

The regular meeting of the **BUILDING AND ZONING COMMITTEE** for January 2021 was held tonight via web-conference, Chairman Brad M. Pransky presiding. Members present were Commissioners Areman, Brockington, Holland, Rappoport and Zygmund-Felt. Also present was Ex-officio member Norris.

Staff present via web-conference were Robert Zienkowski, Township Manager; Alyson Elliott, Assistant Township Manager; and Henry Sekawungu, Director of Planning & Zoning. Also present via web-conference were Joseph Bagley, Esq., and Roger Phillips, Interim Township Engineer.

Mr. Pransky called the meeting to order at 8:51 p.m.

1. Action on Zoning Hearing Board Agenda for January 11, 2021.

- A. Appeal #20-3657 of Varun Pillai, for the premises known as 403 E. Glenside Avenue, Glenside, PA 19038, from the Decision of the Zoning Officer for a variance from Section 295-801, to allow for Use G-1, Multifamily Building of four (4) units in place of the existing Duplex Use of two (2) units for the property located in the R-4 Residential Zoning District.

Mr. Sekawungu provided an overview of the proposed development and highlighted the concerns raised at the Planning Commission meeting on November 23, 2020, which led to a consideration to table the application to allow for additional planning as part of the proposed development. Stephen Zaffutto, Esq., representative for the applicant, provided updates based on input from the Planning Commission. They amended the relief request from four (4) to three (3) units and redesigned the layout. Hal Lichtman, AIA, provided additional information and affirmed the changes. Mr. Areman recommended that this be tabled since plans had not been shared with the Committee ahead of the meeting and the proposed changes had not been through the proposed advertisement process. William Kerr, Esq., representative for the applicant, explained that he had discussed this with the Zoning Hearing Board chair and that they would be willing to accept the amendment as part of the applicant's testimony. The Building and Zoning Committee members were not comfortable that this had not gone through the proper process despite the reduction. The property fronts on Glenside Avenue with a driveway egress into the intersection. Adding units would create dangerous interaction of traffic at the intersection. Mr. Kerr agreed to a continuance request.

Upon motion of Mr. Pransky, the Committee unanimously voted in favor of tabling the applicant and a resubmission of the plans.

- B. Appeal #20-3666 of Richard W. Nevius, for the premises known as 317 Cheltenham Avenue, Elkins Park, PA 19027, from the Decision of the Zoning Officer in order to allow for the previously constructed 24'2" x 25'2" accessory structure, detached garage, to encroach/project into the left side yard for the property located in the R-3 Residential Zoning District.

Mr. Sekawungu provided background information, which Mr. Pransky expressed concerns about the construction without pertinent approvals. Mr. Nevius provided information on the structure stating that it was a prefab structure and noncombustible. While the structure was located in the required setback, it was not posing any threat to life and safety and was not within 10 feet of any other structure. The use was for vehicular storage with no business being run out of the property.

Mr. Norris expressed concerns about the encroachment into the setback, which he was not in favor of. He also requested that the vacant property next door be registered and to get insurance.

Discrepancies were also raised regarding the testimony provided by Mr. Nevius on the ownership of the property. Township and County records indicate it is owned by Lee Jong Hwa and Sun Hae Lee,

not Patricia Brito. Mr. Pransky recommended that the applicant withdraw the application and resubmit. The applicant agreed to resubmit.

Upon motion of Mr. Pransky, the Committee unanimously motioned to oppose the application by having the Township Solicitor represent their opposition, and also made a second motion for the applicant to withdraw their application and resubmit it in compliance with the Zoning Ordinance.

- C. Appeal #20-3661 of Arcadia University, for the premises known as 450 South Easton Road, Glenside, PA 19038, to allow for the construction of a Student Recreation Center and expansion/renovation to the Spruance Center for the Arts to encroach within the Riparian Corridor and Steep Slopes for the property located in C-1 Commercial Zoning District:

William Kerr, Esq., representative for the applicant, introduced the proposal to the Committee which was approved by the Zoning Hearing Board a few years ago, but construction never occurred for the proposed recreation center. Hal Lichtman explained the proposed improvements that were previously approved. The initial approval was for a maintenance building that was later changed to a student activity center with a gym. The applicant is requesting to increase the size of the recreation center to allow for multipurpose uses, including opening it to the public.

The following issues were raised during discussion:

- Review as part of the current SALDO.
- Construction in the riparian corridor as previously approved.
- Addition to the existing Spruance Center was the same as previously approved in 2016. Uses would be relocated from other locations to provide a centralized use for the Art center.
- The total additional impervious coverage is 16,000 sq. ft.
- Consideration of construction of another floor as opposed to adding of impervious surface.
- Master plan submission and updates for the University campus.
- Concerns about the request to build in the steep slopes and the riparian corridor and adverse impacts.

Upon motion of Mr. Holland, the Committee unanimously voted to take no action on this application, provided there was consideration for stormwater mitigation.

- D. Appeal #20-3662 of Arcadia University, for the premises known as 310 South Easton Road (Oak Summit), Glenside, PA 19038, to allow for Use D-6 Educational Facilities, to construct a three (3) level addition to the existing building and renovation of some of the existing dormitory space, for the Physical Therapy use of this property, located in the MU-1 Mixed Use Zoning District.

Mr. Lichtman explained the proposed physical therapy training center expansion and highlighted the repurposing of this property for Physical Therapy use, as previously approved by the Zoning Hearing Board. Arcadia is a leader in higher degrees for Physical Therapy, and with the growth in programming, they are considering consolidating everything into this property. This would involve a three-story structure with one floor below grade, for a total addition of 12,000 sq. ft. of impervious coverage. The addition would include new exam rooms, meeting rooms, shared classrooms, and office space, and would allow for 70 patients in addition to the current 140. The property already has an existing stormwater collection system that was constructed as part of the parking garage and will be expanded for additional collection as part of the addition. Vehicular access to the new addition would be off of South Easton Road, with additional parking available off of Limekiln Pike. The site is located in the MU1 zoning district, which does not permit for institutional uses.

Ms. Rappoport expressed concerns about the business taxes from the Physical Therapy offices that Arcadia currently has and will expand in their proposal at Oak Summit.

Upon motion of Mr. Areman, the Committee unanimously voted to take no action on this appeal.

2. Upon motion of Mr. Pransky, the Committee unanimously received the Planning Commission minutes from the December 21, 2021 meeting.
3. Review of Zoning Hearing Board Decisions.

A. Appeal # 20-3652 Care 255 South LLC for 255 S. Easton Road.

Upon motion of Mr. Holland, the Committee voted to take no action on the decision by the Zoning Hearing Board to approve this appeal with conditions.

B. Appeal #20-3653 Chidelu Enique & Chilee Onyenausi for Fenton Road (Tax # 310009940001)

Upon motion of Mr. Holland the Committee voted to take no action on the decision by the Zoning Hearing Board to approve this appeal.

C. Appeal #20-3655 James Johnson for 7802 Caversham Road

Upon motion of Ms. Rappoport the Committee voted to take no action the decision by the Zoning Hearing Board to approve this appeal.

4. Upon motion of Mr. Pransky, the Committee unanimously received the report of the Building Inspector for December, 2020.
5. Old Business – None.
6. New Business – None.
7. Citizen’s Forum – None.
8. There being no further business, upon motion of Mr. Pransky the meeting was adjourned at 10:56 p.m.



Robert Zienkowski
Township Manager

As per Henry Sekawungu