



TOWNSHIP OF ABINGTON

Office of the Township Manager

MEETING NOTES

October 2, 2018 7:30 a.m.

TO: Richard J. Manfredi, Township Manager

DATE: OCTOBER 2, 2018

SUBJECT: EDC MEETING

REFERENCE: EDC MEETING OCTOBER 2, 2018

ATTENDEES: DOUG CALLANTINE, MARK PENECALE, CHRISTOPHER LIONETTI, MIKE MCPAUL, NAISH PATEL, MICHAEL KELLY-CATALDI, JIM MARSHALL, JEFFREY GOLDSTEIN, DAVE MULVEY, WENDY KLINGHOFFER, LINDA MILLEVOI, ELIZABETH SMITH, RICHARD J. GAGLIANESE, MARIA WYRSTA, COMMISSIONER MYERS, COMMISSIONER DIPLACIDO, MICHAEL MARKMAN

SUMMARY: AS FOLLOWS

General Discussion:

Michael Kelly-Cataldi, owner of Dino's Backstage in Glenside introduced himself to the EDC.

Meeting Notes of June 26, 2018 EDC meeting were approved.

Former K-Mart property; there has been inquiry about temporary lease and the type of uses permitted; former Electrical Supply Store; the entire building has been taken over by a new business, 75 Cabinets; regarding property located at 878 Township Line Road; applicant seeks approval to operate a motor vehicle fueling station from the site. It was previously a Sunoco station and then just an inspection/car repair service station, and since then, it's been vacant. The applicant wants to operate the sale of fuel again, food items and packaged goods; regarding former Switchville Tavern site; it is in the process of being converted to a duplex and third building on the LA Fitness site is proposed to be some type of medical/office use.

First Watch will be opening on October 15th at the Abington Shopping Center, which is a breakfast/lunch restaurant. Also, there will be a lease with a Smoothie Shop and Abington Shopping Center has been renovated.

Grants; two were approved; one for Lang Chiropractic in the amount of \$4,000 and Keswick Cycle in the amount of \$2,000. \$4,000 remains and needs to be used by end of calendar year.

Regarding former Karate business located at Old York Road/Susquehanna; Commissioner Spiegelman had a few meetings with the owner regarding appraisals in which there was an appraisal of approximately \$600,000, previous appraisal was \$375,000 and a recent appraisal came in at \$410,000.

Property located at Township Line Road/Cadwalader Avenue; needs improvements as well as to enhance the intersection and upgrade parking area.

Mediplex Presentation:

Jeffrey Goldstein said proposed is to build one single 20,000 sq. ft. building at the corner of Old York Road and Guernsey Avenue; install stormwater management system; and there are 10 EDU's associated with the property that flows into Cheltenham Township, and when the system is reconstructed, the flow will be directly into Philadelphia's system. Two tenants will be leased; one per each floor of the building, which are specialty medical providers, outpatient and nonprocedural. Discussed were the amount of parking spaces and reduction of curb cuts onsite as well as traffic generation and proposed landscaping. 60 new fulltime jobs will be generated by this development.

This plan has been before the Zoning Hearing Board for special exception; meetings were held with residents; attendance of the Planning Commission meeting will be in October or November and then the plan will be presented to the Board of Commissioners in December. Timeframe for project completion will be by the first quarter of 2020.

BET Investments, Inc. Presentation:

Michael Markman said current zoning for former YMCA property is CS-Community Service and R-3 and proposed is to rezone A/O-Apartment Office as well as text amendment is proposed for senior apartment units, which is a use not currently in the zoning code for age-restricted, independent living for seniors 55 and older. We propose to develop one-two-bedroom luxury senior apartments with gathering areas and fitness center. Average monthly rents would be more than \$2,000. We also propose a pocket park for the neighbors. Site plan showed buildings of three and four stories with parking below grade; materials of façade and proposed landscaping.

Meetings have been held with the neighbors and Township's Planning Commission where feedback was provided resulting in reduced units with density bonuses; reduced impervious area; greenery has been increased and reduced height of the building closest to the neighbors. A program will be created for high school students to survey and document all the gravesites in the cemetery to tie those who are buried there with the history of Abington. We also propose to repair the fence/sidewalk around the cemetery to make it more walkable. Regarding traffic; this project will yield less traffic than what is there today resulting in an improvement to the intersection. Fiscal impact analysis was presented. Offsite improvements to Old York Road/Susquehanna; we have volunteered to contribute \$100,000.00 towards Township's match for the grant to improve that intersection. Timeframe for project completion will be in 2022.

Action Items and Responsibility:

EDC will consider proposal by BET Investments, Inc. at its meeting in October.

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