

A regular meeting of the **BUILDING AND ZONING COMMITTEE** for November 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 Elliot, Assistant Township Manager and Henry Sekawungu, Director of Planning & Zoning. Also present via web-conference was Joseph Bagley, Esq., Township Solicitor.

Mr. Pransky called the meeting to order at 9:39 p.m.

1. Action on Zoning Hearing Board Agenda for November 8, 2021.

- a. Appeal #21-3684, Highland Yorktown Associates for 115 Yorktown Plaza for a Personal Care Business use.

Mr. Sekawungu provided an overview of this application for a Personal Care Business Use for body waxing, facials, makeup, eyebrow shading/tinting, and eyelash extensions, with the request to have it within 750 feet of another Personal Care Business Use in the MU1 Mixed Use District. Mr. Sekawungu highlighted that this was before the Planning Commission in October and received approval based on the testimony provided by the applicant and counsel. Ms. Kearney, Esq. expanded on the use and suggested that this would be complementary to the existing uses. Mr. Abrams, representative for the owner, explained that the other uses included a Nail Salon, Spa and Hair Salon and they all created synergy for each other. Ms. Murrille, the tenant, provided additional information and that she would have a lot of the same clients as Zoe Sky who had encouraged her to relocate here. She also noted that there would not be any fumes generated by this use.

Ms. Rappoport and Mr. Holland commented and agreed on the complementary nature of these businesses, adding that they would strengthen the overall commercial base of the Township.

Mr. Pransky raised a concern about the requirements of the Township Ordinance for the distance separation of 750 feet for Personal Care Businesses, and the consideration of a condition that the businesses would not duplicate services. Mr. Abrams agreed to that condition.

Upon motion of Mr. Pransky the Committee unanimously supported approval of Appeal #21-3684 with the condition that the services would not be duplicated.

2. Receipt of the Planning Commission Meeting Minutes for October 25, 2021

Upon Motion of Mr. Pransky, the Committee unanimously received the Planning Commission minutes for the October 25, 2021 meeting.

3. Review of Zoning Hearing Board Decisions

- a. Appeal #21-3673, Mark Irwin for 300 Central Avenue, for a multifamily dwelling use for a total of three (3) dwelling units.

Upon motion of Mr. Brockington, the Committee unanimously agreed to take no action.

- b. Appeal #21-3674, Yoha's Helping Hand LLC for 8158 Ogontz Avenue, for an Athletic/Health Club to operate in conjunction with a Studio use.

Upon motion of Mr. Holland, the Committee unanimously agreed to take no action.

- c. Appeal #21-3675, RGPW, LLC for 435 W. Cheltenham Avenue to allow for a contractor office.

Upon motion of Mr. Norris, the Committee unanimously agreed to take no action.

- d. Appeal #21-3676 Highland Yorktown Associates, L.P. for 160 Yorktown Plaza to allow for a Commercial School use of a Kumon Learning Center.

Upon motion of Mr. Areman, the Committee unanimously agreed to take no action.

- e. Appeal #21-3677, Westminster Theological Seminary for 2960 Church Road, for monument signs and directional signs on their property.

Upon motion of Mr. Pransky, the Committee unanimously agreed to take no action.

4. Report of the Building Inspector for October 2021.

Upon motion of Mr. Pransky, the Committee unanimously agreed to table the newly formatted summary permit report due to discrepancies in the 'Year-to-Date' figures, and to allow staff to make the necessary tweaks to the report for presentation next month.

5. Old Business

- A. The Committee discussed economic development and some of the impediments that exist with not having an approved Act 537 Plan. A recommendation was made by Mr. Pransky to have a letter sent to Senator Haywood, Representative Nelson and Dean, and Attorney General Shapiro about this issue and the unfair restrictions that continue to exist by DEP towards the Township. Ms. Isser reiterated the need for the Township to get out from under the consent decree and that this is an item that should have been addressed as part of the sale of the sewer system. Mr. Zienkowski recommended that this discussion continue as part of an executive session.

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 10:10 p.m.



Robert Zienkowski  
Township Manager & Secretary

As per Henry Sekawungu  
Director of Planning & Zoning