking lot and on-street parking, all within 400-feet of the building.

Mr. Haywood asked if the applicant investigated the availability of additional parking on the north side of the train station. Mr. Sekawungu responded that the applicant only had to meet the parking threshold.

Recommendation to the Board of Commissioners: Upon motion of Mr. Sharkey, the Committee unanimously recommended to the Board of Commissioners the Parking Analysis for 2 Roberts Block, Glenside, as presented this evening.

5. Upon motion of Mr. McKeown, the Committee unanimously received the Report of the Building Inspector for August, 2014.

6. Under Old Business – None.

7. Under New Business – None.

8. Under Citizens' Forum:

Loretta Leader opposed Appeal No. 3486 discussed earlier in the meeting. During the school's graduation, a student told her that there are between 70-100 students enrolled; drop-out students get filled immediately; a 14-month course is jammed into 12-months; she asked that the Township investigate the rear fire escapes that appear inadequate as well as the exit; students park all day in the four (4) long-term spaces in the municipal lot; their parking makes shopping in Glenside difficult; privileges that should be given to residents and businesses in Glenside have been taken away by three (3) schools – Won Institute, Arcadia University and the PITC Institute; Glenside needs the businesses and commercial retail stores.

Bob Hibbert, a business owner on Easton Road, showed a photo of illegally parked student cars at the rear of the school; parking in Glenside is a major issue; the students take up all the available parking all day; the Township needs to find out how many students are registered;

the school should be required to have a Use and Occupancy License similar to restaurants and bars. In response to a question from Ms. Rappoport, Mr. Hibbert stated that the issue has been ongoing for about one (1) year; there are at least 25 students plus staff on the first floor, and a second shift has recently been added.

There being no further business, upon motion of Mr. Portner, and unanimously approved by the Committee, the meeting was adjourned at 10:00 p.m.



Bryan T. Havar
Township Manager

as per Anna Marie Felix



PUBLIC ATTENDANCE LIST
Special Board of Commissioners Meeting, 7:30 p.m.
Public Safety Committee, 7:30 p.m.
Public Affairs Committee, 7:45 p.m.
Building and Zoning Committee, 8:00 p.m.
Wednesday, September 3, 2014
Curtis Hall

NAME (Please Print Clearly)	ADDRESS	E-MAIL and/or TELEPHONE
Alyson Elliott	14 Woodspring Circle Sellersville, PA 18960	ealysow72@gmail.com
<i>Michelle Pierce</i>	<i>Ashbourne Rd. Elkins Park, PA</i>	
DAVID L. COGN	321 GERMANTOWN AVE EP 19027	
Linda Guna	7907 Toby Leech EP 19027	
Bill England	7709 Chapel E.P.	
Gus Xibos	40 W. MICHIGAN J2 19038	
Darrin Harrison ↳ Elkins Park Fire Co.	932 Melrose Ave EP 19027	
Mary Galbally	225 Lismore Ave	mgalbally@verizon.net



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Public Safety Committee, 7:30 p.m.
Public Affairs Committee, 7:45 p.m.
Building and Zoning Committee, 8:00 p.m.
Wednesday, September 3, 2014
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NAME (Please Print Clearly)	ADDRESS	E-MAIL and/or TELEPHONE
Anne Heffner	8317 Brookside E.P. Pa 19027	
John Xibos Jr.	308 Junelida Pl Glenaside	
J. Westman	1011 Serpentine Ln Wyncote	
John F. Washcayler	Oyonte Fire Camp	
David Mulligan	LaMott Fire Co.	
James Butler	208 Harrison Glenaside	
C. J. McMahon	911 Melrose Ave. Melrose Park	
Jesse Howell	334 E. Church Rd Elkins Park, PA 19027	



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NAME (Please Print Clearly)	ADDRESS	E-MAIL and/or TELEPHONE
Jon Musselman TTF Watershed		
Bill Hbbest	Hbbest Easton Poma	
SHELDON SHORES	8129 HEACOCK LANE WYNCOTE	
BRAD PRAWSKY		
STEPHEN JOHNS	7809 CLYDE STREET EP. 19027	
Megan Dequin	Virgin Thrift etc 136 S EASTON	
Maire Calles	Leather Case 116 S. Easton Rd	
Bob Hbbest	142 S. Easton Rd	



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NAME (Please Print Clearly)	ADDRESS	E-MAIL and/or TELEPHONE
Deb McCarter	211 W. Waverly Glenside	deb.mccarter@ gmail.com
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L. Leck		
Robert L Colling	213 Barken Road	rcollingspa@verizon.net 213
E. Xotzi	604 Central	-
TALC Corp c/o N.A.M. BROOKER CANNACE APARAO, KATLY BROOKER	108-110 S EASTON	gbrooker@baird respiratory.com
Deeadra Idokogi	7411 North 12th St Melrose Park PA	
Morphy White	Thrift Collectables 126 South Easton Road	