WHITPAIN TOWNSHIP PLANNING COMMISSION
OCTOBER 2016

A work session of the Whitpain Township Planning Commission was held on Tuesday, October 11, 2016 at 7:00 PM at the Whitpain Township Building, 960 Wentz Road, Blue Bell, PA for the purpose of reviewing the agenda of the public meeting to be held that evening. Chairman Kenneth Corti presided with Commission members Richard Shorin, Tory Meitner, and Edward McLaughlin present. Township Engineer James Blanch, Township Planning Consultant E. Van Rieker, Assistant Zoning Officer William McManus and Recording Secretary Gregory Monte were also present. Planning Commission members Bradley Tate, Otis Hightower, and Penelope Gerber were absent.

1. Review of a Land Development Plan for AVE Blue Bell. This application involves the construction of an 87,000 square feet building at 1600 Union Meeting Road, which is located at the southeast corner of the intersection of Union Meeting Road and Jolly Road. Access to the site will be from Union Meeting Road and Jolly Road. The property is located entirely within the R-E Zoning District.

   Mr. Blanch provided a brief background of the application stating that the AVE Blue Bell application compared to the Conditional Use application shows a difference in the footprint of the building. He added that the façade of the building has changed. He mentioned that the way the Conditional Use agreement is written it states that the applicant would like the sidewalks from the main entrance of Union Meeting Road up to the intersection of Jolly Road and Union Meeting Road and the entire frontage on Jolly Road. He added in lieu of putting sidewalks below the main entrance, the applicant would build a trail from the lower entrance down to Township Line Road or pay a fee in lieu of. Mr. Blanch noted that township staff met with Korman Communities, and they agreed to pay a fee in lieu of.

   The Planning Commission had a lengthy discussion that included the façade of the building, underground parking, traffic impact, sidewalks, and a proposed rain garden.

2. Review Conditional Use Application #CU33-16 Einstein Healthcare Network – Signage

   Mr. McManus provided a brief explanation of the application commenting that the applicant is before the Planning Commission for a conditional use and zoning hearing board case because they are asking for what is beyond what is allowed per the conditional use.

   The Planning Commission commented that they felt that there are too many signs proposed by the applicant, specifically the two (2) identification monument signs.

3. <u>Review current zoning hearing board applications.</u>

1) **NO. 2086-16: KYLE BOYD** requests relief from the Whitpain Township Zoning Ordinance, as amended, as follows: (1) Article XXVIII, Section 160-208.A relating to parking commercial vehicles in residential zones and (2) Article V, Section 160-13 relating to use regulations in R-1 Residential zoning districts. Applicant proposes to park a 2005 Dodge Ram truck with trailer and a Ford 350 dump truck having a gross weight of 11,000 lbs., both of which are used in Applicant's business, on the property located at 1027 Wentz Rd., Blue Bell, PA in the Township's R-1 Residential District. Applicant further proposes to store snow plows, salt spreaders, riding mowers, push mowers, weed trimmers and other landscaping and maintenance equipment used in Applicants business upon the property. Applicants requested variance relief, if granted, will allow the Applicant (1) to park commercial vehicles having a gross weight of 9,000 lbs. or more on a residential property when the same is prohibited by the Ordinance and (2) store equipment used in a commercial enterprise at and upon the property when the Ordinance does not permit a commercial use for the property.

   Mr. McManus provided a brief explanation of the application commenting that the applicant is requesting a variance to allow him to park his commercial vehicles and store equipment on his property for his landscaping business.

2) **NO. 2089-16: DAVID E. AND HEATHER A. SERRAO** request a variance from Article V, Section 160-17 relating to side yards for single family dwellings and Article XXVIII, Section 160-203 relating to projections into side yards to allow construction on the property located at 651 Topton Place, Blue Bell, PA 19422 in the Township's R-1 Residential District ("*Property*") of an in-ground swimming pool with a surrounding concrete deck. Applicants requested variance relief, if granted, will (1) allow the Applicant to construct a swimming pool with surrounding concrete deck projecting into the side yard of the Property where the Ordinance prohibits same and (2) will reduce the side yard width to less than 45 feet where the Ordinance requires at least 45 feet in width.

3) **NO. 2090-16: ALBERT EINSTEIN HEALTHCARE NETWORK d/b/a EINSTEIN HEALTHCARE NETWORK** proposes 6 new signs for Einstein Healthcare Network Blue Bell to be installed at the property located at 676 Dekalb Pike, Unit 3 of the Village Square at Blue Bell Condominium, Suites 101-105; 201-206 within the Township's VC-Village Commercial District. These 6 signs include 1 façade sign, 3 accessory/directional signs, and 2 monument signs. In order to facilitate the proposed sign installation, Applicant requests the following variance relief from the Whitpain Township Zoning Ordinance, as amended: (1) Article XX, Section 160-130(C)(2)(a), which permits one freestanding ground sign per street frontage in the VC District; (2) Article XX, Section 160-130(C)(2)(a), which permits signs to only identify individual establishments within a complex; and (3) Article XXVI, Section 160-191.D, relating to the Schedule of Sign Regulations for the VC District. This requested variance relief, if granted, will permit the following 2 monument signs which may

identify tenants: (1) a double-sided sign 4.5 square-feet at a height of 4-feet which will be non-illuminated and located perpendicular to Route 202, out of the ultimate right-of-way; (2) a double-sided 23 square-feet sign at a height of 6-feet, which will be internally illuminated and located perpendicular on Route 202, out of the ultimate right-of-way.

Mr. McManus provided a brief explanation of the application commenting that the applicant is before the Planning Commission for a conditional use and zoning hearing board case because they are asking for what is beyond what is allowed per the conditional use.

4) **NO. 2091-16: DAVID AND KAREN GROSSBERG** request a variance from (1) Article XIV, Section 160-83.C relating to developmental regulations for single family detached dwellings, accessory uses and (2) Article XXVIII, Section 160-202 relating to projections into front yards to allow construction on the property located at 1205 Horseshoe Drive, Blue Bell, PA 19422 in the Township's R-7 Residential District ("*Property*") of an in-ground swimming pool with a ground level deck. Applicants requested variance relief, if granted, will (1) allow the Applicant to construct a swimming pool with a ground level deck projecting into the front yard where the Ordinance prohibits same and (2) allow the Applicant to construct a swimming pool with a ground level deck in the front yard when the Ordinance permits an accessory structure to be erected in a rear yard only.

4. Review of pertinent planning issues.

Chairman Corti announced that the next Planning Commission meeting will be held on Wednesday, November 9th because of Election Day on November 8th.

Chairman Corti also mentioned that at the next Planning Commission meeting, there will be a presentation on the History of the Liberty Bell Trolley: Whitpain's High Speed Rail. He added that Andrew W. Maginnis (retired after 38 years at SEPTA and 13 years at Pennsylvania Department of Highways) and Michael Szilagyi, Transportation Designer will be the presenters.

The work session adjourned at 7:30 PM, at which time the Planning Commission Members left for the public meeting.

Respectfully submitted,

Gregory L. Monte

Gregory L. Monte, Recording Secretary

WHITPAIN TOWNSHIP PLANNING COMMISSION MEETING
OCTOBER 2016

The tenth meeting of the Whitpain Township Planning Commission for the year 2016 was held on Tuesday, October 11, 2016 at the Whitpain Township Building, 960 Wentz Road, Blue Bell, PA. Chairman Kenneth Corti presided with Commission members Richard Shorin, Tory Meitner, Edward McLaughlin, and Penelope Gerber present. Township Engineer James Blanch, Township Planning Consultant E. Van Rieker, Assistant Zoning Officer William McManus and Recording Secretary Gregory Monte were also present. Planning Commission members Bradley Tate and Otis Hightower were absent.

Chairman Corti called the meeting to order at 7:30 PM. The members of the Planning Commission and Township Staff introduced themselves to the public that were present.

1. Approval of minutes.

   Chairman Corti called for any comments or questions on the September meeting minutes from the audience. There being none, Mr. Meitner made a motion, seconded by Mrs. Gerber, to approve the minutes of the September 13, 2016 meeting of the Planning Commission. The motion passed: 5-0.

2. Review of a Land Development Plan for AVE Blue Bell. This application involves the construction of an 87,000 square feet building at 1600 Union Meeting Road, which is located at the southeast corner of the intersection of Union Meeting Road and Jolly Road. Access to the site will be from Union Meeting Road and Jolly Road. The property is located entirely within the R-E Zoning District.

   Present for the Applicant, Craig Robert Lewis, Esq., Kaplin Stewart
   Michael McCloskey, Bernardon Architecture

   Mr. Lewis provided a brief background of the application stating that the applicant has presented this application previously to the Planning Commission from concept to conditional approval. He noted that the applicant obtained conditional approval in January. Mr. Lewis mentioned that since January the applicant has spent six (6) months converting a (2D) 2-dimensional plan into a (3D) 3-dimensional plan. He noted that the applicant incorporated the comments from the conditional use approval phase into the design. Mr. Lewis added that the applicant substantially revised the architecture of the building and site. He mentioned that the site is 270 units of corporate rental suites. Mr. Lewis added that the land development plan is consistent with the conditional use plan with a few items that have been changed. He noted that the applicant has changed where the underground parking is accessed. Mr. Lewis that the underground parking entrance will now be off of Jolly Road. He also mentioned that the footprint has changed. Mr. Lewis commented that the applicant previously had two courtyards in the back of the site facing the Arborcrest site. He noted that each courtyard served a different concept, one being more private than the other. Mr. Lewis mentioned that it would not change the appearance of the site from the street. He mentioned that applicant will comply with the various area bulk requirements of

providing the green space and open space that was required in the conditional use approval. He also stated that the applicant will comply with the comments of review letters from township staff and consultants.

Mr. McCloskey commented that his firm is currently working on a number of projects for the Korman Communities brand, one of which is located in the King of Prussia area. He noted that the prominent materials that are used in the construction of the building are natural materials. Mr. McCloskey explained in detail the visual layout of the proposed building, as well as the different features and aspects of the building from different angle views.

Mr. Lewis commented that one of the items that applicant is still working on is a plan for pedestrian connectivity for the site. He noted that it would be typical for any development in the township with a residential character to provide traditional sidewalks along the street wrapping around the site. Mr. Lewis mentioned that the applicant always felt that it would be important to connect the AVE Blue Bell site with the Arborcrest site. He mentioned that in the conditional use decision, the applicant reached an agreement with the Board of Supervisors to provide sidewalks starting from the Arborcrest site on Jolly Road down the site's frontage on Jolly Road wrapping around to Union Meeting Road to the applicant's site access on Union Meeting Road. Mr. Lewis noted that the applicant agreed to participate with the township to provide a trail. He mentioned that after meeting with township staff, the applicant will provide a contribution to the township to use elsewhere. Mr. Lewis additionally mentioned that the applicant proposing to relocate the pedestrian crossings of Union Meeting so that there is a single crossing aligned with the non-signalized intersection of the site with Union Meeting Road.

Mr. Meitner inquired what the speed limit is on Union Meeting Road. Mr. Lewis responded that the speed limit is 35mph. Mr. Meitner questioned if there is going to be a pedestrian crossing in the middle of the intersection (i.e., a mid-block crossing), and would it be possible to change the speed limit down to 25mph.

Mr. Blanch mentioned that the land development plans showed a crossing at the intersection. Mr. Lewis responded that the plans initially did, but the applicant now desires to move the crossing further back instead of performing all the pork chop work and modifying the traffic signal permit plan. Mr. Blanch responded that the township would like to see the ramps and the improvements at the intersection instead of the mid-block crossing. He added that the location has a signal allowing pedestrians to safely cross at the signal. Mr. Lewis responded that the applicant is happy to discuss the item further with township staff.

Mr. Shorin raised a concern with the proposed mid-block crossing without a traffic light. He mentioned that he felt the sidewalks will be used frequently and suggested that the applicant look at the intersection of Jolly Road and Union Meeting Road as a better place for pedestrians to cross.

Chairman Corti asked if the traffic impact fee is in lieu of a traffic study. Mr. Lewis replied that the applicant has provided a traffic study to the township. Mr. Blanch mentioned that the traffic study has been reviewed by McMahon Associates and the result of the study showed fewer trips than what the applicant is offering in terms of the traffic impact fee.

Chairman Corti additionally inquired if the applicant will be preserving the trees between the AVE site and the COPT site. Mr. Lewis responded that the applicant is working to preserve these trees and some additional existing mature trees along Union Meeting Road. Mr. Lewis added that the applicant hopes that their landscaping will supplement the existing trees. He also stated that eventually the trees will be replaced.

Mr. Shorin commented that there seems to be some discrepancy with the amount of tree removal on the site. Mr. Lewis replied that there is definitely some tree removal on the site. He added that Langan Engineering has been out to the site to complete an analysis on what vegetation may or may not be saved. Mr. Shorin noted that one of the benefits of the trees is that they cover up the utility poles across the front of the property.

Chairman Corti asked if the utility poles will remain or will they be buried underground. Mr. Lewis replied that they will remain, however the applicant has an interest in hiding them as much as possible. He mentioned that many of the higher-end units faced the direction of the trees and utility poles.

Mr. Rieker commented that he felt that this project is a great addition to the township. He added that he would like to compliment the architect and engineers for the project.

Chairman Corti called for any additional comments or questions from the audience. There were none.

Chairman Corti called for a motion to recommend that the Board of Supervisors approve the Land Development Plan for AVE Blue Bell.

A motion was made by Mr. Shorin, and seconded by Mrs. Gerber to recommend that the Board of Supervisors approve the Land Development Plan for AVE Blue Bell. The Planning Commission voiced a concern on the location of pedestrian sidewalk crossings across Union Meeting Road. Additionally, the applicant shall comply with reports and recommendations of Township Staff and Consultants.

The motion passed: 5-0.

3. Review Conditional Use Application #CU33-16 Einstein Healthcare Network – Signage

Present for the Applicant: Bernadette Kearney, Hamburg, Rubin, Mullin, Maxwell, & Lupin
Greg Blue, Gregory Blue Associates
Dennis Pfleiger, Albert Einstein Healthcare Network
Richard Montalbano, Albert Einstein Healthcare Network

Ms. Kearney provided brief background of the application stating that the applicant initially filed this application as a zoning hearing board application. She noted that the Township Solicitor told her that the applicant will need to submit for a conditional use application as well as a zoning hearing board application because there are sign requirements in the VC district for a conditional use. She mentioned that there are six signs proposed. Ms. Kearney mentioned that the building identification sign will be located where the current CCP sign is located.

Chairman Corti asked if the applicant will comply with the regulations of the change in the sign ordinance. Mrs. Kearney responded that the applicant will comply with what is required for the digital sign that is located at the site.

Mr. Rieker asked if the applicant will need to amend their prior application to include the rotating sign. Ms. Kearney replied that she put the item in the zoning hearing board application because she wanted to be clear that any other tenant will be on the rotating digital sign.

Ms. Kearney mentioned that Einstein Health Care Network will be the primary tenant in the building where the CCP sign is located.

Chairman Corti asked if the applicant is asking for a larger sign than what is currently there. Ms. Kearney responded that they are not asking for a larger sign. She added that the way the VC District ordinance is written the conditional use application includes a signage package for the entire site. Ms. Kearney noted that for zoning purposes the applicant is requesting relief for the (2) two monument signs. Mr. McManus added that the applicant will need zoning relief to be on the LED changeable sign because the applicant is a tenant.

Mr. Shorin asked if the applicant will be located at 676 DeKalb Pike. Ms. Kearney responded that the address is 676 DeKalb Pike, but it is called Unit 3 of Village Square. Mr. Shorin questioned if it is the building closest to DeKalb Pike. Ms. Kearney replied yes.

Mr. Meitner asked if the sign will be visible from DeKalb Pike (Route 202). Mr. Blue replied that he has performed some sight line studies and based on them there is a berm and plantings that restrict some sight line into the site. Mr. Shorin mentioned that currently there is a 676 sign above the entrance and asked if it will stay. Mr. Blue replied that the sign will be replaced.

Mr. Meitner questioned if you are able to read the sign from DeKalb Pike. Mr. Blue responded that because the sign is parallel to the path of travel and some restrictions, he felt it would be visible only at certain points. He added that because it is parallel to the path of travel, it may not be as visible as you may believe.

Mr. Shorin explained that the Village Commercial Shopping center was created with uniformity in regards to signage. He felt adding the applicant to the existing electronic display sign seems to be benign. Mr. Shorin felt that adding additional monuments signs would cause issues with other medical groups who have managed to exist without additional signage.

Mr. Pfleiger introduced himself as Vice President of Healthcare Services at Einstein Healthcare Network. He thanked the Planning Commission for viewing their proposed signage package. Mr. Pfleiger mentioned that Einstein is excited for the opportunity to provide access to patients in the community. He noted that as patients are coming down Route 202 the monument signs would be important. Mr. Pfleiger added that the shopping center has a unique layout in that the entrance is before the building, depending on the direction of travel on Route 202. He added that if patients only have the building sign to tell them where the building is, the patient may or may not see the sign. Mr. Pfleiger also explained that some patients who are coming for services, such as in the GI department, may be prepped for a procedure and inadequate signage may cause anxiety for the patient. He mentioned that this section of Route 202 is a 40mph zone, so if people get confused as they are coming up to the entrance and pass the building they will need to make a U-turn. He felt that the two monuments would help to alleviate these issues.

Chairman Corti asked for clarification regarding the applicant's photographs. He additionally questioned if a vehicle heading southbound on Route 202 can make a left turn into the northern driveway. Ms. Kearney replied that you can, but you have to be prepared to make the left turn. Mr. Blanch added that there is not a designated left turn lane presently, but when DeKalb Pike (Route 202) is widened there will be a center turning lane.

Mr. Shorin inquired if the applicant is expecting to have people enter from the northern entrance and not at the traffic light. Mr. Blue replied that the applicant believes that people who are familiar with the site will use the entrance at the traffic light. He added that the applicant is trying to promote safety for people, who are not familiar with the site and pass the entrance at the traffic light, to enter at the northern entrance of the site.

Chairman Corti asked if the applicant will move the monument signs back once the road is widen. Mr. Blue replied that according to code, the signs are behind the ultimate right-of-way of the road. Chairman Corti questioned that the signs will not need to be relocated after the widening of the road. Mr. Blue responded that he did not believe they would.

Mr. Shorin asked if the signs will be illuminated. Mr. Blue responded that the signs will be internally illuminated. Mr. Pfleiger mentioned that two services in the building would be a family practice and OBGYN practice, both of which would have evening hours and the illuminated signs would be an important piece during those hours.
Chairman Corti mentioned that he appreciates the need of the signs, but noted that it would be a responsibility of Einstein Healthcare Network to do a good job on their website in terms of communicating to patients on how to locate their site.

Mr. Meitner inquired if the bases of the signs match the monument that is the existing sign on the property. Mr. Blue replied that the signs reflect the brand and identity of Einstein. He added that this is a system-wide identity package that is being used consistently at all of their sites.

Mrs. Gerber asked why is there a difference in size for the two (2) monument signs. Mr. Blue replied that they wanted to get a primary identifier to draw people's attention to it as opposed to the secondary sign.

Mr. Rieker raised a concern that there seems to be a redundancy in the (2) two monument signs. He added that the Zoning Hearing Board will be very discreet on the amount of signage. Mr. Rieker commented that he felt that there are too many signs proposed.

Chairman Corti called for a motion to recommend that the Board of Supervisors approve the Conditional Use Application #CU33-16 – Einstein Healthcare Network – Signage.

A motion was made by Mr. Shorin, and seconded by Mr. Meitner to recommend that the Board of Supervisors approve the Conditional Use Application #CU33-16 – Einstein Healthcare Network – Signage in terms of the (3) three directional signs and (1) one facade sign. The Planning Commission felt that there are two (2) signs too many that are proposed for the site; specifically the secondary entrance and site identification monument signs. Additionally, the applicant shall comply with reports and recommendations of Township Staff and Consultants.

The motion passed: 5-0.

4. Review of current Zoning Hearing Board applications.

1) **NO. 2086-16: KYLE BOYD** requests relief from the Whitpain Township Zoning Ordinance, as amended, as follows: (1) Article XXVIII, Section 160-208.A relating to parking commercial vehicles in residential zones and (2) Article V, Section 160-13 relating to use regulations in R-1 Residential zoning districts. Applicant proposes to park a 2005 Dodge Ram truck with trailer and a Ford 350 dump truck having a gross weight of 11,000 lbs., both of which are used in

Applicant's business, on the property located at 1027 Wentz Rd., Blue Bell, PA in the Township's R-1 Residential District. Applicant further proposes to store snow plows, salt spreaders, riding mowers, push mowers, weed trimmers and other landscaping and maintenance equipment used in Applicants business upon the property. Applicants requested variance relief, if granted, will allow the Applicant (1) to park commercial vehicles having a gross weight of 9,000 lbs. or more on a residential property when the same is prohibited by the Ordinance and (2) store equipment used in a commercial enterprise at and upon the property when the Ordinance does not permit a commercial use for the property.

Present for the Applicant: Kyle Boyd, Applicant

Mr. Boyd stated that he has lived at his residence for the last four years. He mentioned that he is requesting a variance to have his commercial equipment placed on his property.

Mr. Meitner asked how many employees Mr. Boyd has. Mr. Boyd responded that there are three (3) employees, including himself.

Mr. Shorin questioned how many vehicles the applicant has. Mr. Boyd responded that he has two (2) vehicles, one (1) with a trailer. He added that he has three (3) lawn mowers, two (2) snow plows, and basic landscape equipment. Mr. Boyd mentioned that he will not have bobcats or any heavy duty equipment.

Chairman Corti inquired if the applicant's business is a year-round operation. Mr. Boyd replied that his business runs for ten (10) months of the year.

Mr. Meitner questioned where the applicant will be storing salt for the snow plows. Mr. Boyd replied that he receives the salt before a storm begins.

Chairman Corti questioned what the applicant's hours of operation are. Mr. Boyd responded that his hours are weekdays between 7am to 3-4pm.

Chairman Corti asked if the applicant has spoken to his neighbors. Mr. Boyd responded yes.

Mr. Shorin inquired if any of the applicant's vehicles have back up alarms. Mr. Boyd responded that one of his trucks does have an alarm but he usually has his vehicle backed in to his driveway.

Chairman Corti suggested that applicant explain to the Zoning Hearing Board what his hours of operations are and hold to number of number of employees and vehicles.

Mr. Shorin raised a concern of the view of the applicant's property from the street in terms of the applicant's trucks. He asked if the applicant would consider putting the trucks as far back and camouflaged as possible. Mr. Boyd noted that there is a privacy fence between him and his neighbor where he can place the equipment behind his garage.

Chairman Corti asked if the applicant has received any comments from his township neighbors. Mr. Boyd replied no.

Mr. Shorin suggested that the approval be given for a certain time-frame with an expiration date.
Mr. Rieker noted that this is a fact-based application. He suggested that applicant develop a plan that shows where the equipment will be placed and where the trucks will be parked on the applicant's property.

Mr. Shorin mentioned that the Planning Commission has seen similar cases such as Mr. Boyd's application. He added that some have been approved and others have not.

Audience Comments

Brenda Morris, 993 Wentz Road – Ms. Morris stated that she has been a resident of the township for the last 42 years. She asked Mr. Boyd why he needs the relief. Mr. Boyd replied that his business is his livelihood. Ms. Morris asked how long he had work in Conshohocken. Mr. Boyd responded that he has been in business since 2001 and worked in Conshohocken until 2015. She expressed an issue with the application. Chairman Corti suggested that Ms. Morris attend the Zoning Hearing Board to express her concerns.

Gregory Geske, 1052 Grant Avenue – Mr. Geske asked for clarification that the Zoning Hearing Board meeting is the third Thursday of the month. Chairman Corti replied that the Zoning Hearing Board meeting starts at 7pm on October 20th.

David Skamla, 1012 Wentz Road – Mr. Skamla stated that he has been a resident on Wentz Road for the past 13 years. He mentioned that Mr. Boyd bought a beautiful piece of property and beautiful house, which he has improved. He mentioned that he does not see this request to be a distraction in terms of noise. Mr. Skamla noted that the Boyds are a wonderful family who go to the local school and church. He added that he believes that Mr. Boyd is a wonderful neighbor and hopes that he receives the relief he is requesting.

Chairman Corti mentioned that typically the Planning Commission remains neutral on Zoning Hearing Board applications.

The Planning Commission chose to remain neutral on the subject application. The Planning Commission suggested that the applicant cap the number of employees and vehicles on the site. Additionally they suggested that the applicant develop a plan of the site showing the location of vehicles and the storage of supplies, as well as a possible expiration date if the use is permitted.

2) **NO. 2089-16: DAVID E. AND HEATHER A. SERRAO** request a variance from Article V, Section 160-17 relating to side yards for single family dwellings and Article XXVIII, Section 160-203 relating to projections into side yards to allow construction on the property located at 651 Topton Place, Blue Bell, PA 19422 in the Township's R-1 Residential District ("*Property*") of an in-ground swimming pool with a surrounding concrete deck. Applicants requested variance relief, if granted, will (1) allow the Applicant to construct a swimming pool with surrounding concrete deck projecting into the side yard of the Property where the Ordinance prohibits same and (2) will reduce the side yard width to less than 45 feet where the Ordinance requires at least 45 feet in width.

Present for the Applicant: Jim Petit, Anthony & Sylvan Pools

Mr. Petit noted that the applicant is planning to construct a 700 sq. ft. in-ground concrete pool with 700 sq. ft. of concrete decking around it. He mentioned that the pool is not completely in the rear yard of the property. Mr. Petit added that the applicant is completely in the building setbacks that are required in regards to zoning. He noted that they hope to receive the requested variance so the applicant can enjoy their pool.

Mr. Shorin suggested that the applicant provide some additional landscaping around the fence.

Mr. McManus mentioned that one of the property owners must be present for the Zoning Hearing Board meeting.

Chairman Corti mentioned that typically the Planning Commission remains neutral on Zoning Hearing Board applications.

The Planning Commission chose to remain neutral on the subject application. The Planning Commission suggested that the applicant provide some additional landscaping around the proposed fence.

3) **NO. 2090-16: ALBERT EINSTEIN HEALTHCARE NETWORK d/b/a EINSTEIN HEALTHCARE NETWORK** proposes 6 new signs for Einstein Healthcare Network Blue Bell to be installed at the property located at 676 Dekalb Pike, Unit 3 of the Village Square at Blue Bell Condominium, Suites 101-105; 201-206 within the Township's VC-Village Commercial District. These 6 signs include 1 façade sign, 3 accessory/directional signs, and 2 monument signs.

in order to facilitate the proposed sign installation, Applicant requests the following variance relief from the Whitpain Township Zoning Ordinance, as amended: (1) Article XX, Section 160-130(C)(2)(a), which permits one freestanding ground sign per street frontage in the VC District; (2) Article XX, Section 160-130(C)(2)(a), which permits signs to only identify individual establishments within a complex; and (3) Article XXVI, Section 160-191.D, relating to the Schedule of Sign Regulations for the VC District. This requested variance relief, if granted, will permit the following 2 monument signs which may identify tenants: (1) a double-sided sign 4.5 square-feet at a height of 4-feet which will be non-illuminated and located perpendicular to Route 202, out of the ultimate right-of-way; (2) a double-sided 23 square-feet sign at a height of 6-feet, which will be internally illuminated and located perpendicular on Route 202, out of the ultimate right-of-way.

Present for the Applicant: Bernadette Kearney, Hamburg, Rubin, Mullin, Maxwell, & Lupin
Greg Blue, Gregory Blue Associates
Dennis Pfleiger, Albert Einstein Healthcare Network
Richard Montalbano, Albert Einstein Healthcare Network

Chairman Corti mentioned that typically the Planning Commission remains neutral on Zoning Hearing Board applications.

The Planning Commission chose to remain neutral on the subject application. The Planning Commission commented that they felt that there are two (2) signs too many on the site; specifically the secondary entrance and site identification monument signs.

4) **NO. 2091-16: DAVID AND KAREN GROSSBERG** request a variance from (1) Article XIV, Section 160-83.C relating to developmental regulations for single family detached dwellings, accessory uses and (2) Article XXVIII, Section 160-202 relating to projections into front yards to allow construction on the property located at 1205 Horseshoe Drive, Blue Bell, PA 19422 in the Township's R-7 Residential District ("*Property*") of an in-ground swimming pool with a ground level deck. Applicants requested variance relief, if granted, will (1) allow the Applicant to construct a swimming pool with a ground level deck projecting into the front yard where the Ordinance prohibits same and (2) allow the Applicant to construct a swimming pool with a ground level deck in the front yard when the Ordinance permits an accessory structure to be erected in a rear yard only.

Present for the Applicant: David Grossberg, Applicant

Mr. Shorin commented that the applicant's application was very well done in explanation of the relief.

Chairman Corti suggested that the applicant talk to his neighbors.

Chairman Corti mentioned that typically the Planning Commission remains neutral on Zoning Hearing Board applications.

The Planning Commission chose to remain neutral on the subject application.

5. Pertinent Planning Issues

Chairman Corti announced that the next Planning Commission meeting will be held on Wednesday, November 9th because of Election Day on Tuesday, November 8th.

Chairman Corti also mentioned that at the next Planning Commission meeting, there will be a presentation on the History of the Liberty Bell Trolley: Whitpain's High Speed Rail. He added that Andrew W. Maginnis (retired after 38 years at SEPTA and 13 years at Pennsylvania Department of Highways) and Michael Szilagyi, Transportation Designer will be the presenters.

There being no further business to come before the Commission, a motion was made by Mr. Shorin, and seconded by Mr. Meitner to adjourn. The meeting adjourned at 8:40 PM.

Respectfully submitted,

Richard Shorin, Secretary