

October 1, 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.

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

Mr. Haywood 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 October 20 and October 28, 2014 as follows:

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. Sharkey, the Committee unanimously directed the Township Planning/Zoning Officer to advise the Zoning Hearing Board that the Committee takes no action.

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

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

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

Mr. Sekawungu noted that the applicant has requested a continuance by e-mail and would not attend this evening's meeting. Mr. Sekawungu reviewed the next steps for said appeal in the continuation process. This appeal will be on the agenda for the November 5, 2014 Building and Zoning Committee meeting.

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.

Hal Lichtman, Architect, was present. Mr. Sekawungu reviewed the Committee's previous recommendation.

Upon motion of Mr. Haywood, the Committee unanimously directed the Township Zoning Officer to advise the Zoning Hearing Board that it takes no action and recommends the same contingencies as previously stated.

APPEAL NO. 3500: Appeal of Natalie Lernerman, owner of premises known as 100 Elm Ave., Cheltenham, PA 19012, from the Decision of the Zoning Officer for a Special Exception in accordance with the rules and regulations of the Class R-8 Residence District as outlined in CCS 295-67.A.(2) for a lesser front yard setback of 1'-4" instead of the minimum required 25' in order to install an 11' x 16' shed.

Mr. Sekawungu reviewed the appeal.

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

APPEAL NO. 3501: Appeal of Kieth and Nikki Kushin, owners of premises known as 1116 Coventry Rd., Cheltenham, PA 19012, from the Decision of the Zoning Officer for a Variance in accordance with the rules and regulations of the Class R-4 Residence District as outlined in CCS 295-39.B.(1) for a lesser side yard setback of 5' instead of the required 10' and CCS 295-220 C. for a lesser rear yard setback of 5' instead of the required 15' in order to install a 10' x 12' shed.

Mr. Kieth Kushin was present. Mr. Sekawungu reviewed the appeal including location of the back yard, lesser setback, and the Planning Commission's recommendation to approve. He noted that the shed has already been erected.

Mr. Norris questioned the shed being prematurely erected. Mr. Kushin stated that he did make inquiries to the Township and got approval from the neighbors.

In response to a question from Mr. Simon, Mr. Bagley stated that a setback is determined by measurement from a property line.

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

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. 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. Bagley advised that both he and Mr. Havir will be attending the Zoning Hearing Board meeting continued on October 28, 2014 to testify on behalf of the Township in this matter.

Upon motion of Mr. Sharkey, the Committee unanimously directed the Township's Zoning Officer to advise the Zoning Hearing Board that its recommendation is as previously stated.

APPEAL NO. 3502: Appeal of Arcadia University, owner of premises known as 450 S. Easton Road, Glenside, PA 19038, from the Decision of the Zoning Officer for a modification of relief previously granted on Appeals 3473 and 3490 and additional relief required based upon a detailed review of the final land development plans.

- a. Variance from CCS 295-220: Front yard parking projections, to allow for a front yard setback area other than a lawn area or landscaped area and or more than one driveway opening per street frontage. (No. 3490)
- b. Variance from CCS 295-221.B.(5)(b): Corner lots to allow for surface parking between a building and the street. (No. 3490)
- c. Variance from CCS 295-249.B: Zone designation adjustment for steep slopes in the Riparian Corridor Conservation District. (No. 3490)
- d. Variance from CCS295-251: For electrical, sewer and water utility crossings of the riparian area. (No. 3473)
- e. Interpretation and confirmation that the underground storm water collection

system for the maintenance building was approved as a component of the parking lot approval within the riparian zone; alternatively a variance from CCS 295-251 and/or 252. (No. 3473)

Mr. Sekawungu reviewed the current appeal, previous appeals, and the engineering determination that additional variances were needed prior to land development.

Mr. Lichtman reviewed the riparian buffer variances.

Ms. Rappoport asked about the Planning Commission's review. Mr. Sekawungu reported that the Planning Commission tabled it since the applicant was not present. She asked if the Committee could also table it. Mr. Bagley advised that the Committee could not table it since there is a timeline for zoning appeals.

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

2. Upon motion of Mr. McKeown, the Committee unanimously accepted the Planning Commission Regular Meeting Minutes dated September 22, 2014.

3. Upon review of the Select Committee Meeting Minutes, Ms. Rappoport expressed concern that the draft Zoning Code said committee is reviewing be aligned with the Township's Sustainability Plan. She believed that upon reviewing the draft Zoning Code, the Select Committee should consider inclusion of low impact development and transit-oriented development and consider whether or not Conditional Use should be an option. Ms. Rappoport did not want the draft Zoning Code to include more density such as townhouses.

Mr. Simon was of the opinion that certain matters are not receiving a recommendation from the Select Committee. He asked about the timeline for a final report from the committee. Mr. Havir indicated that said report should be ready by the end of this year or early in 2015.

Upon motion of Mr. Haywood, the Committee unanimously accepted the Select Committee Meeting Minutes dated September 8 and September 22, 2014.

4. The Committee reviewed recommendations from the Economic Development Task Force (EDTF) for Certificates of Appropriateness as follows:

560 Church Road, Elkins Park (Salon Tiffany). Mr. Senkawungu reviewed the sign's size and location. There is an upcoming meeting with the applicant to discuss the delineation of the sign.

Mr. Havir advised that the application will be sent back to the EDTF for further review. Mr. Sharkey suggested that the EDTF needed to take a more proactive role in sign applications. Mr. Simon asked if the Select Committee was getting involved in signage. Ms. Rappoport asked if the Select Committee could discuss sign guidelines. Mr. Havir stated that the EDTF suggested design guidelines and the entire sign ordinance revisited. It was Mr. Havir's opinion that the Select Committee needed to focus on the draft Zoning Ordinance and get that Ordinance finalized and stopping to evaluate signage would hold up an already lengthy review process.

In light of the EDTF's recommendation that it had concerns with the size of the sign and asked that Staff review the application further, upon motion of Mr. Haywood, the Committee agreed to take no action.

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

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

Appeal No.3491: Application of Westminster Theological Seminary for the property located at 2960 Church Road, Glenside, PA 19038. Applicant requested the following relief:

A. An interpretation that the front setbacks are legal and non-conforming and existing parking is legal and non-conforming;

B. A variance from the Rules and regulations of the Cheltenham Township Zoning Code for the following:

i. From CCS 295-21 (Use Regulations" to allow the conversion of a single family dwelling unit to a two unit dwelling with two distinct living spaces.

ii. In the alternative, a variance from CCS 295-221 "Parking and Loading" requirements; and

iii. In the alternative, an interpretation of CCS 295-227 "non-conforming uses" that the existing residential use is a non-conforming use.

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

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

Appeal No. 3495: Application of Betty and Odinel Casseus, for the property located at 1801 Erlen Road, Elkins Park, PA, Applicants requested as follows:

1. Applicants requested a special exception from the rules and regulations of CSS 295-46.A.(1) to allow the construction of a deck with a front yard setback of seventeen (17) feet +/- which is less than the required forty (40) feet front yard setback depth.

2. Applicants also requested a special exception from CSS 295-46.A.(2) for a deck with a front yard setback of five (5) feet +/- which is less than the required forty (40) foot from yard setback depth.

The Zoning Hearing Board granted applicants' request for relief.

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

Appeal No. 3497: Application of William R. May Funeral Home, Inc., equitable owner of 6 Royal Avenue, Glenside, PA 19038. Applicant requested the following relief:

a. From CCS 295-21 for a use as a Funeral Home other than the permitted enumerated uses for an R-3 Residential District.

- b. From CCS 295-24.C for a lesser rear yard of 10 feet instead of the required twenty-five feet.
- c. From CCS 295-221.B(5)(a) for surface parking located between the building and the street with a lesser setback from the right-of-way of eight feet rather than the required ten feet.
- d. From CCS 295-221.B(5)(b) for the location of a surface parking lot on a corner lot located on an arterial road (Easton Road) as defined by the Cheltenham Township Comprehensive Plan.
- e. From CCS 295-221.B(5)(c) to permit a surface parking lot extending more than seventy feet in width along a pedestrian street frontage without an outdoor café, urban garden, plaza, square, courtyard or landscaping feature with seating.
- f. From CCS 295-163 to permit the disturbance of existing steep slopes in conjunction with the construction of the proposed site improvements.
- g. From CCS 295-197.A to permit the installation of an external illuminated monument sign with a maximum height of four feet above adjacent grade and with a total sign area of not greater than twenty square feet.
- h. From CCS 295-197.A to permit the installation of a backlit parallel wall sign with a total sign area of not greater than fifty square feet.
- i. A special exception from CCS 295-24.A(2) for a lesser front yard of five feet rather than the minimum fifty feet required for the installation of a monument sign.
- j. From CCS 295-223 to have a six foot high solid fence parallel to Easton Road to replace the existing post and rail fence.

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

Mr. Sharkey advised that the applicant informed him that he will not be proceeding any further due to a lack of financing and will be distributing a letter to the neighbors in this respect.

Upon motion of Mr. Sharkey, the Committee took no action (AYES: Haywood, McKeown, Norris, Rappoport, Sharkey; NAY: Simon).

Appeal No. 3498: Application of Albert Einstein Medical Center, for the property located at 60 Township Line Road, Elkins Park, PA, Applicant seeks the following 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 Road instead of the allowed one (1).

The Zoning Hearing Board granted applicant's request for relief subject to a condition.

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

6. Under Old Business – The Committee reviewed a Stipulated Settlement Agreement with the owner of 425 Greenwood Avenue, Wyncote. Mr. Bagley reviewed previous appeals, previous uses application, court orders, appeal for dimensional variances, a Release Document from the applicant, the neighbor's Petition to Intervene, which was granted by the Court of Common Pleas.

Richard Berlinger, Esq. was present to represent the applicant. He reviewed the Petition to Intervene by the neighbor and the neighbor's issues, which were non-zoning issues such as property maintenance and maintenance of a stone wall.

Ms. Rappoport asked about neighbors' input. Mr. Berlinger stated that three (3) neighbors testified at the Zoning Hearing Board meeting in support of the applicant.

Mr. Bagley advised that he is unaware of any reasons for which the Commissioners would oppose the settlement. According to Mr. Bagley, there is no substantive reason for the Township to be opposed to a dimensional variance.

Recommendation to the Board of Commissioners: Upon motion of Mr. Simon, the Committee unanimously recommended approval of a Stipulated Settlement Agreement between the Township and David and Ethel Dobson, owners of the property known as 425 Greenwood Avenue, Wyncote, (see attached).

Recommendation to the Board of Commissioners: Upon motion of Mr. Simon, the Committee unanimously recommended approval of a Mutual Release between the Township and David and Ethel Dobson, owners of the property known as 425 Greenwood Avenue, Wyncote, (see attached).

7. **Under New Business:**

a. Ms. Rappoport suggested that the Select Committee reviewing the draft Zoning Code consider removing Conditional Use from the Code. The Committee unanimously agreed.

b. It was announced that the Laverock a/k/a Falcon Hill Concept Plan will be reviewed at the October 8, 2014 meeting of the Public Works Committee instead of this evening.

8. **Under Citizens' Forum:**

Springfield Township Commissioner Robert Gillies was concerned about the density of the portion of the Falcon Hill development that is in Springfield Township. He asked that since it is being discussed at the October 8, 2014 meeting of the Public Works Committee if it could be put at the end of the meeting agenda, since Springfield Township also has a meeting that same evening. If review of the development was at the end of the agenda, it would be easier for someone from Springfield Township to attend the meeting. He also asked that a representative from Cheltenham Township attend a Springfield Township meeting to which Mr. Haywood responded that would need further consideration by the Commissioners. Mr. Gillies asked, and Mr. Bagley explained, the next steps in Cheltenham's process and related advertising for this development.

There being no further business, upon motion of Mr. McKeown, and unanimously approved by the Committee, the meeting was adjourned at 9:15 p.m.



Bryan T. Havir
Township Manager
as per Anna Marie Felix

**Richard W. Berlinger, Esquire
Berlinger Law
Identification No. 08719
1494 Old York Road, Suite 200
Abington, Pennsylvania 19001
(215) 376-6500**

ATTORNEY FOR APPELLANTS

IN RE:

**APPEAL OF
DAVID DOBSON and ETHEL DOBSON, h/w
425 Greenwood Avenue
Wyncote, PA 19095**

from the

**DECISION, OPINION AND ORDER OF THE
ZONING HEARING BOARD OF CHELTENHAM
TOWNSHIP DATED DECEMBER 17, 2013**

**COURT OF COMMON PLEAS
MONTGOMERY COUNTY, PA**

NO. 2014 - 00899

ORDER

AND NOW, this ____ day of _____, 2014, in consideration of the within Stipulation, it is hereby **ORDERED** and **DECREED** that the within Stipulation is entered as a matter of record for the disposition of this action.

By the Court:

J.

**Richard W. Berlinger, Esquire
Berlinger Law
Identification No. 08719
1494 Old York Road, Suite 200
Abington, Pennsylvania 19001
(215) 376-6500**

ATTORNEY FOR APPELLANTS

IN RE:

**APPEAL OF
DAVID DOBSON and ETHEL DOBSON, h/w
425 Greenwood Avenue
Wyncote, PA 19095**

from the

**DECISION, OPINION AND ORDER OF THE
ZONING HEARING BOARD OF CHELTENHAM
TOWNSHIP DATED DECEMBER 17, 2013**

**COURT OF COMMON PLEAS
MONTGOMERY COUNTY, PA**

NO. 2014 - 00899

STIPULATION

It is hereby agreed by the parties to this action, through their attorneys of record, that subject to the approval of the Court this Appeal is resolved as follows:

1. David Dobson and Ethel Dobson, h/w (“Dobsons”), are owners of the real property, a single parcel, located at 425 Greenwood Avenue, Wyncote, Cheltenham Township, Pennsylvania, which contains two principal single-family residential uses: a manor house and a two-story carriage house (“Premises”).
2. The Premises is irregular in shape, containing 67,400 square feet of land and is bordered by Barker Road, Greenwood Avenue, Deaver Road, and two privately owned parcels.
3. The Premises was improved with the manor house and the carriage house in the beginning of the 20th century, and prior to the adoption of Cheltenham Township’s first Zoning Code in 1929.

4. While originally designed and used an ancillary use to the manor house, the carriage house was permitted to be used as a separate dwelling by a Stipulation filed and approved by the Honorable Anita Brody in Zoning Appeal Docket No. 91-24308, by Order dated August 27, 1999 (“1999 Stipulation”).

5. Dobsons seek to subdivide the Premises to permit the carriage house to be sold as a separate single-family residence.

6. The Premises is located in the R-3 Residence District, which requires a minimum lot size of 20,000 square feet, a side yard of no less than 15 feet with an aggregate of 40 feet, a front yard of no less than 50 feet and a lot width at street of 100 feet minimum.

7. The carriage house sits 3 feet from the closest property line, creating a non-conforming side yard.

8. The Dobsons’ Subdivision Plan proposes the following:

a) Lot 1 - Carriage House: a lot size of 20,052.15 square feet, the lawful pre-existing non-conforming three-foot side yard, and 17 feet 11 inch yard fronting on Barker Road, a lot width on Barker Road of 296 feet 11-3/4 inches and a rear yard of 42 feet.

b) Lot 2 – Manor House: fully complies with the dimensional requirements.

A copy of the Subdivision Plan is attached hereto as Exhibit “A.”

9. No exterior changes are proposed to either dwelling, each building has sufficient area for vehicle parking and would share portions of a driveway leading into the Premises from Deaver Road under a recorded non-exclusive driveway easement.

10. Believing that there was no change of conditions from the prior zoning application resulting in the 1999 Stipulation, the Board felt constrained to deny the Dobsons’ requested relief on the principles of *res judicata*.

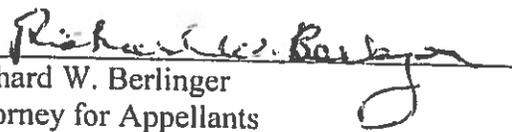
11. Post appeal settlement discussions established that there has been a change of conditions resulting from the 1999 Stipulation because the Cheltenham Zoning Ordinance permits only one principle use on a lot, and the Premises is non-compliant because it contains two principle uses on a single lot and, therefore, cannot be legally sold without the proposed subdivision.

12. The Zoning Board's denial of the requested dimensional variances in its Decision dated December 17, 2013, at Zoning Hearing Board of Cheltenham Township, Appeal No. 3475, is hereby vacated and withdrawn, and the requested variances are hereby granted and entered as an Order of the Cheltenham Township Zoning Hearing Board upon approval of this Stipulation by the Court.

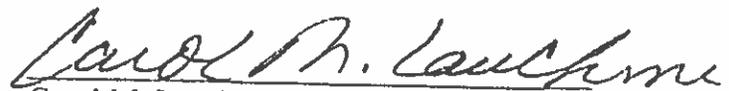
13. This Stipulation constitutes the entire agreement between the parties and shall bind and inure to the parties, their heirs, executors, administrators, successors, and assigns.

IN WITNESS WHEREOF, the parties through their attorneys have hereunder set their hands and seals and intending to be legally bound.

Date: 9-18-14


Richard W. Berlinger
Attorney for Appellants

Date: Sept 18, 2014


Carol M. Lauchmen
Solicitor, Cheltenham Township Zoning
Board

Date: _____

Joseph Bagley
Solicitor, Cheltenham Township

EXHIBIT "A"

MUTUAL RELEASE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that David Dobson, Ettel Dobson, and Land Conservancy of Elkins Park, Inc., individually and collectively, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound hereby, do **release and forever discharge**, and by these presents do for themselves, their successors and assigns, **release and forever discharge** the Township of Cheltenham, its officers, Board members, employees, agents, attorneys, contractors, successors and assigns, both known and unknown, of and from any and all claims, demands, damages, disbursements, costs, actions, causes of action, judgments and suits at law or in equity, of whatsoever kind or nature, past or present, regardless of a theory of recovery, whether foreseen or unforeseen, matured or not matured through the date set forth below, especially in any way pertaining to the ownership, possession or use of the tract and/or parcels located at or near 1750 Ashbourne Road, Elkins Park, Cheltenham Township, Pennsylvania, also identified as parcel nos. 31-00-01222-00-7, 31-00-01846-00-4 and 31-00-25888-00-1.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Township of Cheltenham, its officers, Board members, employees, agents, attorneys, contractors, successors and assigns, both known and unknown, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound hereby, do **release and forever discharge**, and by these presents do for themselves, their successors and assigns, **release and forever discharge** David Dobson, Ettel Dobson, and Land Conservancy of Elkins Park, Inc., individually and collectively, of and from any and all claims, demands, damages, disbursements, costs, actions, causes of action, judgments and suits at law or in equity, of whatsoever kind or nature, past or present, regardless of a theory of recovery, whether foreseen or unforeseen, matured or not matured through the date set forth below, especially in any way pertaining to the ownership, possession or use of the tract and/or parcels located at or near 1750 Ashbourne Road, Elkins Park, Cheltenham Township, Pennsylvania, also identified as parcel nos. 31-00-01222-00-7, 31-00-01846-00-4 and 31-00-25888-00-1.

Witnessed by:



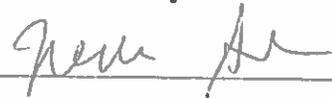
By:



DAVID DOBSON

Date: 9/17/14

Witnessed by:



By:



ETTEL DOBSON

Date: 9/17/14

Signatures continue on next page

Witnessed by:

LAND CONSERVANCY OF ELKINS
PARK, INC.

[Handwritten signature]

By:

[Handwritten signature]

Date: 9/17/14

Title: *Secretary*

Witnessed by:

TOWNSHIP OF CHELTENHAM

By:

Date: _____

Title:



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, October 1, 2014
Curtis Hall

NAME (Please Print Clearly)	ADDRESS	E-MAIL and/or TELEPHONE
Darren Harrison	Elkins Park Fire Co.	
MORT LAY	ELKINS Pk. FC	
X KRETSCHMER	//	
Edie + Ted Cerebi	Maple Ave Wyncote	
Margaret Wayns	Keenan St. LaMott, PA	
Emma Trusty	Willow Ave LaMott	
David Mulligan	LaMOTT FIRE CO	
Robert Gillies		



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, October 1, 2014
Curtis Hall

NAME (Please Print Clearly)	ADDRESS	E-MAIL and/or TELEPHONE
Richard Berlingar, Ed	Abington PA	215-376-6500
David Dobson	Greenwood Ave Wyncote PA	215-205-1754
Keith Kushin	Cheltenham	kckush@hotmail.com
David & Dorothy Stevens	LaMott, PA	215-635-4634