

ABINGTON TOWNSHIP

JANUARY 19, 2021



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A **January 19, 2021** **7:00 PM**

Join by computer, tablet or Zoom application: <https://zoom.us/j/97813570465>

Join by telephone: 1-929-436-2866

Meeting ID: 978-1357-0465

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Barbara Wertheimer, Zoning Hearing Board Chairperson

Jose Casalina, Zoning Hearing Board Vice Chairperson

Michael O'Connor, Zoning Hearing Board Secretary

John DiPrimio, Zoning Hearing Board Member

Laura Hanes, Zoning Hearing Board Member

Joseph Kuhls, Esq., Zoning Hearing Board Solicitor

REORGANIZATION BUSINESS

- a. Joseph Kuhls will call for nominations of Chairperson of the Zoning Hearing Board for the calendar year 2021.

Mr. Kuhls will close the nominations, request a second and call for the vote. Once the vote has been recorded, the newly elected Chairperson will take control of the meeting.

The newly elected Chairperson will call for nominations of the Vice Chairperson for the calendar year 2021.

The Chairperson will close the nominations, request a second and call for the vote. The vote will be recorded.

The newly elected Chairperson will call for nominations of the Secretary of the Zoning Hearing Board for the calendar year 2021.

The Chairperson will close the nominations, request a second and call for the vote. The vote will be recorded.

ORDER & OPINION

- a. **20-19: Kevin & Nicole Hollenbeck**, 1908 Paper Mill Road, Huntingdon Valley, PA 19006
- b. **20-21: Fairview Street Trust**, Parcel # 300019020003, Fairview Avenue Lot, Willow Grove, PA 19090

CONTINUED APPLICATION

NEW APPLICATION

- b.

21-01: This is the application of **Aqua Pennsylvania, Inc.**, owner and applicant of the property addressed as 315 Chelsea Avenue, Glenside, PA 19038. The applicant seeks a Special Exception pursuant to Section 1906.A of the Abington Township Zoning Ordinance to construct an addition to the property to house a PFAS treatment system to the existing well station. Variances are also requested from Section 2103, Use A-13.2 for the 6 foot high fence proposed within the front yard setback area and from Section 2601.J-1 to install a roof mounted exhaust fan that will be visible from the adjoining residential use. Finally, the applicant requests a variance from the landscaping requirements of Section 2403.B-4.a-(4) and seeks to install an alternative landscaping buffer pursuant to Section 2403.B-4.a-(5) of the Zoning Ordinance. The property is zoned within the R-4 Residential District of Ward # 6 of the Township of Abington.
- c.

21-02: This is the application of **Philadelphia Presbytery Homes, Inc.**, owner of the roughly 32 acre senior housing community commonly referred to as the Rydal Waters development located off of Old York Road, Abington, PA 19001 under Parcel # 300065100936. The owner seeks variances from Sections 1503, 1504.A and 2103.A, Use A-13.6 & A-13.7 of the Abington Township Zoning Ordinance to install a 4-foot-high fence proposed along the north border of the property. The variances are sought as fences are not permitted to be installed within the Riparian Corridor Conservation District as is proposed and due to the fact that the material of the fence would be galvanized chain-link where the Ordinance requires chain-link fencing to be vinyl coated. The property is zoned within the Senior Neighborhood Residential District of Ward # 7 of the Township of Abington.

ADJOURNMENT

NOTE

- a. The next scheduled meeting of the Zoning Hearing Board will be held via Zoom on Tuesday, February 16, 2021 with a 7:00 p.m. start time.

BOARD POLICY ON AGENDA ITEMS

For Information Purposes Only

Board President Announcements

This item on the Board of Commissioners Agenda is reserved for the Board President to make announcements that are required under law for public disclosure, such as announcing executive sessions, or for matters of public notice.

Public Comment

Public Comment on Agenda Items is taken at the beginning of regularly scheduled Public Meetings prior to any votes being cast. When recognized by the presiding Officer, the commenter will have three minutes to comment on agenda items at this first public comment period. All other public comment(s) not specific to an agenda item, if any, are to be made near the end of the public meeting prior to adjournment. Public comment on agenda items at regularly scheduled Board of Commissioner Committee meetings will be after a matter has been moved and seconded and upon call of the Chair for public comment.

Presentations

Should the Board of Commissioners have an issue or entity that requires time to present an issue to the Board, that is more than an oral description relating to an agenda item under consideration, The Board may have that matter listed under Presentations. If nothing is listed under presentations, then there is no business to conduct in that manner.

Consent Agenda

Items of business and matters listed under the Consent Agenda are considered to be routine and non-controversial and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired by Board of Commissioner Members, that item is to be identified by the Board member and will be identified and removed from the Consent Agenda, and will be considered separately at the appropriate place on the Agenda.

Unfinished Business

Items for consideration as unfinished business are matters that have been considered for action at a public Board Meeting and have not been tabled to a date certain or voted upon.

New Business

Items for consideration as new business are matters that have been considered for action at the Board Committee Meeting. It is Board practice to not introduce new business at Board Committee Meetings.

BOARD POLICY ON PUBLIC PARTICIPATION

For Information Purposes Only

The Township shall conduct business in accordance with the Commonwealth of Pennsylvania Laws governing the conduct of public meetings and only establish guidelines that shall govern public participation at meetings consistent with the law.

Each commenter shall:

- Direct their comments to the Presiding Officer;
- Speak from the podium or into a microphone designated by the presiding officer;
- State their name for the record;
- Either orally or in writing provide their address for the record;
- Have a maximum of three minutes to make their comments. Each commenter when speaking to a specific agenda item, is to keep their comments relative to that identified agenda item;
- Speak one time per agenda item;
- When commenting on non-agenda items, the commenter is to keep their comments related to matters of the Township of Abington, Montgomery County, Pennsylvania.
- State a question to the Presiding Officer after all commenters have spoken, and;
- Be seated after speaking or upon the request of the presiding officer;
- Not engage in debate, dialogue or discussion;
- Not disrupt the public meeting, and;
- Exercise restraint and sound judgement in avoiding the use of profane language, and the maligning of others.