



TOWNSHIP OF ABINGTON

Office of the Township Manager

MEETING NOTES

April 30, 2019 7:30 a.m.

TO: Richard J. Manfredi, Township Manager

DATE: APRIL 30, 2019

SUBJECT: EDC MEETING

REFERENCE: MEETING NOTES OF EDC MEETING OF APRIL 30, 2019

ATTENDEES: DOUG CALLANTINE, CHAIRMAN, ERIN VIZZA, MIKE MCPAUL, CHRISTOPHER LIONETTI, MARK PENECALE, BOB REICH, LIZ SMITH, ED MICCIOLO, CATHY GAUTHIER, WENDY KLINGHOFFER, MARIA WYRSTA, DAMIAN FERNANDEZ, CHANCELLOR PENN STATE, MICHAEL MARKMAN, BET INVESTMENTS, INC.

SUMMARY: AS FOLLOWS

General Discussion:

No revisions were made to the meeting notes of the March 26, 2019 meeting.

Grants; EDC's grant program of \$10,000 per year for business owners to apply to make improvements to the exterior of their property, and over the past few years not too many have applied, although we do try to promote it. However, recently there has been one from Charter Choices in which they would like to install concrete sidewalks in front of their property in Keswick and suggested was pavers or some sort of attractive hardscape. Bonnet Lane Restaurant; remodeling is being considered on the inside and outside of their property. Fitzpatrick Funeral Home; updating of their sign is being considered. Dr. Mark Barnard, Roslyn Chiropractor whose office is located on Easton Road will be moving out of the Roslyn Shopping Center and signed a lease with Elizabeth Patane for property located at the former Kiddie City building.

Existing grants update; the Board of Commissioners approved extension of the DCED grant for Old York and Susquehanna Roads.

Business Activities Update; Rydal Waters; groundbreaking will be May 15, 2019; Chilies is currently vacant; At Home; landscape islands were added to the parking lot as well as landscaping around the perimeter. Brandolini/Baederwood; waiting on whether plans will be submitted for land development process.

There will be a presentation made by Sussman Auto to the Township's Planning Commission for renovations to existing Mazda site to remove one building as well as an addition to the larger building on the property located on Easton Road. Galman Group would like to move forward with 84-unit apartment complex on the Foxcroft tract; however, plan has not been submitted for review yet. There is a ZHB application for PECO substation owned by Duke Real Estate Partners located at 357 Highland Avenue for landscaping along perimeter of the site. Movie Theater Grill will be opening in the fall at the Willow Grove Mall.

Presentation - YMCA Site Update; Mr. Michael Markman, President, BET Investments Inc., said following zoning approval for previous project, discussions were held with officials of CHOP who indicated they wanted to expand their presence in Abington, and in the A/O zoning, it is a permitted by-right use, so we created a plan and then realized this plan would satisfy many concerns of the neighbors. Shown on the plan was the larger building on top of 37,000 sq. ft. specialty care center of CHOP that would be two-stories and the smaller building on the bottom is the older portion of the YMCA building in which we were asked to preserve and the adaptive reuse would be to keep the YMCA daycare onsite. No surgeries would be performed at this specialty center; however, there will be an urgent care of doctors from CHOP. An overall view of the site was presented noting that the economic impact for the Township will be prosperous, and more detailed information on the economics will be sent to the EDC.

Land development plans will be submitted in May and then the plan will be submitted to the Planning Commission in June and then proceed with presentation before the Board of Commissioners.

New Business; owner of Specialty Floors located at Easton and Woodland Roads has met with Township staff indicating development of that site with an increased density use over what is permitted.

VPRB Open House; discussed was the issue of why certain properties remain vacant and how that could be turned around and that the VPRB could work as a third party with real estate agents and/or business owners to try to cultivate some business. Open house concept originated at the VPRB's meetings and suggested was the EDC offering recommendations to the VPRB on how the open house should be handled. There are 18 properties on the list and discussed was the subcommittee creating a sales brochure for those properties who do not have one; discuss what type of letter would be sent to the vacant property owners as well as explore further the concept of the open house event.

Roslyn Business Association has considered applying for a grant for new benches, flower pots and cleaning up some of the areas and proposal will be put together for review by the EDC. Also, grant was discussed for War Memorial Park project.

EDC discussed at its last meeting about establishing a LERTA subcommittee and a meeting date will be set.

Presentation of David Zellers, Jr. Director of Montgomery County Commerce Department is scheduled for May 28, 2019, but it may be rescheduled.

EDC's next meeting is scheduled for May 28, 2019 at 7:30 a.m.

Meeting adjourned at 8:31 a.m.

Action Items and Responsibility:

Set up a meeting of LERTA subcommittee.