



Borough of Lansdale  
Code Enforcement and Land Planning Committee  
Minutes  
June 01, 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 (late arrival)  
John Ernst -Assistant Borough Manager  
Patricia Chapman-Customer Service Manager

The meeting was held at One Vine St., Lansdale, Pa. Mr. Angelichio called the meeting to order at 8:21 P.M. Mr. Angelichio made a motion to approve Meeting Minutes from the May 04, 2016 Code Enforcement and Land Planning Committee meeting. Mr. Hansen seconded the motion. Minutes were unanimously approved.

○ **Committee Business Items:**

● **MS4 TMDL Strategy Report –AKRF Consultants:**

Mr. Ernst briefly reviewed with the Lansdale Borough Code Enforcement Land Planning Committee the MS4 TMSL report for the unfunded mandate from the DEP. At the June 15, 2016 Borough Council Meeting the 17 year plan, which is predicted to cost the Borough of Lansdale approximately \$5.5 Million dollars will be outlined. With this plan the Borough hopes to come into compliance and build a partnership with several private properties and encourage developers to be creative with stormwater management requirements.

● **New Staff Member- Mr. Ross Ransom:**

Mr. Ernst is pleased to announce Mr. Ross Ransom to the Department of Code Enforcement. Mr. Ransom will be a full time plan reviewer. He comes to the Borough of Lansdale with years of experience and holds many certifications. Welcome Ross!

● **Fence Permits:**

The following items are an overview of what you need to know about fences in the Borough of Lansdale:

- To install or replace an existing fence requires a permit application
- Fence maximum height is 6 feet; 8 feet is allowable however the top two feet must be non-opaque

- Surveyor report is not necessary; however the Borough is not responsible for lot lines. The Borough encourages you to know your lot line and work with your neighbors as the Borough will not become involved in a neighbor dispute. If an installation is not correct the Borough can and will use enforcement for a correction.
- For a corner property; fences are allowed in a side yard, must be 10 feet off of a curb line
- Fence for defining a corner is considered decorative and must not exceed 10 feet in any section
- All fences should be erected with the finished side facing out; the side without the structural support
- Fences must be a minimum of 2 feet from sidewalks and alleys and a minimum of 10 feet from the curb line
- Fences must be maintained

Next month, pools and the permitting requirement along with fences for a pool will be reviewed as time allows.

○ **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. For the month of May the department is reaching out to the recipient of door hangers via phone calls and letters to have the property owner come into compliance.

○ **Planning Commission Activity:**

- 123 S Chestnut St: The applicant has received Planning Commission and Lansdale Borough Council approval to move forward with the project. Concerns regarding easements on the property have been raised. Mr. Ernst advised title search is free and clear the applicant will have a clear deed and be able to move forward.
- 200 Hatfield St: Applicant plans to demolish an existing dwelling and build twin duplex homes on the site. The property owner Dr. Nash and his engineer Mr. Wert are working with the Planning Commission and more information forthcoming
- N. Cannon Ave.: WB Homes is proposing to develop 40 townhomes and will come in front of the Planning Commission in July for information only.
- Parking Garage Update: June 18<sup>th</sup>, 2016 SEPTA to install the pedestrian bridge; this will be a three day project.

○ **Old Business:**

- Adult Day Care and Stacked Parking – Mr. Ernst advised these items are under review with the Montgomery County Planning Commission. They are reviewing ordinances for surrounding municipalities and will report back to the Planning Commission.

○ **New Business - Zoning Hearing Board Meeting June 21, 2016:**

- 300 N. Broad St.: - Continuance hearing for a CEVMS Sign.
- 508 Walnut St.:- Interpretation - if this dwelling is a single family or a duplex
- 333 S. Valley Forge Rd.: 3 car garage over the allowed square footage
- 320 S. Broad St.: Special exception for a particular use.

○ **Public Comment:**

No public comment this evening

The meeting was adjourned at 9:02 p.m. The next meeting of the Lansdale Borough Code Enforcement and Land Planning Committee is scheduled for Wednesday, July 6, 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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