

The stated meeting of the Administrative Code and Land Use Committee of the Board of Commissioners of the Township of Abington was held on Wednesday, June 5, 2019 at the Township Administration Building, Abington, PA., with Commissioner Brodsky presiding.

CALL TO ORDER: 7:16 p.m.

ROLL CALL: Present: Commissioners BRODSKY, THOMPSON, GILLESPIE, CARSWELL, WINEGRAD

Township Manager MANFREDI
Assistant Township Manager WEHMEYER
Township Solicitor CLARKE
Township Engineer MONTGOMERY
Director of W.W.T.P. WRIGLEY

Also Present: Commissioners LUKER, KLINE, ROTHMAN, BOWMAN, ZAPPONE, SCHREIBER, DiPLACIDO, VAHEY, SPIEGELMAN, MYERS

APPROVAL OF MINUTES:

Commissioner Gillespie made a MOTION, seconded by Commissioner Thompson to approve the minutes of the Administrative Code and Land Use Committee of May 1, 2019.

MOTION was ADOPTED 5-0.

PRESENTATION: None.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Item ACL – 01-061319 – Consider a motion approving the Switchville Crossing Planning Module and adopting Resolution No. 19-020 for Plan Revision for New Land Development, including the Transmittal Letter for Planning Module:

Commissioner Brodsky called on the applicant.

Mr. Brian Regli, owner of Duke Real Estate Partners, said we are the company that holds the property of Switchville Crossing in Abington Township. We are moving forward with development of this parcel at the corner of Highland Avenue and Wharton Road in Abington, PA. This is a project in which the ordinance was passed nine-ten years ago by the Township to allow us to move forward in development of an office building.

The user on the first floor will be an early child development center and there will be additional tenants for the second and third floors that are adjacent to LA Fitness and Bernie's Restaurant. Recently, we also acquired from PECO the substation adjacent to Bernie's and currently there is no development plan for that building, but we preserved it in cooperation with PECO as it has potential value. A sewer capacity module was put together that was reviewed by the Township; Cheltenham Township; officials of the City of Philadelphia and the County and we request approval by the committee to move it forward to the Board of Commissioners and then to the Commonwealth of Pennsylvania.

Mr. George Wrigley, Director of W.W.T.P., said this is for additional 27.8 EDU's (Equivalent Dwelling Unit), which is a sanitary sewer term that describes how many gallons per day, average use per day. This site is unique because in 2010, a previous planning module was done of 7,100 gallons per day and this planning module updates the LA Fitness/Bernie's Restaurant of actual water use, which increases EDU's and adding the office/daycare center as well as renovations to the former PECO Wyncote substation for a total of 27.8 additional EDU's. Approvals have been received by Cheltenham and Philadelphia officials and request is approval by the Board, and if approved, it will be sent to DEP.

Commissioner Brodsky asked for any comments from Commissioners.

Commissioner Gillespie said there is a note that the City of Philadelphia may rescind capacity. How often does that happen?

Mr. Wrigley replied he has never seen it rescinded.

Mr. Regli added that no issues were raised during discussions with Cheltenham officials about this application.

Commissioner Vahey said this project is located in his ward and he held a town hall meeting for his residents on May 15th where Mr. Regli attended and spoke with the residents and the project was well-received.

Commissioner Brodsky asked for any public comments.

Lora Lehmann, 1431 Bryant Lane, commented that EDU's have been regulated by Cheltenham since 2005 and "was this request on the waiting list and was there anybody ahead who asked for these EDU's?"

Mr. Wrigley replied there is no need for anyone to wait for anything. There is a sufficient amount of EDU's for any contemplated projects over the next five years.

Commissioner Brodsky made a MOTION, seconded by Commissioner Gillespie to approve the Switchville Crossing Planning Module and adopting Resolution 19-020 for Plan Revision for New Land Development, including the Transmittal Letter for Planning Module.

MOTION was ADOPTED 5-0.

Item ACL-02-061319 – Revised Motion:

Commissioner Brodsky made a MOTION, seconded by Commissioner Thompson to accept the request of the applicant Sussman Associates II, LLC – KIA Dealership to take no action on this application and to formally accept the time waiver as submitted.

Commissioner Brodsky asked for any comments from Commissioners or staff. There were none.

Commissioner Brodsky asked for any public comments. There were none.

MOTION was ADOPTED 5-0.

Item ACL-03-061319 – Revised Motion:

Commissioner Brodsky made a MOTION, seconded by Commissioner Gillespie to accept the request of the applicant Elaine Associates, LP – Mazda to take no action on this application and to formally accept the time waiver as submitted.

Commissioner Brodsky asked for any comments from Commissioners. There were none.

Commissioner Brodsky asked for any public comments. There were none.

MOTION was ADOPTED 5-0.

PUBLIC COMMENT – general matters relating to Code Enforcement and Land Use:

Cakky Evans, 1132 Lindsay Lane, commented that she is happy to see that the Comprehensive Plan is being “fast-tracked,” and the EAC will be meeting next Wednesday if there is anything the Board would like them to consider/review.

Lora Lehmann, 1431 Bryant Lane, expressed concern that she feels there are “blighted commercial properties and land owners not doing what they are supposed to be doing because they do have the proper processes applied and the taxpayers are paying for the blighted properties. A festival will be held where we will match blighted property owners with investors and that is a Chamber of Commerce duty. It should not be something where taxpayer money is used and the beneficiary of that money goes to businesses that profit at the expense of the taxpayer.” Also, regarding the BET project; “we need to understand how to approach legislators to change the process of residents being challenged by text and map amendments.”

ADJOURNMENT: 7:31 p.m.

Respectfully submitted,

Richard J. Manfredi, Township Manager/Secretary

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