



TOWNSHIP OF ABINGTON

Office of the Township Manager

MEETING NOTES

June 26, 2018 7:33 a.m.

TO: Richard J. Manfredi, Township Manager

DATE: JUNE 26, 2018

SUBJECT: EDC MEETING

REFERENCE: EDC MEETING OF JUNE 26, 2018

ATTENDEES: DOUG CALLANTINE, DAVE MULVEY, NAISH PATEL, BRUCE GOODMAN, LIZ SMITH, MIKE MCPAUL, MICHAEL MARKMAN, RICHARD J. GAGLIANESE, BOB GREAVES, JIM MARSHALL, RANDEE ELTON, ERIN VIZZA, WENDY KLINGHOFFER, MARK PENECALE, MARIA WYRSTA

SUMMARY: AS FOLLOWS

General Discussion:

Meeting minutes of May 22, 2018 were approved.

Welcome and introduction of new appointees to the EDC: Rande Elton and Naish Patel.

Update on new business activity in the Township; there was proposal to demo three sites on the 1600 block of Old York Road for an apartment building, title company and on-lot car sales. The property is for sale where the vacant gas station is located on the 800 block of Township Line Road. A Planning Commission meeting is scheduled for this evening with two items on the agenda; one is a sketch plan review of proposed subdivision of a property in Ward 5 and the other is a revised plan by BET Investment Inc. First Watch Restaurant will be taking over the Cornerstone Bakery property at the Abington Shopping Center. Also, there is a medical marijuana dispensary on the 1600 block of Old York Road.

Grants; grant was approved for signage for Dr. Janet Lang of Lang-Monahan Chiropractic LLC and the Planning & Zoning Officer Mark Penecale reviewed their plan and issued an approval letter in which the applicant complied and the project will be completed by the end of December.

Also, owner of Keswick Cycle Shop in Keswick Village applied for a grant for a new sign and provided a quote in the amount of approximately \$4,900.00. Township can pay up to 50% of the cost, so recommendation is to award grant in the amount of \$2,000.00 to owner of Keswick Cycle Shop for a new sign. EDC unanimously approved grant award.

EDC requested that the Board of Commissioners include a friendly reminder about grants in their newsletters.

Old York Road/Susquehanna Project update; Township bought all four properties on Old York Road and still waiting on status about purchase of the Susquehanna Road property where the Karate Shop is located.

EDC Officer Election; Mr. Doug Callantine was reappointed as Chairman of the Economic Development Committee by a unanimous vote.

BET Investment Inc. will present a revised plan to the Township's Planning Commission, and once a recommendation is made, the plan will come before the EDC to discuss economic benefits of the project.

Presenters – Michael Oestreich and Andrew Greene – owners of Willow Grove former K-Mart site:

Mr. Oestreich said he and Mr. Greene work for TLM Realty Corp based in New York City and have been owners of the former K-Mart site for the past 30-40 years. We redevelop shopping centers and it is our intention to repurpose the former K-Mart site and we have been in the fact-finding process. Existing building is approximately 95,000 sq. ft. and acreage is 10.2 and we have cross easements with Willow Grove Mall. We will send a copy of the survey of this property to the EDC. Our focus is on retail, but that could change as we have been evaluating the market to see whether there is a "residential-play" there, but we are not ruling anything out at this time.

K-Mart was a tenant paying rent up until recently and had rights to the building. We are vested in seeing this property being transformed, but we are taking our time and not rushing into anything. At this time, we are in sole possession of the building, and once we know what our developmental idea will be, we will be back in touch with the EDC for any assistance.

Welsh Road Turnpike Interchange; BET Investment Inc. hosted a meeting with officials of local Townships regarding to the Welsh Road Interchange that is planned for the Turnpike most likely not until 2026.

SEPTA Plan; SEPTA is getting ready to launch their long-range plan that will begin in the next few weeks with focus on transit-oriented development along with station improvements to the Noble Train Station in concert with the PennDOT project on Rt. 611 to replace the bridge. Also, improvements to the Willow Grove Station will be to relocate the station away from Rt. 611 to alleviate traffic backups due to the gates being down for a long period of time as well as provide additional parking. Workshops will be held each in the five counties.

Next meeting of the EDC will be held on July 24, 2018. -

Action Items and Responsibility:

EDC to review revised plan by BET Investment Inc. for economic benefit.

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