

March 18, 2015  
Curtis Hall

A regular meeting of the **BOARD OF COMMISSIONERS** was held this evening, President Harvey Portner presiding. Members present were Commissioners Holland, McKeown, Norris, Rappoport, Sharkey and Simon.

Staff present were Christopher Clewell, Public Works Superintendent; Michael Fleming, Public Works Coordinator; Nancy Gibson, Public Information and Complaint Officer; Brian Hinson, Acting Director of Parks and Recreation; John J. Norris, Chief of Police; Joseph O'Neill, Fire Marshal; Bruce Rangnow, Director of Fiscal Affairs; and Bryan T. Havir, Township Manager. Also present was Joseph M. Bagley, Esq., Township Solicitor. A Public Attendance List is attached.

1. The meeting commenced at 7:30 p.m. with the Pledge of Allegiance being led by Commissioner McKeown.

2. Each member having received a copy of the Commissioners' Regular Meeting dated February 18, 2015, upon motion of Mr. McKeown, the Minutes were unanimously approved by the Board of Commissioners.

3. Each member having received a copy of the Executive Summary Financial Report of the Manager/Secretary for the month of February, 2015, upon motion of Mr. McKeown, the Report was unanimously approved by the Board of Commissioners.

4. Each member having received a copy of the Accounts Paid Report for the month of February, 2015, upon motion of Mr. McKeown, the Report was unanimously approved by the Board of Commissioners.

5. Mr. Sharkey presented a Certificate and Pin to Community Service Officer Daniel Lannutti upon the completion of 20 years of employment with the Township.

6. **PUBLIC HEARING:** Mr. Portner announced the commencement of a Public Hearing. The purpose of the Public Hearing was to consider and potentially vote to adopt (1) an Ordinance amending the Cheltenham Township Zoning Code by adding a new Zoning District entitled R3-A and enacting requirements and bulk regulations and amending Article XXIV-Preservation Overlay District; and (2) an Ordinance amending the Official Zoning Map of Cheltenham Township by changing the zoning classification of a certain parcel of land from the R3 Residential District to R3-A Resident District.

A transcript of the Public Hearing is available as "*Notes of Testimony*" from the Township's Planning and Zoning Department.

7. Review of the Public Works Committee Regular Meeting Minutes dated March 11, 2015:

a. Upon motion of Mr. Sharkey, the Board of Commissioners unanimously agreed to table discussion on a Certificate of Appropriateness for Application L15-134, 1347 West Cheltenham Avenue, Elkins Park, PA 19027, to install shading on the frontage of the property and construct a new addition on the rear of the property to the April 8, 2015 Public Works Committee Meeting.

b. Upon motion of Mr. Sharkey, the Board of Commissioners unanimously authorized the extension of two access easements at 218 and 224 East Church Road for the temporary sanitary sewer bypass pipe.

c. Upon motion of Mr. Sharkey, the Board of Commissioners unanimously adopted **Resolution No. 11-15** authorizing the filing of a Community Development Block Grant Application to the Montgomery County Department of Housing and Community Services in the amount of \$170,000 for rehabilitation work at the La Mott Community Center. (see attached).

d. Upon motion of Mr. Sharkey, the Board of Commissioners unanimously adopted **Resolution No. 12-15** authorizing the filing of a Pennsylvania Department of Conservation and Natural Resources Trail Development Grant in the amount of \$125,000 for the Tookany Creek Trail Phase III.

e. Upon motion of Mr. Sharkey, the Board of Commissioners unanimously received the Public Works Committee Regular Meeting Minutes dated March 11, 2015.

8. Review of the Finance Committee regular Meeting Minutes dated March 11, 2015.

a. Upon motion of Mr. Norris, the Board of Commissioners unanimously authorized Township Staff to proceed with the process to determine what portions of 2005A and 2011 bond series qualify for refunding opportunities.

b. Upon motion of Mr. Norris, the Board of Commissioners unanimously approved the Township's Manager's request to appoint Brian Hinson as Director of Parks and Recreation with its advice and consent in accordance with the Home Rule Charter, Article VII, Section 702(b). His official start date with this title is March 23, 2015. Mr. Hinson was introduced.

c. Upon motion of Mr. Norris, the Board of Commissioners unanimously received the Finance Committee Meeting Minutes dated March 11, 2015.

9. Review of the Public Safety Committee Regular Meeting Minutes dated March 4, 2015.

a. Upon motion of Mr. Sharkey, the Board of Commissioners unanimously authorized a local declaration of State of Emergency enacted by the Township Manager for the purposes of procuring road salt.

b. Upon motion of Mr. Sharkey, the Board of Commissioners unanimously received the Public Safety Committee Meeting Minutes dated March 4, 2015.

10. Review of the Public Affairs Committee Regular Meeting Minutes dated March 4, 2015:
- a. Upon motion of Mr. McKeown, the Board of Commissioners unanimously approved a request by the Cheltenham School District to waive building permit fees and bill for the School District for all third party fees.
  - b. Upon motion of Mr. McKeown, the Board of Commissioners unanimously approved expansion of Transnet service from three (3) days to five (5) days per week.
  - c. Upon motion of Mr. McKeown, the Board of Commissioners unanimously received the Public Affairs Committee Regular Meeting Minutes dated March 4, 2015.

11. Upon motion of Mr. Simon, the Board of Commissioners unanimously received the Building and Zoning Committee Regular Meeting Minutes dated March 4, 2015.

12. Review of the Sinking Fund Meeting Minutes dated February 25, 2015:

- a. Upon motion of Mr. Simon, the Board of Commissioners unanimously received the Sinking Fund Commission Meeting Minutes dated February 25, 2015.

13. Upon motion of Mr. Simon, the Board of Commissioners unanimously received the Pension Board Regular Meeting Minutes dated March 6, 2015.

14. Under Old Business:

- a. Upon motion of Mr. Sharkey, the Board of Commissioners adopted **Ordinance No. 2299-15** for the R3-A Zoning District Ordinance (see attached). (Ayes: McKeown, Norris, Portner, Simon, Sharkey; Nays: Holland and Rappoport).

- b. Upon motion of Mr. Sharkey, the Board of Commissioners adopted **Ordinance No. 2300-15** for the R3-A Zoning District Ordinance Map Change (see attached). (Ayes: McKeown, Norris, Portner, Simon, Sharkey; Nays: Holland and Rappoport).

Commissioner Sharkey thanked the neighborhood group, Hansen Organization, Cheltenham and Springfield Township and Board of Commissioners for the tireless efforts and patience working through this process.

Commissioner Simon stated that now Hansen had the opportunity to show neighbors that many of their concerns were unfounded and to create a great development.

Commissioner McKeown noted that he grew up in northeast Philadelphia where Hanson Properties built many beautiful communities.

c. Upon motion of Mr. McKeown, the Board of Commissioners unanimously authorized the execution of the Stipulation and Settlement Agreement between Wyngate Development Homeowners, Good Pro Cheltenham, L.P. Zoning Hearing Board of Cheltenham, and Cheltenham Township as it relates to the Wawa located at Ogontz Avenue, Limekiln Pike, MacDonald Avenue and Clubhouse Lane.

15. Under New Business: None

16. Public Comment:

Donna Powell, 19 Old Cedarbrook Road, Wyncote noted that this is an example of the community and developers working together and a win-win for the community and the developer. Ms. Powell wanted to thank Mr. Pransky for working with Mr. Goodman and the Wyngate community, Mr. Milbert and Mr. Stamm. Ms. Powell also thanked the Board of Commissioners for not approving a previously proposed Ordinance. Commissioner Norris thanked Ms. Powell for her support.

Mr. Portner announced that an Executive Session will commence following the Board of Commissioners meeting this evening to discuss personnel and litigation issues.

There being no further business, upon motion of Mr. Portner, the meeting was adjourned at 8:40 p.m.

  
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Bryan T. Havir  
Township Manager

Per Kathryn McDevitt/Anna Marie Felix

**TOWNSHIP OF CHELTENHAM  
RESOLUTION NO. 12-15**

AUTHORIZING THE FILING OF A GRANT APPLICATION FOR THE FY 2016 COMMUNITY CONSERVATION PARTNERSHIP PROGRAM ADMINISTERED BY THE PENNSYLVANIA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES FOR THE PURPOSE OF CONSTRUCTING A PORTION OF THE TOOKANY CREEK TRAIL PHASE III AND PURCHASING TRAIL MAINTENANCE EQUIPMENT

**WHEREAS**, the Township of Cheltenham (“Township”) desires to undertake the development of Phase III of the Tookany Creek Trail and purchase trail maintenance equipment totaling \$250,000.00; and

**WHEREAS**, the development of this section of trail was called for in the Tookany Creek Trail Master Plan dated December 27, 1999; and

**WHEREAS**, the general public, including community stakeholders, representatives and members of the Tookany-Tacony/Frankford Watershed Partnership, and the Cheltenham Township Environmental Advisory Council, all had the opportunity to comment on the proposed project; and

**WHEREAS**, the Township desires to receive funds from the Department of Conservation and Natural Resources (“Department”) a grant for the purpose of carrying out this project; and

**WHEREAS**, the application packages includes a document entitled “Terms and Conditions of Grant” and a document entitled “Grant Agreement Signature Page”; and

**WHEREAS**, the Township understands that the contents of the document entitled “Terms and Conditions of Grant,” including appendices referred to therein, will become the terms and conditions of a Grant Agreement between the Township and the Department if the Township is awarded a grant; and

**WHEREAS**, the Township understands that, by signing the “Grant Agreement Signature Page” and submitting it to the Department as part of the grant application, the applicant agrees to the terms and conditions of the grant and will be bound by the Grant Agreement if the Department awards a grant; and

**WHEREAS**, the Cheltenham Township Board of Commissioners have committed to fund this project through a combination of other grant sources and local funds, in order to make up the necessary fifty (50%) percent match of the total project cost, based on the attached Project Consultant’s Cost Estimate (Exhibit A).

**NOW THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Township of Cheltenham, County of Montgomery, Commonwealth of Pennsylvania, that the

Township Administration be authorized to submit a grant application to the Department of Conservation and Natural Resources for FY 2015 funding in the amount of \$125,000 for the project described herein, and furthermore that:

1. The official with the title of Township Manager or his designee be authorized to sign the "Grant Agreement Signature Page," including any amendments made a part thereof and attached hereto on behalf of the Township of Cheltenham, in accordance with the provisions of the Cheltenham Township Home Rule Charter, enacted November 2, 1976.
2. If this official signed the "Grant Agreement Signature Page," prior to the passage of this Resolution, this grant of authority applies retroactively to the date of signing.
3. If the Township of Cheltenham is awarded a grant, the "Grant Agreement Signature Page," including any amendments made a part thereof and attached hereto, signed by the above official, will become the grantee's executed signature page for the Grant Agreement, and the Township/grantee will be bound by the Grant Agreement.
4. Any amendment to the Grant Agreement may be signed on behalf of the grantee by the official who, at the time of the signing of the amendment, has the title specified in paragraph 1 above and the Township/grantee will be bound by the amendment.

**I HEREBY CERTIFY** that the foregoing resolution was adopted by the Board of Commissioners of the Township of Cheltenham, County of Montgomery, Commonwealth of Pennsylvania, in Elkins Park, Pennsylvania, under my hand and the Seal of the Township of Cheltenham, this eighteenth day of March, A.D., 2015, in the year of the Township of Cheltenham the one hundred sixteenth.

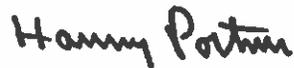
Resolved and adopted this 18<sup>th</sup> day of March, A.D., 2015.

ATTEST:

TOWNSHIP OF CHELTENHAM  
BOARD OF COMMISSIONERS



\_\_\_\_\_  
Bryan T. Havir  
Township Manager and Secretary  
(SEAL)



By: \_\_\_\_\_  
Harvey Portner, President  
Board of Commissioners

**EXHIBIT "A"**

**FY 2016**

**Pennsylvania Department of Conservation and Natural Resources  
Community Conservation and Partnership Program (C2P2)**

**PROJECT CONSULTANT COST ESTIMATE BY  
RBA GROUP**

**Opinion of Probable Construction Cost for  
Tookany Creek Trail Phase III Project  
Cheltenham Township, Montgomery County, PA**

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<b><u>Scope of Work</u></b>	<b><u>Cost</u></b>
I. Bridge	\$ 155,000.00
II. Landscaping and Regrading around Bridge	\$ 12,500.00
III. Pavement Markings and Signage	\$ 10,000.00
	<b><u>Subtotal</u></b> \$ <b>177,500.00</b>
	Mobilization (5%) \$ 9,000.00
	Design (10%) \$ 18,000.00
	Construction Mgt (5%) \$ 9,000.00
	<b><u>Total Costs</u></b> \$ <b>213,500.00</b>
IV. Polaris Ranger 570 w/ heated cab and plow	\$ 19,000.00
V. Shed Purchase and Installation with Footing	\$ 17,500.00
	<b><u>Subtotal</u></b> \$ <b>250,000.00</b>
	DCNR Grant Request -\$ 125,000.00
	<b><u>Township Match</u></b> \$ <b>125,000 .00</b>

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EXHIBIT "A"

FY 2016  
Pennsylvania Department of Conservation and Natural Resources  
Community Conservation and Partnership Program (C2P2)

PROJECT CONSULTANT COST ESTIMATE BY  
RBA GROUP

Opinion of Probable Construction Cost for  
Tookany Creek Trail Phase III Project  
Cheltenham Township, Montgomery County, PA

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<u>Scope of Work</u>	<u>Cost</u>
I. Survey Services	\$ 12,437.00
II. Travel Way Construction	\$ 396,510.00
III. Landscaping	\$ 76,032.00
IV. Traffic Control	\$ 10,000.00
V. Erosion and Sedimentation Control	\$ 29,163.00
VI. Signage and Pavement Markings	\$ 7,676.00
<i>VII. Subtotal</i>	<i>\$ 531,818.00</i>
VIII. Mobilization (9%)	\$ 47,864.00
IX. Contingency (20%)	\$ 115,936.00
<i>X. Total Trail Costs</i>	<i>\$ 695,618.00</i>
XI. William Penn Foundation Grant	-\$ 400,000.00
<i>XII. Subtotal Trail Costs</i>	<i>\$ 295,618.00</i>
XIII. Polaris Ranger 570 w/ heated cab and plow	\$ 16,800.00
XIV. Shed Purchase and Installation	\$ 15,000.00
<b>TOTAL</b>	<b>\$ 327,418.00</b>
<b>TOWNSHIP MATCH</b> (FY 2016 Capital Budgets)	<b>DCNR Grant Request</b> (FY 2016 Proposed)
\$227,418.00	\$100,000.00

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**TOWNSHIP OF CHELTENHAM  
RESOLUTION NO. 11-15**

AUTHORIZING THE FILING OF A GRANT APPLICATION FOR THE  
FY 2015 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
FOR THE PURPOSE OF MAKING IMPROVEMENTS TO THE LA MOTT  
COMMUNITY CENTER

**WHEREAS**, the Montgomery County Department of Housing Services has been allocated monies by the U.S. Department of Housing and Urban Development (HUD) for its 2015 Fiscal Year Community Development Block Grant Program; and

**WHEREAS**, the Township of Cheltenham has executed a Cooperation Agreement with Montgomery County for conducting Community Development activities and is a participant in the Montgomery County Community Development Block Grant (CDBG) Program; and

**WHEREAS**, the Township of Cheltenham Board of Commissioners held a public meeting on March 11, 2015, to review the Community Development Block Grant Program proposal with the public and gave the Township citizenry an opportunity to review and comment on proposals as it relates to the CDBG program rules, regulations, and eligible activities promulgated by the U.S. Department of Housing and Urban Development, Community Development Block Grant Program (24 CFR Part 570); and

**WHEREAS**, it is recognized that in order to be eligible for program participation, the use of funds may be for the construction, reconstruction, rehabilitation or installation of public facilities and improvements, including but not limited to streets, curbs, sidewalks, streetscape improvements, community centers, storm drainage and sanitary sewers which directly benefits those persons which reside in a particular pre-determined low and moderate income neighborhood, as well as primarily benefiting all residents of the Township, which is one of the criteria for satisfying the national objectives of the Department of HUD under the CDBG Program; and

**WHEREAS**, the Township Staff has recommended to the Cheltenham Township Board of Commissioners that a project dealing with renovations to the La Mott Community Center, 7420 Sycamore Avenue, Elkins Park, PA, located in the targeted low income program-eligible Census Tract 2024.02, Block Group 6, be submitted for funding under the Township's application as part of the FY 2015 Montgomery County CDBG Program.

**NOW THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Township of Cheltenham, Montgomery County, Commonwealth of Pennsylvania, that the Township Administration be authorized to submit to the Montgomery County Department of Housing and Community Development, a CDBG funding application for FY 2015 in the amount of \$170,000.00 for certain improvements to the La Mott Community Center, including the replacement of windows in the gymnasium and dance room, replacement of sprinkler pipes with galvanized piping, a new energy efficient boiler and playground lighting:

1)	Replacement of windows in gymnasium (6 windows at \$7,000)	\$42,000.00
2)	Replacement of windows in dance room (3 windows at \$2,500)	\$ 7,500.00
3)	Replacement of Sprinkler Pipes on basement level	\$55,500.00
4)	Energy Efficient Boiler	\$45,000.00
5)	<u>LED Playground Lighting Upgrades</u>	<u>\$20,000.00</u>
	<b>TOTAL Grant Request</b>	<b>\$170,000.00</b>
6)	<u>Architectural Fees (Township Match)</u>	<u>\$25,000.00</u>
	<b>TOTAL Project Cost</b>	<b>\$195,000.00</b>

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Board of Commissioners of Cheltenham Township hereby authorizes the Township Manager to execute all requests, applications, agreements and contracts required by and with Montgomery County to participate in the Program.

**DONE IN ELKINS PARK, PENNSYLVANIA**, under my hand and the Seal of the Township of Cheltenham, this eighteenth day of March, A.D., 2015, in the year of the Township of Cheltenham the one hundred sixteenth. Resolved and adopted this 18<sup>th</sup> day of March, A.D., 2015.

TOWNSHIP OF CHELTENHAM

*Harvey Portner*

Harvey Portner, President  
Board of Commissioners

ATTEST

*Bryan T. Havir*

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Bryan T. Havir, Manager/Secretary  
(SEAL)

**CHELTENHAM TOWNSHIP**

**ORDINANCE NO. 2299-15**

**AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF CHELTENHAM, CHAPTER 295, THEREOF, ENTITLED “ZONING” BY ADDING A NEW ZONING DISTRICT ENTITLED R3-A AND ENACTING REQUIRED AREA AND BULK REGULATIONS; AND AMENDING ARTICLE XXIV PRESERVATION OVERLAY DISTRICT.**

**SECTION 1.** Chapter 295, entitled “Zoning”, is hereby amended by adding a new Article XXXV, entitled R3-A Residence District, §295-255 to read as follows:

**§295-255. Applicable regulations.**

In the R3-A District, the regulations contained in this article shall apply. The purpose of this Article is to recognize and address the particular difficulties of properties which lie within two municipalities with varying zoning district requirements, and to develop regulations that allow for a coordinated development plan.

**§295-256. Use regulations.**

A building may be erected, altered or used and a lot or premises may be used for any of the following purposes and for no other:

- A. Single-family detached dwelling
- B. Accessory use on the same lot and customarily incidental to any of the foregoing permitted uses. The term “accessory use” shall not include an office for the conduct of business or any commercial enterprise but shall include:
  - (1) Private garage for use of the occupants.
  - (2) No-impact home-based business, as defined in the Pennsylvania Municipalities Planning Code.
  - (3) A private swimming pool for the use of the occupants.
  - (4) A satellite earth station for the use of the occupants, provided that such satellite earth station complies with the requirements set forth in Article XXIX.
  - (5) A greenhouse, garden area, or accessory maintenance building.

- C. Signs when erected and maintained in accordance with the provisions of Article XXV hereof and other applicable Township ordinances.

**§295-257. Lot area and lot width.**

- A. A lot area of not less than 8,500 square feet and a lot width of not less than 70 feet at the street line and extending of that width from the street line to the depth of the rear yard shall be provided for every principal building hereafter erected, altered or used in this district.

**§295-258. Lot Coverage.**

- A. The building coverage shall not exceed 30% of the lot area.
- B. The impervious coverage shall not exceed 50% of the lot area.

**§295-259. Yard regulations.**

- A. Front yard.

- (1) There shall be a front yard, the depth of which shall be at least 25 feet.

- (2) In the case of a corner lot, a front yard as provided for in Subsection A.(1) shall be required for each street on which the lot abuts.

- B. Side yards.

- (1) In the case of a single-family detached dwelling, there shall be two side yards, each having a width of at least 10 feet.

- C. Rear yard. There shall be a rear yard, the depth of which shall be at least 25 feet.

**§295-260 Building height.**

- A. The height of any principal building shall not exceed three stories, and may in no case exceed 35 feet in height.
- B. The height of any accessory building or structure shall not exceed one story or 16 feet in height.

**§295-261 Special Regulations**

- A. Density. In an R3-A Residential District the number of units per acre shall not exceed 1.9 over the entire tract area within Cheltenham Township, excluding the ultimate right

of way of any existing public streets. In addition, one existing building per tract may be adaptively reused as one dwelling unit.

- B. No new lot line shall be located within 50 feet of the ultimate right of way of a state highway. Existing trees and shrubbery, walls, fences and other structures within such required 50 foot buffer shall be retained and perpetually maintained in accordance with a maintenance and operations plan to be approved as a part of any development of the property; and existing trees and shrubbery, walls, fences and other structures within the ultimate right of way shall be retained and perpetually maintained in accordance with a maintenance and operations plan to be approved as part of any development of the property
- C. No new road, driveway or building shall be located closer than 50 feet to an existing residential lot on any property within a zoning district other than R3-A.
- D. Pedestrian circulation shall be provided throughout the tract. Trail and sidewalk interconnection shall be provided to trails and sidewalks on adjoining properties both within Cheltenham Township and other surrounding municipalities. All trails and sidewalks shall be open to the public.

#### **§295-262 Architectural Guidelines**

- A. All buildings shall be designed with a single unifying architectural theme which shall reflect and enhance the visual and historic character of the area, both within Cheltenham Township and other surrounding municipalities.
- B. The use of dormers, cupolas, bay windows, offsets, chimneys, balconies, and other architectural details is encouraged and shall be included where appropriate.
- C. Exterior wall and detail materials are to be brick, stone (natural or manmade), stucco, wood or other approved materials on at least 50% of all building facades. Blank or windowless walls are not permitted. Building facades which face residentially zoned properties or properties with a predominately residential character shall be designed to complement those uses.
- D. As part of any land development application, the applicant shall provide architectural renderings of all proposed buildings along with samples of the actual materials to be used. The applicant shall also provide graphic representations showing the relationship between the proposed development and structures in the surrounding area.

**SECTION 2.** Chapter 295 entitled “Zoning”, Article XXIV Preservation Overlay District, §295-187 B. is hereby amended to read as follows:

**§295-187. District Established.**

- B. Notwithstanding the foregoing, multiple-dwelling housing for the elderly projects, and the R3-A District (only if the tract under development under single and separate ownership extends into another municipality), are exempt from the requirements of this Article.

**SECTION 3.** Nothing in this Ordinance or in the Code of the Township of Cheltenham shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued or any cause or causes of action existing under the said Code prior to the adoption of this amendment.

**SECTION 4.** In all other respects, the Code of the Township of Cheltenham, Chapter 295, entitled "Zoning" is hereby ratified and reaffirmed except where the same is inconsistent with the provisions contained in this Ordinance.

**SECTION 5.** The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision thereof shall be held illegal, invalid or unconstitutional by any Court of competent jurisdiction, such decision of this court shall not effect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Cheltenham Township Board of Commissioners that this Ordinance would have been adopted if such legal, invalid or unconstitutional section, sentence, clause, part or provisions had not been included herein.

**SECTION 6.** This Ordinance shall take effect and be in force from and after it is approved as required by law.

ENACTED into an ORDINANCE this 18<sup>TH</sup> day of March 2015.

TOWNSHIP OF CHELTENHAM  
BOARD OF COMMISSIONERS

BY: Harvey Portner  
Harvey Portner, President

ATTEST:



Bryan Havir, Cheltenham Township Manager/Secretary

**ORDINANCE NO. 2300-15**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE TOWNSHIP OF CHELTENHAM, ATTACHED TO AND INCORPORATED IN CHAPTER 295, SECTION 4, OF THE CHELTENHAM TOWNSHIP CODE, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN PARCEL OF LAND FROM THE R3 RESIDENTIAL DISTRICT TO R3-A RESIDENTIAL DISTRICT**

THE BOARD OF COMMISSIONERS OF CHELTENHAM TOWNSHIP,  
MONTGOMERY COUNTY, DO HEREBY ENACT AND ORDAIN:

**Section 1:** That Chapter 295, Section 4, Zoning Map of Cheltenham Township, shall be amended to change the hereafter described tract of land presently zoned R3 Residential District to the R3-A Residential District.

All that certain tract or parcel of ground situate in Cheltenham Township, Montgomery County, PA described as follows:

**BEGINNING** at a concrete monument set on Township line dividing Cheltenham and Springfield Townships and being set on the westerly side of Willow Grove Avenue, said monument being set South 35 degrees 03 minutes 56 seconds West 20.57 feet from a concrete monument set on the westerly side of Willow Grove Avenue marking a corner of lands of David Lloyd and now or formerly Michael F. Harkins; thence leaving said point of beginning and along said right of way the following five courses and distances to wit:

1. South 02 degrees 01 minutes 50 seconds West 78.36 feet to a point,
2. By a curved line curving to the left having a radius of 512.40 feet and an arc length of 5.32 feet to a point,
3. South 03 degrees 12 minutes 07 seconds West 223.91 feet to a point,
4. By a curved line curving to the right having a radius of 1583.50 feet and an arc length of 324.60 feet to a point,
5. South 14 degrees 56 minutes 48 seconds West 161.03 feet to a point thence leaving said right of way and crossing to title line in said Willow Grove Avenue South 55 degrees 03 minutes 18 seconds East 17.89 feet to a point in the bed of said road thence along said road South 12 degrees 33 minutes 42 seconds West 651.57 feet to a point thence leaving said road and along various lots in the Laverock Manor Subdivision North 55 degrees 00 minutes 39 seconds West 651.41 feet to a concrete monument set on the aforementioned township line thence along said township line North 36 degrees 07 minutes 55 seconds West, crossing a water line easement and a driveway easement, 1306.43 feet to a concrete monument being the first mentioned point and place of beginning.

CONTAINING: 10.556 Acres

Such property is also known as Cheltenham Township, Parcel Numbers 31-00-29050-007, 31-00-29053-004, 31-00-29056-019, and 31-00-29056-001.

**Section 2:** That the proper officers of the Township of Cheltenham shall be directed to amend the Zoning Map of Cheltenham Township in accordance with this ordinance.

Enacted and ordained this 18<sup>th</sup> day of March, 2015.

BOARD OF COMMISSIONERS  
OF CHELTENHAM TOWNSHIP

*Harvey Portner*

By: \_\_\_\_\_  
Harvey Portner, President

ATTEST:

*Bryan Havir*

\_\_\_\_\_  
Bryan Havir, Cheltenham Township Manager/Secretary



PUBLIC ATTENDANCE LIST



# Board of Commissioners Meeting

Wednesday, March 18 @ 7:30 P.M.

*Curtis Hall*

1250 W. Church Road, Wyncote, PA 19095

(Please Print Clearly)

Print Name	Mailing Address	Telephone Number	E-mail Address
<del>Robert P. ...</del>	<del>317 Brookdale Ave Glenside, PA 19038</del>		
Laura Gabar	328 Brookdale Ave Glenside, PA 19038		
Megan Mullin	327 Brookdale Ave Glenside, PA 19038		
Deb Mcglade	320 Brookdale		dmcglade320@comcast.net
Renee Goarrio	224 Brookdale		RGoarrio@ma.l.com
Ted & Esie Ceschi	300 Maple		
Carl Franklin	1021 Stratford 19027		LJJKR001@msn.com
Juanita Harper Franklin	Franklin ↓		↓
J. L. ...	304 Hill ...		
Michelle Bark	7807 Kenox Rd Glenside.		
Wendy Blustein	1805 Hillcrest Rd. 19038		
Patricia Beal	7509 Cornwall		



PUBLIC ATTENDANCE LIST



# Board of Commissioners Meeting

Wednesday, March 18 @ 7:30 P.M.

*Curtis Hall*

1250 W. Church Road, Wyncote, PA 19095

(Please Print Clearly)

Print Name	Mailing Address	Telephone Number	E-mail Address
Todd SAGIN	1805 Hillcrest Rd Laverock	215 233 9529	todsagin@aol.com
Roberte Eisenman	7808 Froebel Laverock	215 836 7698	
Lucy Eisenman	7608 Froebel Glenview, PA	215 836 7698	
BRAD PRANSKY			
John Naghski	1418 Willow Grove Wyncote	215-233-1576	jenaghski@aol.com
Sophia Naghski	" "	" "	" "
Stephen Bitterman	1617 Hillcrest Rd Glenview, PA	215-884-7762	
Donna Powell	19 Oak Wyncote PA		
Martin Schmid	631 Tilden Ln		
Sandra McInerney	1730 E. Wilbur Grove Ave Laverock Pa 19028		
Joel Perister	1770 E. Willow Grove Ave		