

ABINGTON TOWNSHIP

JUNE 15, 2021



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A **June 15, 2021** **7:00 PM**

There are two ways for the public to participate in the meeting. Residents can access the meeting online by a computer, iPad, iPhone, or Android at <https://zoom.us/j/93653279091>.

This link will enable residents to hear the meeting and see presentations. There will be no video capabilities. Residents, who are unable to join online, can listen to the meeting by calling 1-929-436-2866 and entering the meeting ID number 936-5327-9091 when prompted.

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. 20-17: Bainbridge Roslyn, LLC and Peter Tiburizo, 1331 Easton Road
- b. 21-07: Flourtown Construction, LLC, 2604 Lamott Ave
- c. 21-11: Prime Development Group, LP - 1555 Old Welsh Rd
- d. 21-12: Rydal East, Inc. - 1610 The Fairway
- e. 21-13: Paul & Carita Geib - 347 Wellington Terrace, Jenkintown
- f. 21-15: Rhonda Roberts - 1591 Arline Ave
- g. 21-16: Sisters of the Redeemer - 521 Moredon Rd
- h. 21-17: Holy Redeemer Health System - 1648 Huntingdon Pike
- I. 21-18: Redeemer Village - 1551 Huntingdon Pike

CONTINUED APPLICATION

NEW APPLICATION

- a. **21-14: Popper & Deacon, Inc.**, owners of the property at 622 Harrison Avenue, Glenside, PA 19038, request dimensional variances from Section 602, Figure 6.1 of the Abington Township Zoning Ordinance to facilitate construction of a single-family dwelling on a lot size of 4,600 square feet and where the lot width is 40 feet. The property is within Abington Township's R-4 Residential District, Ward # 6.
- b. **21-19: The Center School, Inc.**, owners of the property at 2450 Hamilton, Willow Grove, PA 19090, request a variance from Sections 2403.B-3.e & 2403.B-7.b of the Abington Township Zoning Ordinance in order to allow a portion of proposed paving within the required 30 foot wide buffer area. The property is within Abington Township's CS Community Service District, Ward # 14.
- c. **21-21: Catherine B. Belli Revocable Trust**, owners of the property at 1787 Oak Hill, Huntingdon Valley, PA 19006 request a variance from Section 1704.B of the Abington Township Zoning Ordinance in order to facilitate construction of a deck into the required 25 rear yard setback area. The property is within Abington Township's R-1 Residential District, Ward # 2.
- d. **21-22: The Galman Group LTD**, applicant and owner through affiliates of the properties at 261 Old York Road, 323 Old York Road, 179 Washington Lane, and 1250 Jenkintown Road appeals the Zoning Officer's determination that Abington Township Zoning Ordinance Section 2208.2.D.1 limits the number of identification signs permitted on the entire subject property to two (2), instead of 8 total signs, and seeks variances from the various signage requirements of Ordinance Sections 2208.2.D, Figure 22.23, and Section 2205.C-3.d to permit installation of 12 monument and building identification signs along with approximately 42 streetscape banners. The subject property is within Abington Township's BC Business Center Noble District, Ward # 7.
- e. **21-23: Robert & Theresa McNamee**, owners of the property at 1121 Wheatsheaf, Abington, PA 19001, request a variance from Section 502, Figure 5.1 of the Abington Township Zoning Ordinance to increase the impervious coverage on the property from 39.49% to 44.66%, where 40% is the maximum permitted to facilitate construction of a swimming pool. The property is within Abington Township's R-3 Residential District, Ward #11.

ADJOURNMENT

NOTE

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.