

ABINGTON TOWNSHIP

APRIL 20, 2021



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A **April 20, 2021** **7:00 PM**

Meeting Information:

Join by computer, tablet or Zoom application: <https://zoom.us/j/93653279091>

Join by telephone: 1-929-436-2866

Meeting ID: 936-5327-9091

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

ORDER & OPINION

- a. 21-03: Philadelphia Presbytery Homes, Inc., c/o HumanGood East, 1515 The Fairway, Jenkintown, PA 19046
- b. 21-06: Nicholas & Nicole Hermansader, 1537 Old Welsh Road, Huntingdon Valley, PA 19006

CONTINUED APPLICATION

- a. **20-17:** Upon Remand from the Montgomery County Court of Common Pleas, the previous and pending Applications (20-09 and 20-17, respectively) of **Bainbridge Roslyn, LLC and Peter Tiburizo**, relative to real property at 1331 Easton Road, Roslyn, PA 19001 (commonly referred to as the Roslyn Valley Shopping Center) have been consolidated and amended to request: a) a special exception pursuant to Abington Township Zoning Ordinance (the "Ordinance") Section 2103.C and the Comprehensive Use Matrix to permit a Use C-10 (Convenience Store); b) a variance from Ordinance Section 2601.B-3.c to permit a convenience store to conduct 24-hour operations; and c) a variance from Ordinance Section 2103.C-10.5 to allow a convenience store of 6,000 square feet. Any other relief originally set forth in either of the above-named Applications has been withdrawn. The property is zoned within the Main

NEW APPLICATION

- a. **21-08: Greg Lamb** requests dimensional variances from Sections 602 and 2103.A-22.3 of the Abington Township Zoning Ordinance to facilitate the subdivision of real property at 854 Penn Ave, Glenside, PA 19038 into two lots. The property is within Abington Township’s R-4 Residential District, Ward # 9.

- b. **21-09: Peter & Edith Schmid** request a dimensional variance from the 25-foot rear yard setback requirement in Section 602 of the Abington Township Zoning Ordinance to construct a single-family dwelling addition 7.5 feet from the rear property line of real property at 829 Monroe Ave, Ardsley, PA 19038 within Abington Township’s R-4 Residential District, Ward # 9.

- c. **21-10: Phyllis and Manley Mincer** request a special exception pursuant to Section 2103.A-1 of the Abington Township Zoning Ordinance to convert an existing attached garage into an Accessory Dwelling Unit (ADU) upon real property located at 1390 Revelation Rd, Meadowbrook, PA 19046, and a variance from Ordinance Section 2103.A-3 design requirements for an ADU. The property is within Abington Township’s R-1 Residential District, Ward # 1.

ADJOURNMENT

NOTE

- a. The next scheduled meeting of the Zoning Hearing Board will be held via Zoom on Tuesday, May 18, 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.