

The Planning Commission ("PC") meeting was held tonight at the Township Administration Building.

The following Planning Commission members were present: Mr. Cross. Also present was Patrick J.

Duffy P.E., Director of Engineering, Zoning & Inspections and Carmen G. Reitano, Assistant to the

Director of Engineering, Zoning & Inspections. A quorum was not present.

1. Acceptance of the minutes of the March 26, 2012 Meeting.

Due to the lack of a quorum acceptance of the March 26, 2012 meeting minutes was tabled until the May 21, 2012 meeting.

2. Review of Zoning Hearing Board Agenda for May 14, 2012.

Appeal No. 3435: Appeal of Walter Gimbel, owner of premises known as 140 Jefferson Ave., Cheltenham, PA 19012, from the Decision of the Zoning Officer for the following Zoning Relief: a variance from the Rules and Regulations of the Class C-3 Commercial District as outlined in CCS 295-121.C. for a lesser side yard setback along the northwest property line of 3' instead of the minimum required 8' for a 20'W x 22'L x 19'+/- H Garage.

Mr. Gimbel was present for this application. Mr. Gimbel stated that the previous garage was deteriorated and unsafe. Mr. Cross stated that because this building is a legal non-conforming structure it triggered zoning. Mr. Gimbel acknowledged that there is a height difference and that he believes the original garage was built in the 1920's.

Mr. Duffy stated that the previous garage was demolished about a month ago.

Mr. Cross made a Motion of No Action.

3. Consideration of Waiver Request for Land Development CTDA 12-0570: Kol Ami - HVAC-8201 High School Road, Elkins Park

Guy Appeal, from Kol Ami Synagogue and Travis Alderson, from Alderson Engineering were present for this request.

Mr. Alderson stated that the scope of the project includes demolishing the old HVAC unit as it is inadequate to handle the additional classrooms. Mr. Alderson stated that they are replacing the existing cooling tower, chiller and air handler. The existing cooling tower is being removed from the roof and being replaced by a condensing unit mounted on a concrete pad on grade.

Mr. Alderson stated that putting the unit on the ground will provide a cost savings to the Synagogue as its more expensive to replace the support system on the roof. Mr. Alderson stated that the new condensing unit will be on grade replacing the cooling tower. Mr. Alderson stated that the condensing unit is very similar to a residential unit.

Mr. Cross stated that he wanted to make sure that the sound of the unit stayed within reasonable levels and it makes sense not to overburden the existing roof. Mr. Alderson stated that the Synagogue hired a sound consultant to make sure there were no issues with noise. Mr. Alderson stated that the new unit is significantly quieter than what is there now. Mr. Alderson stated that the Synagogue is more than willing to add sound baffling to the units if necessary.

Mr. Duffy stated that even if a waiver is issued a permit must be issued.

Mr. Cross stated that he approved of the waiver request. Mr. Duffy stated that the official waiver is not granted until the request goes in front of the Board of Commissioners and receives their approval on May 16, 2012.

4. New Business

Ms. Nagy handed out a memo from Township Manager Kraynik inviting all members of the Planning Commission to the May 16, 2012 Board of Commissioners meeting to take part in a discussion regarding possible changes to the Age-Restricted Housing Ordinance. See attached memo.

Mr. Cross acknowledged the invite and asked whether the other members received this memo by email. Ms. Nagy confirmed that they had.

Ms. Bridget Chadwick a resident of Wyncote was present to discuss her concerns about transportation issues, pedestrians and cyclists in Cheltenham Township. Ms. Chadwick stated that she was interested in Regional and Federal issues using local examples. Ms. Chadwick stated that she is especially concerned about the PennDOT projects at Church Road and Greenwood Avenue as well as Church Road and Rices Mill Road interconnecting signals.

Mr. Cross stated that the committee does not have anything to do with those projects and as a rule the Planning Commission does not involve itself in such matters. Ms. Chadwick stated that the PennDOT project description says nothing about pedestrian issues or bicycles and Ms. Chadwick wants to know who has the plans for these projects.

Mr. Cross suggested that Ms. Chadwick speak to Public Works Coordinator Michael Fleming as he may have an idea about the plans to which Ms. Chadwick is referring.

Mr. Cross stated that it is not typical for the Planning Commission to get involved in regional issues or county issues; Mr. Cross stated that the person to contact for those issues is the Montgomery County Planner.

Mr. Reitano suggested that Ms. Chadwick reach out to PennDOT if she is referring to a specific project and go to the author of the plan for details.

Ms. Chadwick stated she wrote a letter to PennDOT regarding dangerous pedestrian crossings.

Mr. Cross stated that if Ms. Chadwick has an issue with the design of roadways her complaint should be with PennDOT, not the Township Planning Commission.

Mr. Cross stated that the Planning Commission is not obliged to deal with it as it is not a Planning Commission subject matter. The only way the Planning Commission would be involved is if the Township was requested by PennDOT to review a project.

Mr. Reitano stated that review of these plans is only by invitation by PennDOT. Mr. Reitano stated that Ms. Chadwick should ask PennDOT how to get involved in this process.

5. Old Business

None

6. Adjournment

Mr. Cross made a motion for adjournment; the meeting adjourned at 8:15 P.M.

A handwritten signature in black ink, appearing to read 'DK', with a long horizontal flourish extending to the right.

David G. Kravnik
Township Manager

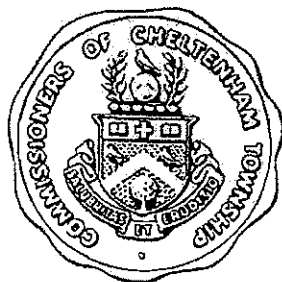
Per Holly A. Nagy

Township of Cheltenham

Montgomery County, Pennsylvania

Board of Commissioners
Art Haywood, President
Harvey Portner, Vice President
Kathy A. Hampton
Charles D. McKeown
Daniel B. Norris
J. Andrew Sharkey
Morton J. Simon, Jr.

Township Manager
David G. Kraynik




Administration Building
8230 Old York Road
Elkins Park, PA 19027-1589

Phone: 215 887-1000
FAX: 215 887-1561
Website: cheltenhamtownship.org

MEMORANDUM

DATE: April 30, 2012

TO: Planning Commission ("PC")

FROM: David G. Kraynik, Township Manager 

SUBJECT: Age-Restricted Housing Ordinance

Please be advised that possible changes to the above-referenced Ordinance will be discussed at the May 16, 2012, Board of Commissioners meeting at 7:30 p.m., at Curtis Hall. The Commissioners have asked consultant Ken Amey to analyze the recommendations that the PC made at its March 26, 2012 meeting as well as the analysis presented by David Cohen.

All members of the PC, voting/ex-officio/observers, are invited to the May 16 meeting to participate in a discussion that will include a review of Mr. Amey's analysis. I anticipate receiving said analysis prior to that meeting from Mr. Amey, and I will forward it to the PC as soon as I receive it.

In the meantime, if you have any questions, please do not hesitate to contact either myself or Township Engineer Patrick Duffy.

Respectfully,

DGK:amf

cc: Board of Commissioners
Patrick J. Duffy, Director, Engineering, Zoning & Inspections
Joseph M. Bagley, Esq.
Ken Amey