



TOWNSHIP OF ABINGTON

Office of the Township Manager

MEETING NOTES

September 6, 2018 4:03 p.m.

TO: Richard J. Manfredi, Township Manager

DATE: SEPTEMBER 6, 2018

SUBJECT: VPRB MEETING

REFERENCE: VPRB MEETING OF SEPTEMBER 6, 2018

ATTENDEES: BOB GREAVES, CHAIRMAN, MARIA WYRSTA, OFFICE MANAGER, TOBY TRUE, SHAUN LITTLEFIELD, CODE/ENGINEERING DEPT., CATHY GAUTHIER, MEMBER OF THE PLANNING COMMISSION, LORA LEHMANN, RESIDENT

SUMMARY: AS FOLLOWS

General Discussion:

Minutes of August 9, 2018 were approved.

Follow up item was putting the forms together, which has been completed.

Updates; a call was placed to a realtor for the Patane property and there are pending leases for a daycare use. Zoning Hearing Board application has been filed, submitted and scheduled for a meeting to be held this month for property located at 878 Township Line Road. Property located at 1145 Easton Road is up for sale. There have been no updates on former K-Mart site.

Forms; added to registration fee form was the list of Township departments and Ordinance No. 2097, a partial of Section 126-4 of registration ordinance that includes fees was amended. Engineering and code references were corrected. Discussed was adding how many individual units are on the parcel including apartments and number of units per building if there is more than one building on the property, storefronts, etc., and to include a point of contact for the property. Form will be revised and sent to VPRB members.

Registration requirements summary was reviewed and suggested was definition of "vacant property" per ordinance to be added to the forms.

Waiver form was revised to add the number of parking spaces on the parcel and square footage of building as well as parts of the ordinance were formatted into the form for applicants to provide required specific information, if applicable. Suggested was adding description of existing conditions; vacant property and buildings; compliance with existing codes for building, zoning, electrical, etc., and whether the building will be rehabbed or demolished or whether other significant repairs are going to be made, and if so, provide start date and expected date of completion, and any permit numbers applicable.

Waiver can be granted provided one or more of the conditions are met and list the following conditions such as building being actively marketed and tie that to the fair market value part of the form; is the building going to be demolished or substantially rehabbed; any further upgrades or repairs and estimated start date and date of completion. Also, add for clarity, whether it is a vacant commercial or residential property on the form; adding the applicant will need to provide a copy of documentation supporting the date the property was vacated; question whether all financial obligations owed to the Township have been paid; question whether the property is in violation of Township's property maintenance code and provide a link to the online e-code; and add a section for "internal use only" to be included on the form.

Meeting schedule for next year was reviewed and will remain as listed except for the July 2019 meeting that falls on July 4th, which will not be held on that date. Also, the meeting listed for January 2019 will be changed to January 10th.

Next meeting of the VPRB will be held on October 4th.

Action Items and Responsibility:

Revise registration fee and waiver forms as well as registration requirements summary per discussion.

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