

**September 27, 2010  
Township Building**

The Planning Commission ("PC") meeting was held tonight at the Township Administration Building. The following Planning Commission members were present: Messrs. Goldfarb, Leighton, Gordon, Cohen, and Cross. Also present were ex-officio member Scott Laughlin, and Carmen G. Reitano, Assistant Director of Engineering, Zoning & Inspections.

**1. Acceptance of the minutes of the August 23, 2010 Meeting.**

Mr. Harrower submitted the following corrections to the minutes via email correspondence to Holly Nagy on September 27, 2010.

- p. 2 – Appeal No. 3380: It is stated "Mr. Harrower made a motion of no action"; I am not a voting member and thus do not make motions. Please review and substitute the correct person who made the motion.
- P. 6 – Appeal No. 3381: It is stated, "Mr. Lichtman discussed a two-level building which was all cleaned out." This is unclear to me. I think it is a reference to the two-level garage building that was demolished except for its foundations, and will be rebuilt; therefore I suggest substituting, "Mr. Lichtman indicated that the existing garage is to be rebuilt and is to be used for either storage, or may be considered for a student activity space."
- P. 7 – Appeal No. 3381: It is stated, "A fire pit was also suggested to be added for student assemblies or rallies by the commission." I don't recall discussion of a fire pit, but question whether it was – or would have been – suggested by the [Planning] Commission. I would recommend deleting, "...by the commission."
- P. 8 – Appeal No. 3381: It is stated, "Mr. Harrower requested a traffic overlay template be used to illustrate how traffic patterns will be established for this project." I would revise this to read, "Mr. Harrower requested that the turning radius be reviewed for the trucks getting onto and off of the site at the Church Road and Waverly Road intersection."

Mr. Goldfarb made a Motion to approve; Mr. Gordon seconded the Motion; the Motion passed.

**2. Review of Zoning Hearing Board Agenda for October 14, 2010.**

Mr. Reitano stated that this meeting is for ZHB Appeal No. 3336: Ashbourne Country Club and that there is nothing new for the Planning Commission to review.

**3. Review of Zoning Hearing Board Agenda for October 18, 2010.**

**Appeal No. 3381:** (Continued and Amended) Appeal of Arcadia University, owner of premises known as 450 S. Easton Road, Glenside, PA 19038, from the Decision of the Zoning Officer for the following zoning relief:

- a. Variances from the Rules and Regulations of the Class R-1 Residence District as

outlined in CCS 295-07. for the expansion of the educational use on the premises (CTRERP Block 137, Units 26 and 27) by making the following improvements instead of the enumerated permitted uses:

- i. Construction of 8,500 S.F., one-story gymnasium northeast of the main athletic fields (replaces previously approved Maintenance Building).
  - ii. Construction of a new vehicular bridge.
  - iii. Construction of a new pedestrian bridge.
  - iv. Construction of a 1,500 S.F., one-story addition to the Maintenance Shop.
  - v. Construction of a 2,600 S.F., one-story addition to Spruance Hall.
  - vi. Construction of a 20,000 S.F., one and two-story addition to Spruance Hall (Art Center).
  - vii. Construction of a 3,465 S.F., one story addition to Murphy Hall.
  - viii. Construction of a Maintenance Bridge.
- b. In CCS 295-21. for the institutional use of the existing residential structure (former Kaname residence) on CTRERP Block 137, Unit 043 (Parcel at the southeast corner of the intersection of Church and Waverly Roads) instead of one of the enumerated permitted uses.
- c. Variances from the Rules and Regulations of the Steep Slope Conservation District as outlined in Article XXII of the Cheltenham Code, as follows:
- i. From CCS 295-167. for the construction of various site improvements associated with the improvements noted in a. and b., above, instead of the enumerated permitted uses.
  - ii. From CCS 295-168. for not submitting a Lines and Grades plan; Applicant will submit Lines and Grades Plan(s) during the land development process.

Mr. Harold Lichtman was present to discuss the application. Mr. Lichtman stated that the one change reflected on the plan was the removal of the maintenance building. Mr. Gordon stated that in previous meeting minutes it was brought up by a concerned citizen that there was construction being done prior to permits being issued. Mr. Lichtman stated that the projects currently under construction do have valid permits and noted that the work the resident may have witnessed may have been Aqua repairing the water main.

Mr. Goldfarb made a motion of no action; Mr. Gordon seconded the motion; the motion passed.

**Appeal No. 3383:** (Continued) Appeal of James C. Bullock, Jr., owner of premises known as 1510 Juniper Avenue, Elkins Park, PA 19027, from the Decision of the Zoning Officer for the following Zoning Relief in order to construct a 36' x 48' four season enclosure of the existing swimming pool:

- a. Variances from the Rules and Regulations of the Class R-4 Residence District as outlined in Article VII of Chapter 295 of the Cheltenham Code, as follows:
  - i. From CCS 295-38. for a greater building coverage of 27.56% instead of the maximum permitted 20%.
  - ii. From CCS 295-39.A.(1) and (2) for a lesser front yard setback of 33' from the Juniper Avenue frontage of the premises instead of the minimum required 40'.
  - iii. From CCS 295-39.B. (1) for a lesser site yard setback of 4.7' from the northwest property line instead of the minimum required 10'.
  - iv. From CCS 295-39.C. for a lesser rear yard setback of 11' from the southwest property line instead of the minimum required 25'.

No one was present to discuss this application.

Mr. Goldfarb stated that there wasn't enough information and that the Committee had no idea what it looked like.

Mr. Leighton made a motion to take no action. Mr. Gordon seconded the motion. The motion passed.

**4. Review of Cheltenham Township Land Development Application No. 10-0610: Record Plan 7301  
Old York Road Site Improvements.**

Mr. Harold Lichtman was present to discuss this application. Mr. Lichtman stated that the location was a former real estate office and obtained zoning to become a bank. Mr. Lichtman stated that this project was given the approval by STAC at the September 23, 2010 STAC meeting. Mr. Lichtman also stated that the Commissioners requested the drive-thru for the proposed bank be removed.

Mr. Lichtman noted that there is less impervious surface than before and the entrance, parking and building are remaining the same, and it is inside renovations that are being done. Mr. Lichtman confirmed that the variances needed for the project were for signage and zoning. Mr. Reitano confirmed that this was already obtained.

Mr. Reitano also noted that the remaining piece needed for this application was Mr. Lynch's Stormwater Management Report.

Mr. Goldfarb made a motion of no action; Mr. Gordon seconded the motion; the motion passed.

**5. New Business**

Mr. Reitano presented the draft Ordinance Chapter 295, Article XXLX relating to a prohibition against certain outdoor storage and or display of appliances, equipment, household furnishing and stock in Commercial Zoning Districts.

Mr. Cross stated that this was already in front of the Planning Commission once before and that the Township doesn't have much say if the things are on private property and do not obstruct the 48" sidewalk.

Ms. Betty Cataldi expressed her concern regarding the New Vision Thrift Store which is located next to her house. She stated that the "junk" they have displayed is unattractive and is an eye-sore. Ms. Cataldi expressed concern about the safety of her property and well being due to thieves stealing the furniture and appliances that are left outside of the New Vision Thrift Store Property.

Mr. Laughlin questioned if the Ordinance could cover things on personal property.

Mr. Laughlin questioned if the Ordinance has a penalty listed. Mr. Reitano confirms that it hasn't been decided on yet.

Mr. Goldfarb made a motion of no action. It was seconded by Mr. Gordon; the motion passed.

**7. Adjournment**

Mr. Goldfarb made a motion for adjournment; Mr. Cross seconded the motion. The motion passed. The meeting adjourned at 8:30 P.M.



David G. Kravnik  
Township Manager

Per: Holly Nagy