



Borough of Lansdale
Code Enforcement and Land Planning Committee
Minutes
September 07, 2016, 8:00 PM
Lansdale Borough Hall-Council Chambers
One Vine St., Lansdale, PA 19446
Chairperson: Leon Angelichio

- **In Attendance:**
Leon Angelichio-Chairman
Jack Hansen
Rich DiGregorio
John Ernst -Assistant Borough Manager

The meeting was held at One Vine St., Lansdale, Pa. Mr. Angelichio called the meeting to order at 8:08 P.M. Mr. Hansen made a motion to approve Meeting Minutes from the August 03, 2016 Code Enforcement and Land Planning Committee meeting. Mr. DiGregorio seconded the motion. Minutes were unanimously approved.

- **Committee Business Items:**

- **Potential Ordinance-Curb, Sidewalk and House Number Inspection at Time of Sale:**
Discussion this evening addressed if the Borough of Lansdale should consider the adoption of an Ordinance that addresses the compliance of curb and sidewalk along with identification of a property with house numbering at the point of sale. This notification would come from the Department of Code Enforcement in the form of a letter which would state if the property is *complaint* or *not compliant*. Plymouth Township has such an Ordinance in effect currently.

Mr. Ernst will review Plymouth Township's Ordinance and possibly reach out to them for more clarification and report back to the committee.

Premises Identification – What you need to know:

Mr. Ernst advised the Code Enforcement and Land Planning Committee that our Lansdale Borough Code Ordinance Chapter 53.4 and the 2009 International Property Maintenance Code (F) 304.3 require premises to have numbers identified and visible from the street. Many residents have the house number placed at the curb. Curb identification is not a reliable source in the event of an emergency especially in the event of inclement weather.

In addition to the identification from the street; the recommendation is also being made that the rear of property be identified. Placing the house number on a shed, garage or even a fence will be assistance especially to the Electric Department.

The Committee has requested this information be made available, once again, to our residents in the "Electric Wire".

○ **Budget:**

- Department of Code Enforcement Monthly Statistics is attached to this month's minutes along with the totals from 2015 for comparison as requested. Budget is tracking normal. The department continues to be extremely busy in the month of August.

The 2017 Proposed Budget has been provided to the Committee. An increase is proposed.

○ **Planning Commission Activity:**

- Comprehensive Plan Task Force:
On Founders Day at Memorial Park, the Steering Committee set up a table for the public participation of the 2016 Comprehensive Plan. Participation was very well received by the public.

○ **Old Business:**

- Cooper Acquisitions (WB Homes) – Penn Square; 20 N. Cannon Ave – WB Homes will present at the Lansdale Borough Planning Commission on Monday September 19, 2016 at 7:30 PM. WB Homes will request a variance on Tuesday, September 20, 2016 at 8:00 PM. Both meetings will occur in Council Chambers.

○ **New Business - Zoning Hearing Board Meeting September 20, 2016**

- 20 N. Cannon Ave: Applicant will be seeking relief for the height of the proposed townhomes.
- 258 W Eighth St: Spartan Maple, LLC will be seeking relief for Use and for parking spaces. They have purchased the Former Club, Knights of Columbus and are planning to move there office administration staff to this location.

○ **Public Comment:**

Residents from the 900 block of Derstine Ave. were present this evening regarding the parking of a large travel trailer on the public street and to discuss the safety concerns they have. Committee members recommended that this be brought to the attention of the Chief of Police. Residents were encouraged to also present at the Borough Council Work Session Meeting this evening. The Department of Code Enforcement and the Committee thank the residents for attending.

A resident of the 200 block of West Eight St. was present this evening to discuss his neighbor and the poor conditions of the home attached to his. Mr. Ernst and the Department of Code Enforcement will reach out to the resident and review the action the Borough has taken to date.

The meeting was adjourned at 9:09 p.m. The next meeting of the Lansdale Borough Code Enforcement and Land Planning Committee is scheduled for Wednesday, October 05, 2016 at 8:00 P.M. Meeting will be held at One Vine St., Lansdale PA.

Respectfully,

Maria Lohan
Recording Secretary

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