

A regular meeting of the **BUILDING AND ZONING COMMITTEE** was held tonight, Chairman Morton J. Simon, Jr. presiding. Members present were Commissioners Brockington, Holland, Norris, Pransky, Sharkey and Rappoport.

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

Mr. Simon called the meeting to order at 10:07 p.m.

1. The Committee reviewed and took action on the following Zoning Hearing Board (ZHB) agenda items for August 8, 2016, as follows:

APPEAL NO. 16-3547 (continued from 6/13/16): Appeal of Salus University, owner of the premises known as 8340, 8360 & 8380 Old York Road, Elkins Park, PA 19027 from the Decision of the Zoning Officer for the following Zoning relief in order to reconfigure the existing parking lot to add 35 parking spaces along Old York Road in the C-1 Commercial Zoning District:

- 1.) A special exception from Section 295-103., to allow for the existing accessory building(s) to separate from the principal buildings.
- 2.) A variance from Section 295-106., green area, for an increase in the existing non-conformity for Parcel 2 to allow 28% where 40% is required and 31% is currently provided.
- 3.) A special exception from Section 295-227.C., non-conforming uses, to expand the non-conforming parking with the front yard, or in the alternative a variance from Section 295-221.B.(5)(a) to expand the existing non-conforming parking within the front yard.
- 4.) A variance from Section 295-221.B.(5)(c), location of surface parking, to not provide pedestrian street features for the existing parking extending more than 70 feet along Old York Road.

Ms. Carrie Nase-Poust, Esq., Garry Tinford, Peter Hernandez and Richard Echevarria were present to represent the applicant and answer any questions of the Committee. Ms. Nase-Poust provided updates to the Committee related to reduction of the impervious area by 5,000 square feet, the hiring of an arborist, pedestrian connectivity and better plantings that include evergreens and deciduous trees along Old York Road. There would be an overall increase in the number of trees planted compared to what will be removed.

Ms. Rappoport raised a concern about lack of pedestrian features and it was determined that there was not sufficient room between the fence and the sidewalk.

Mr. Echevarria reported that they are currently conducting an assessment of the entire site for the next five years.

The applicant will be back before the Township for a land development review if the zoning approval is granted.

Upon a motion by Mr. Pransky, the Committee unanimously recommended to take no action.

2. **Receipt of the Planning Commission Minutes dated July 27, 2016.**

Upon motion by Commissioner Holland, the Committee unanimously received the Planning Commission Minutes from July 27, 2016.

3. **Discussion of the Proposed Draft Zoning Ordinance.** Mr. Simon stated that the Proposed Draft Zoning Ordinance meetings are scheduled for August 11, August 18 and August 25, 2016 and will take place at the Township Administration Building from 6:00 p.m. to 9:00 p.m.

4. **Review of Zoning Hearing Board Decisions.**

- a.) Appeal No. 16-3548: Appeal of Anna ten Bensel for a property located at 107B S. Easton Road, Glenside, Pennsylvania, to allow for a tobacco free hookah/oxygen bar use, parking requirements by land use and have no off-street parking.

It was reiterated at last month's meeting, that the Commissioners took action on this Appeal by directing the Township Solicitor to file an appeal of the Zoning Hearing Board's action with the Montgomery County Court of Common Pleas. No further action is needed at this time.

- b.) Appeal No. 16-3549: Appeal of Garry Takle and Ellen Unterwald, for the property located at East Church Road, Parcel #06241-00-1, Elkins Park, Pennsylvania, to allow for an accessory use on a vacant lot with no primary use, a setback of zero feet in place of the required 10' and to allow for a swimming pool to be erected within the side yard. The Committee recommended no action.

5. Upon motion of Mr. Pransky, the Committee unanimously received the report of the Building Inspector for July, 2016.

6. **Under Old Business:** None

7. **Under New Business:** None

8. **Citizens Forum:** None

9. There being no further business, upon motion of Mr. Simon, the meeting was adjourned at 10:35 p.m.



Bryan T. Havir
Township Manager

As per Patty Gee

PUBLIC ATTENDANCE LIST
Public Works Committee @ 7:30 PM
Planning & Zoning Committee @ 8:00 PM
Wednesday, August 3, 2016
Curtis Hall
Wyncote, PA 19095

NAME (Please Print Clearly)	ADDRESS/ AFFILIATION/COMPANY	EMAIL/TELEPHONE
CARMEN GREITANO	RESIDENT.	MRCARMENGREITANO@AOL.com
DEBORAH FRIES	450 VALLEY RD	dfries8503@comcast.net
Gail McLean	452 Valley Rd	gmclean115@yahoo
Jay & Jan Hermon	703 Curtis Rd.	janzh60@gmail.com
DIANE OSWALD	332 Myrtle Ave	osw-d@hotmail.com
Rhonda J. Sizer	7307 M. 12th M.P.	RGisser@comcast.com
Elliott Miller	8360 FARMWORKS SP	elliottmiller@hotmail.com
Regina Drach	123 Myrtle Ave	-
Patty Nolan	314 Franklin Ave	-
Johanna Mylet	1336 Ashbourne Rd	jcm122003@yahoo.com
Brim Teuton	1336 Ashbourne Rd	wahoo05@hotmail.com
ROBERT HYSLOP	211 HARRISON	215-886-0813

EARLE T. Bourne 1525 Redwood Lane 215 886 1987
 Roberto Martinez 8349 Thomson Rd robertoshardwoodflooring@verizon.net

NAME (Please Print Clearly)	ADDRESS	EMAIL/TELEPHONE
Itzhak Critz	24 Cadogan Pkwy Elkins Park	ITHCORITZ@AOL.COM
Kate Johnson	616 Webb Rd	Kate.Johnson.58@mac.com
Bob Chanin	100 BREYER DR 5c ELKINS PK 19027	moledad123@gmail.com
ANTHONY DiPietro	116 MARVIN RD ELKINS PARK	adipietro@yahoo.com
Christina Cayer	323 LISMORE AVE Glenview	chriscayer22@verizon.net
Don McDonnell	426 Central Ave. Chert 19012	don@bertsolution4u.net
JOANN + JOE D. ALESSANDRO	519 CENTRAL CHELTENHAM PA 19012	JOANN0202@GMAIL.COM
MIRIAM Albaladejo Jose Cruz	505 Beecher Ave Cheltenham PA 19012	MNA1130@AOL.COM
Ry L Hollinger	528 Ashbourne Rd Cheltenham PA 19012	Realtorray@Comcast.net
Brian Jeter	— Comcast	—
Ben Zaitz	421 Linsfellow	
STEVE HOBBER	24021 MERIKILN PIKE	shober11@gmail.com
Rick Echevarria	8360 Old York Rd Elkins Park, PA 19027	RECH@SALUS.EDU
Julie Elliott	1812 Chelsea Rd Elkins Park, PA 19027	mttgah@yahoo.com
Harsh Wachs		

Michele Perloff 111 Wetherill Rd.
Cheltenham, PA 19012 MKperloff@aol.com

NAME (Please Print Clearly)	ADDRESS	EMAIL/TELEPHONE
Ted & Edie Cerebi	300 Maple	
Mike Genovese	444 Harrison Ave	mikegenovese@msn.com
Les Hirsch	1609 Harris Rd.	
Cecelia Freeman	8000 Heather Rd	ceil.freeman14@verizon.net
Earl Stamm	209 Gribbel Rd	estamm@ verizon.net
MICHAEL SCHAFER	24 W. CARVER ^{HUNTSVILLE} TN 3743	MICHAEL@BRADYRISK.com
Judi Lusk	1 Greenwood Pl. ^{Wyncote}	Judi.Lusk@ gmail.com
Ron Lusk	1 Greenwood Pl	ron.lusk@gmail.com
Brian McCone	NBC 10	brian.mccone@nbcuniv.com
Lisa Garofano	305 Ryers Ave Cheltenham PA 19012	
Kerry Krieger	342 Hewett Rd Wyncote pa	KerryAK2@verizon.net
Thomas Estew	7423 BARCLAY RD	VZE15439Y@ VERIZON.NET
Steve Burns	145 HEWETT RD	
Joe Vescevic	107 Tootzang	joevesco@yahoo.com
Tom McHugh	127 Hewett Rd Wyncote PA	tom.mchugh@monitordata.com
Ben Romney	541 Red Oak Dr.	BROMNEY1@GMAIL.COM
Mac Feller	Elkins Park, PA 615 Mulford Rd Wyncote	mfeller99@comcast.net