

A regular meeting of the **BUILDING AND ZONING COMMITTEE** was held tonight via web conference, Chairman Brad Pransky presiding. Members present were Commissioners Areman, Holland, Brockington, Rappoport, Zygmund-Felt and Norris.

Staff members present via web-conference were Robert Zienkowski, Township Manager; Alyson Elliott, Assistant Township Manager; Henry Sekawungu, Director of Planning & Zoning; Scott Lynch, Building and Codes/Fire Marshal. Also present via web-conference was Edward Diasio, Esq., Township Solicitor.

Mr. Pransky called the meeting to order at 9:02 p.m.

1. Review and Comment under Section 106 Review of National Historic Preservation Act for the proposed Modifications to the Verizon Wireless Telecommunication Facility located at 2960 W. Church Road (Westminster Theological Seminary), Glenside, PA 19038.

EBI Consulting, representative for the applicant shared that it is proposing an additional six (6) antennas in addition to the 12 previously approved by the Zoning Hearing Board (ZHB). Mr. Pransky raised concerns about the radio frequency interference, but the applicant did not have any information on this and stated that specifics were shared as part of the original ZHB approval.

Discussion continued about the nonprofit status of Westminster Theological Seminary (WMTS), and its renting out of space to generate revenue from a number of telecommunication facilities but not contributing their share of Business Privilege Taxes. It was recommended that staff work with the Solicitor and follow up with WMTS to ensure that the Township is made whole.

2. Receipt of Monthly Citizen's Committee Meeting Minutes.

- A. Planning Commission – August 23, 2022

Upon motion of Mr. Pransky, the committee unanimously received the minutes of the Planning Commission for August 23, 2022.

- B. La Mott Board of Historical & Architectural Review.

- 1) Approval of a Certificate of Appropriateness for application L22-279 of applicant Adam Gladish, owner of 1822 Chelsea Road, Elkins Park, PA 19027 for the replacement of a temporary wood railing with a wrought iron metal railing.

Upon motion of Mr. Pransky, the committee unanimously recommended approval.

- 2) Approval of a Certificate of Appropriateness for application L22-280 of applicant Home Genius Exteriors, contractor for 1807 Willow Avenue, Elkins Park, PA 19027 for the replacement of slate roof with onyx gray asphalt shingles, with white vinyl trim and gutters.

Upon motion of Mr. Pransky, the committee unanimously recommended approval.

- 3) Approval of a Certificate of Appropriateness for application L22-281 of applicant Megan Doll, contractor for owner Franklin Bryant for 1723 Graham Lane, Elkins Park, PA 19027 for the replacement of the existing siding with vinyl siding, and the existing slate roof with an asphalt shingle roof and gutters.

Upon motion of Mr. Pransky, the committee unanimously recommended approval.

3. Receipt of Planning & Zoning Monthly Reports for August, 2022.

Upon motion of Mr. Pransky, the Committee unanimously approved the Planning & Zoning Monthly Report.

4. Report of the Building Inspector for August, 2022.

Mr. Lynch updated the Committee regarding some of the stop work orders issued in August, including 808 Chelton Hills Drive. Work at this location commenced without permits, leading to shoddy work compromising the structure, triggering the need to submit a structural engineering report, and tripling of permit fees. He offered that in the future, staff will be including information specific to stop work orders issued for the month.

Mr. Zygmund-Felt commended staff on their hard work leading to the approval of an occupancy permit for the Yeshiva Gedolah located at 8201 High School Road.

Ms. Rappoport raised concerns about the property at the corner of Old York Road and Chelton Hills Drive, its blighted condition, and the need for follow-up. She also raised a need for the Township to consider engaging an entity to help market vacant commercial properties in the Township, similar to this one.

Upon motion of Mr. Pransky, the Committee unanimously voted to receive the Report of the Report of the Building Inspector for August, 2022.

5. Old Business – None.

6. New Business:

A. 343 Bent Road First Amendment to “In-Law” Suite Agreement.

Mr. Diasio provided background on the agreement and the precipitation for the changes, which was due to the current owner’s desire to sell the property and to have the existing restrictions extended to the new owner who could then maintain the same conditions as opposed to removing the “in-law suite” from the dwelling upon sale of the property.

The following concerns were raised by the Committee:

- What constituted residents of the in-law suite
- Policing of residents as laid out in the agreement
- Setting of a precedent
- Consideration to tighten up the language in the agreement

Recommendation to the Board of Commissioners: Upon motion of Ms. Rappoport, the Committee voted to recommend that the Board of Commissioners approve the amendments to the “In-Law” Suite Agreement, upon additional review and input from the Township Solicitor and staff.

B. **Recommendation to the Board of Commissioners:** Upon motion of Mr. Zygmund-Felt, the Committee unanimously recommended the Board of Commissioners authorize advertisement of an Ordinance amending Chapter 9, Advisory Boards and Committees, Section 9-3, Board of Historical Architectural Review (BHAR), to contemplate the merger of the La Mott and Wyncote BHARs and to update references to outdated Sections of the Township Code.

C. **Recommendation to the Board of Commissioners:** Upon motion of Mr. Pransky, the Committee unanimously recommended the Board of Commissioners authorize advertisement of a public hearing to consider public comment on the adoption of an Ordinance amending Chapter 295, Zoning, Section 195-1804, Board of Historical Architectural Review (BHAR) to contemplate the merger of the La Mott and Wyncote BHARs and to revise language regarding the composition, powers and duties of the BHAR.

Mr. Diasio highlighted the substantive changes which were minor.

Ms. Rappoport questioned the language, “contemplate a merger,” and upon further discussion it was agreed to change it to something more definitive like “implement or effectuate” a merger. She also inquired and received affirmation that both BHARs were in favor of the merger. Discussion followed on the composition of the BHARs and the need to ensure that the current voting members were not marginalized by the change in membership composition and numbers.

- D. Engagement Letter for Legal Services from Kilkenny Law for the Zoning Hearing Board for the year 2023.

It was noted that there would be no change in the rate for services rendered in 2023.

Recommendation to the Board of Commissioners: Upon motion of Mr. Pransky, the Committee unanimously recommended the Board of Commissioners approve the engagement letter for legal services from Kilkenny Law for the Zoning Hearing Board for the year 2023.

- E. Mr. Areman made an announcement about the Glenside Food Truck Festival that would be taking place on Thursday September 8, 2022, from 5:30 p.m. to 9:00 p.m.

7. Citizen’s Forum

Ms. Isser requested a statement from Mr. Pransky regarding the need to get permits prior to performing work in the Township. Mr. Pransky reiterated that inspections protect homeowners and insurance companies, and ensures that work performed meets the Building Codes.

Ms. Brown thanked all the participants that made it out for the La Mott Community Day and also encouraged everyone to attend the upcoming Camp William Penn event.

8. There being no further business, upon motion of Mr. Pransky the meeting was adjourned at 10:01 p.m.



Robert Zienkowski
Township Manager

As per Henry Sekawungu