

The stated meeting of the Board of Commissioners Working Session was held on Thursday, August 10, 2023 via webinar and in-person at the Township Administration Building, Abington, PA, with President Hecker presiding.

CALL TO ORDER: 8:44 p.m.

PRESENT: Commissioners BRODSKY, ROTHMAN, DiPLACIDO, BROWNE, WINEGRAD, HENRY, ZAPPONE, CARSWELL, SPIEGELMAN, BOLE, SCHREIBER, BOWMAN, VAHEY, HECKER

Excused: Commissioner VAUGHN

Also Present: Township Manager MANFREDI
Township Solicitor CLARKE

CONSIDER APPROVAL OF MINUTES:

Vice President Vahey made a MOTION, seconded by Commissioner Schreiber to approve the minutes from the Working Session of July 13, 2023.

MOTION was ADOPTED 14-0.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Presentation of the Preliminary Major Subdivision and Land Development for LD-22-05 – Penn State University (PSU) New Academic Building:

Mr. Marc Jonas, Attorney representing the applicant, said this application was filed in June 2022, and since then, the applicant addressed all outstanding issues. Last month, the Planning Commission recommended approval of the preliminary as final plan that includes two zoning amendments to allow for construction of a new academic building.

Chancellor Margo DelliCarpini said this will be the first new academic space built upon the campus since 1973 and this is the latest step in the process that began eight years ago. A master planning exercise was taken in 2014 and a new learning space was recommended for the campus.

In 2015, the university conducted a feasibility study and analysis of facilities showing that square footage of the campus per student was almost 50% less than the average of all other locations underscoring the need for modern and adequate facilities for existing students.

To move forward with the new building, zoning amendments were needed to create a new university/college land use, which was a process that required a great deal of community and Township engagement. Since the feasibility study was completed in 2015-2016, there has been formal and informal discussions with Township staff and we held several meetings with neighbors where we shared the project, listened to community feedback, and revised our plans accordingly.

Six years after the zoning process began, we appeared before the Board of Commissioners, the Committee of the Whole, and the Planning Commission that resulted in unanimous approval of the zoning amendments to move the plan forward.

Three months ago, Penn State University and its Board of Trustees affirmed their support of the new academic building with the inclusion of construction of this project in the university's capital plan and move forward with the land development process.

Our design team has engaged extensively with Township's professional consultants, and we have received a unanimous recommendation for preliminary/final approval from the Planning Commission in which we appeared before them last month.

Mr. Eric Clase, PE, representing the applicant, said the proposed new three-story building will be 74,100 sq. ft. with 35 parking spaces, and access will be from Cloverly Lane. Stormwater management is proposed to control runoff, and review letters from Township Engineer and Township Traffic Engineer have been received, and the applicant will comply except for waiver requests.

Waiver requests –

Section 146-9. A – Application Stages – a waiver to consider the current subdivision and land development submission to be a combined preliminary/final application.

Section 146-10. A (1) – General Requirements, Drafting Standards; Section 146-11. A (4) – Property Identification Plans; Section 146-11. B (3) – Existing Features Plan and 146-11. B (7) - Existing Features Plan - the applicant shows certain features, but not everything within 400 ft., and Township Engineer supports the waiver requests.

Section 146-24. D (3) – Streets, Cartway Width and Section 146-27 - Sidewalks and Curbs relate to street cartway width, which is a partial waiver as there are sidewalks along Cloverly Lane and Township Engineer suggested better access through the site, so we will connect the sidewalks for a better pathway through the campus for students.

Section 146-33 C – Drainage – Township Engineer supports the waiver request.

Section 146-33 D – Drainage – waiver is to have stormwater pipe less than 18 inches as there are 15-inch pipes throughout the campus to tie into, and Township Engineer supports this waiver.

Section 146-43.C (3)(a) – Erosion and Sediment Control – Township Engineer supports this waiver request due to existing site conditions.

Section 146-302.B (2)(b)(5) – SWM Site Plan Requirements – waiver is to minimally disturb steep slopes and Township Engineer supports the waiver request.

President Hecker asked for any comments from Commissioners. There were none.

President Hecker asked for any public comment. There was none.

President Hecker said this item will appear on the agenda of the Board of Commissioners regular voting meeting next month.

Liquor License Hearing: The Highland Restaurant and Bar, LLC for the location at 391 Highland Avenue, Jenkintown, PA 19046

Vice President Vahey made a MOTION, seconded by Commissioner Spiegelman to open the Public Hearing.

MOTION was ADOPTED 14-0. The Public Hearing opened at 9:09 p.m.

Solicitor Clarke said this is a public hearing for a transfer of a restaurant liquor license #R-3748 from Plymouth Township, Montgomery County to the applicant's business, the Highland Restaurant and Bar, LLC located at 391 Highland Avenue, Jenkintown, PA, 19046, Abington Township.

The hearing will be held for the purpose of receiving comments and recommendations of interested individuals residing within the municipality concerning the applicant's intent to transfer a liquor license into the municipality of Abington Township.

A court reporter was present to transcribe testimony of the public hearing.

Vice President Vahey made a MOTION, seconded by Commissioner Spiegelman to close the public hearing.

MOTION was ADOPTED 14-0. The Public Hearing closed at 9:27 p.m.

Vice President Vahey made a MOTION, seconded by Commissioner Spiegelman to approve the transfer of the liquor license application.

MOTION was ADOPTED 14-0.

Note: Commissioner Zappone left the meeting.

Liquor License Hearing: Ukrainian Educational and Cultural Center, Inc. for the location at 700 N. Cedar Avenue, Jenkintown, PA, 19046

Vice President Vahey made a MOTION, seconded by Commissioner Spiegelman to open the public hearing.

MOTION was ADOPTED 13-0. The Public Hearing opened at 9:30 p.m.

Solicitor Clarke said this is a public hearing for a liquor license transfer of the Ukrainian Educational and Cultural Center, a catering club, License #CC-420 from West Pottsgrove Township, Montgomery County to the applicant's business located at 700 N. Cedar Road, Jenkintown, Abington Township.

The hearing will be held for the purpose of receiving comments and recommendations of interested individuals residing within the municipality concerning the applicant's intent to transfer a liquor license into the municipality of Abington Township.

A court reporter was present to transcribe the testimony of the public hearing.

Vice President Vahey made a MOTION, seconded by Commissioner Spiegelman to close the public hearing.

MOTION was ADOPTED 13-0. The Public Hearing closed at 10:44 p.m.

Vice President Vahey made a MOTION, seconded by Commissioner Spiegelman to approve the transfer of the liquor license application.

Board of Commissioners Working Session

August 10, 2023

MOTION was ADOPTED 13-0.

ADJOURNMENT: 10:45 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary