

Cheltenham Township, believing that public input is appropriate on any item coming before the Commissioners, will recognize any citizen wishing to address a specific item prior to the vote on that issue. In order to be recognized, please raise your hand.

BUILDING AND ZONING COMMITTEE

Brad M. Pransky – Chair
Matthew Areman – Vice Chair
Irv Brockington – Member
Baron B. Holland – Member
Ann L. Rappoport – Member
Mitchell Zygmund-Felt – Member
Daniel B. Norris – Ex-Officio member

AGENDA

Wednesday, August 4, 2021

8:00 p.m. | Zoom Web Conference

To Join Zoom Video Meeting:

[Click Here](#)

Dial by your location:

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 861 3570 1620, Password: 615103

1. Report of the Building Inspector for July 2021 (see attached).
2. Old Business
3. New Business
 - A. Review and consider recommending the Board of Commissioners authorize advertisement of a Public Hearing on September 29, 2021 to consider public comment on an Ordinance amending Chapter 295, Zoning, Article IV, Use regulations, Section 405, categories of permitted uses, subsection, A-6: Fences and walls, to add regulations regarding the side of fence facing neighbors and to prohibit conflicts with rights-of-way (see attached).
4. Citizen's Forum
5. Adjournment



Robert Zienkowski
Township Manager

Report of the Building Inspector

For July, 2021

COMMISSIONERS OF CHELTENHAM TOWNSHIP
ELKINS PARK, PA 19027

COMMISSIONERS OF CHELTENHAM TOWNSHIP
REPORT OF THE BUILDING INSPECTOR FOR JULY, 2021

	# PERMITS	TOT. FEES	\$ VALUE
RESIDENTIAL			
RENOVATIONS / ALTERATIONS	50	19,908	663,600
MULTI-FAMILY			
RENOVATIONS / ALTERATIONS	0	0	0
COMMERCIAL			
RENOVATIONS / ALTERATIONS	6	8,746	291,533
INSTITUTIONAL			
RENOVATIONS / ALTERATIONS	0	0	0
FENCE	27	1,140	1,140
JULY, 2021	83	29,794	955,133
JULY, 2020	76	47,505	1,544,635
YEAR-TO-DATE 2021	364	185,986	5,954,728
TOTAL 2020	485	326,068	10,564,937
HEATING & AIR CONDITIONING			
JULY, 2021	10	5,222	174,067
JULY, 2020	15	12,067	402,233
YEAR-TO-DATE 2021	52	31,681	1,056,033
TOTAL 2020	91	86,168	2,872,198
ELECTRICAL			
JULY, 2021	12	6,161	205,367
JULY, 2020	9	9,312	310,400
YEAR-TO-DATE 2021	59	32,283	1,096,098
TOTAL 2020	111	66,679	2,392,963
PLUMBING			
JULY, 2021	4	3,300	110,000
JULY, 2020	13	6,369	212,300
YEAR-TO-DATE 2021	42	18,172	605,732
TOTAL 2020	96	58,777	1,934,897
FOG PERMITS			
JULY, 2021	1	250	250
JULY, 2020	1	250	250
YEAR-TO-DATE 2021	10	2,500	2,500
TOTAL 2020	34	8,500	8,500

COMMISSIONERS OF CHELTENHAM TOWNSHIP
ELKINS PARK, PA 19027

**COMMISSIONERS OF CHELTENHAM TOWNSHIP
REPORT OF THE BUILDING INSPECTOR FOR JULY, 2021**

	# PERMITS	TOT. FEES	\$ VALUE
GRADING PERMITS			
JULY, 2021	0	0	0
JULY, 2020	3	1,000	1,000
YEAR-TO-DATE 2021	7	2,175	2,175
TOTAL 2020	15	4,000	4,000



Henry Sekawungu
Director - Planning and Zoning

New Business

A. Zoning Amendment to Section 405 Entitled categories of Permitted Uses.

CHELTENHAM TOWNSHIP

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE CHELTHENHAM
TOWNSHIP CODE, CHAPTER 295, ENTITLED
“ZONING”, ARTICLE IV, ENTITLED “USE
REGULATIONS”, SECTION 405 ENTITLED
"CATEGORIES OF PERMITTED USES", SUBSECTION
A.(6) ENTITLED "USE A-6: FENCES AND WALLS" TO
ADD REGULATIONS REGARDING THE SIDE OF FENCE
FACING NEIGHBORS AND TO PROHIBIT CONFLICTS
WITH RIGHTS-OF-WAY**

WHEREAS, the Pennsylvania Municipalities Planning Code (“MPC”) authorizes zoning ordinances to permit, prohibit, regulate, restrict and determine, among other things, the uses of structures and land; and

WHEREAS, the MPC authorizes zoning ordinances to be designed to promote the public health, safety, morals and general welfare.

NOW, THEREFORE, the Board of Commissioners of Cheltenham Township, duly assembled, ordains as follows (new text underlined):

SECTION I. - Amendment to the Code

Chapter 295 entitled “Zoning”, of the Cheltenham Township Code, Article IV entitled “Use Regulations”, Section 405 entitled "Categories of Permitted Uses", Subsection A.(6) entitled "Use A-6: Fences and Walls" is amended as follows:

Section 295-405A Categories of permitted uses. (6) Use A-6: Fences and Walls.

...

- h. All fences shall be erected with the finished side facing adjacent properties. The finished side shall be considered the side without the structural members exposed.
- i. Fencing is not permitted within the street right-of-way. By way of example only, curb and sidewalk are typically within the street right-of-way.

SECTION II. - Severability.

The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of

the Board that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION III. - Failure to Enforce Not a Waiver.

The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

SECTION IV. - Effective Date.

This Ordinance shall take effect and be in force from and after its approval as required by the law.

SECTION V. - Repealer.

All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

ORDAINED and **ENACTED** by the Board of Commissioners of Cheltenham Township, Montgomery County, Pennsylvania, this ____ day of _____, 2021.

CHELtenham TOWNSHIP

ATTEST: _____
Robert A. Zienkowski
Township Manager/Secretary

BY: _____
Daniel B. Norris
President, Board of Commissioners

NOTICE

NOTICE is hereby given that the Board of Commissioners of Cheltenham Township, at its public meeting on _____, 2021 at Curtis Hall, 1250 West Church Road, Wyncote, Pennsylvania 19095 will hold a public hearing on and may consider and vote to adopt an ordinance amending the Cheltenham Township Code, Chapter 295 entitled “Zoning”, Article IV entitled “Use Regulations”, Section 405 entitled "Categories of Permitted Uses", Subsection A.(6) entitled "Use A-6: Fences and Walls" to add regulations regarding the side of fencing facing neighbors and to prohibit conflicts with rights-of-way.

Copies of the full text of the proposed ordinance are available for examination during normal business hours at the offices of *Times Chronicle*, 307 Derstine Avenue, Lansdale, PA 19446, the Montgomery County Law Library, Court House, Norristown, Pennsylvania 19401, and the Cheltenham Township Administration Building, 8230 Old York Road, Elkins Park, Cheltenham, Montgomery County, Pennsylvania 19027, at the last of which a copy of the proposed ordinance may be obtained for a charge not greater than the cost thereof. Copies of the proposed ordinances may also be viewed on the Cheltenham Township website: www.cheltenhamtownship.org > Document Center > Ordinances Under Consideration.

JOSEPH M. BAGLEY, ESQUIRE
WISLER PEARLSTINE, LLP
Solicitors for Cheltenham Township