

January 7, 2015
Curtis Hall

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

Staff present were Alyson Elliott, Assistant Township Manager; Henry Sekawungu, Director of Planner/Zoning Officer; and Bryan T. Havir, Township Manager. Also present was Joseph Bagley, Esq., Solicitor. A Public Attendance List is attached.

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

1. As the Zoning Hearing Board (“ZHB”) meeting for January 12, 2014 was cancelled, there were no appeals to review.
2. As the Planning Commission did not meet in December, there were no Minutes to review.
3. Mr. Havir gave an update on the Draft Zoning Ordinance. County Planner Joseph Nixon has taken a position with the Philadelphia Water Department. John Cover and Eric Jarrell are senior County Planners and will assume the County Planning Department’s responsibility for Cheltenham Township. They are working on a final draft of the Ordinance, and it should be available for the Committee to review in March.
4. Upon motion of Mr. Portner, the Committee unanimously received the Report of the Building Inspector for December 2014.

5. Recent Zoning Hearing Board decisions were reviewed as follows:

Appeal No. 3506: Appeal of Abington Memorial Hospital, tenant of the premises located at 8302 Old York Road, Elkins Park, for free-standing signage at the secondary entrance of the entrance of the Briar House.

The Zoning Hearing Board granted applicant’s request with a condition.

Upon motion of Mr. Portner, the Committee unanimously approved to take no action.

Appeal No. 3507: Appeal of partners for the property located at 3301 W. Cheltenham Avenue (Holy Sepulcher Cemetery) for a temporary sales office and a trailer.

The Zoning hearing Board granted applicant’s request for relief, subject to conditions.

Upon motion of Mr. Sharkey, the Committee unanimously approved to take no action.

Mr. Simon observed that the recent Zoning Hearing Board decisions are written very briefly, and do not appear to include any opinions but rather just a decision.

6. Under Old Business:

a. Mr. Sharkey asked that the Select Committee reviewing the Draft Zoning Code be asked to review the removal of the Age-Restricted Overlay District from the Code. The Committee agreed.

b. Ms. Rappoport asked about scheduling of a public meeting for the Jenkintown/Wyncote Train Station renovations. Mr. Havar responded that it is being scheduled for Wednesday, January 28, 2015, at 7:30 p.m., at Curtis Hall, and will be open to Township and Jenkintown residents. SEPTA will present its plans.

In response to a question from Mr. Simon, Mr. Havar stated that the canopies of the station lie within the boundaries of Cheltenham Township, and the remainder of the station is within Jenkintown Borough.

7. Under New Business:

a. Mr. Portner announced that the Cheltenham Township Manager will conduct a Special Meeting in accordance with the Home Rule Charter, Article III, Section 309, on Monday, January 12, 2015, at 6:30 p.m. (prevailing time) at Curtis Hall, Church Road and Greenwood Avenue, Wyncote, PA, to enable the committee persons of the Township's Democratic Party of Ward 2 to designate a Commissioner for that ward to fill the term of a resigned Commissioner whose office became vacant on January 1, 2015. The meeting is open to the general public.

Mr. Simon commented that he felt this needed to be clarified that this is not a Commissioners/Township meeting, and the Commissioners are not permitted to participate in this meeting.

8. Under Citizens' Forum:

Edith Cerebi stated that the Jenkintown/Wyncote Train Station is within the Wyncote Historic area, and the Wyncote Board of Historical and Architectural Review ("BHAR"), should review all of SEPTA's plans to renovate the station especially since some of the repairs are architectural. She felt that both municipalities should be on the same page in this respect.

She was told that only the canopies of the station are within Cheltenham's borders, and the Township only has authority and control over the portion of the station that is within its borders. The remainder of the station is in Jenkintown. It is a matter of municipal independence. There will be a public meeting on Wednesday, January 28, 2015, at Curtis Hall, 7:30 p.m., at which time, SEPTA, Jenkintown Borough and Cheltenham Township residents and officials will be present to review and discuss the plans.

Ms. Rappoport felt that since a portion of the station is in the Wyncote Historic District, and the station is also on the National Register, it might be prudent to have the Solicitor's opinion as to the Township's leverage in this matter.

There being no further business, upon motion of Mr. Portner, and unanimously approved by the Committee, the meeting was adjourned at 8:20 p.m.



Bryan T. Haver
Township Manager

as per Anna Marie Felix

