



Borough of Lansdale
Code Enforcement and Land Planning Committee
Minutes
February 01, 2017, 8:00 PM
Lansdale Borough Hall-Council Chambers
One Vine St., Lansdale, PA 19446
Chairperson: Leon Angelichio

- **In Attendance:**
Leon Angelichio-Chairman
Rich DiGregorio
Jack Hansen
John Ernst -Assistant Borough Manager
Erin Smist-Government Affairs Manager
Richard Strahm-Realtor

The meeting was held at One Vine St., Lansdale, Pa. Mr. Angelichio called the meeting to order at 8:12 P.M. Mr. Hansen made a motion to approve Meeting Minutes from the January 04, 2017 Code Enforcement and Land Planning Committee meeting. Mr. DiGregorio seconded the motion. Minutes were unanimously approved.

- **Committee Business Items:**

- **Potential New Ordinance; Curb, Sidewalk and House Number Inspection:**
This evening Mr. Ernst invited Mr. Strahm and Ms. Erin Smist, Suburban Realtors Alliance to discuss the potential for Lansdale Borough to adopt an ordinance that requires curb/sidewalk inspection and house numbering of a property at the time of sale.

Discussion this evening addressed that an inspection at the “point of sale” may place financial burden on either the seller or buyer, the need to protect the rights of both parties involved at time of a sale and that the proposed potential ordinance could stifle the sales process.

A suggestion made by Ms. Smist and residence present is that the borough should section of the town into quadrants; work within one quadrant annually to review curb and sidewalk conditions and notify homeowners accordingly. The discussion addressed how this approach seemed fair and consistent and less intrusive.

- **22-24 Fairview Ave – PC recommendation for approval:**

This applicant appeared before the Code Enforcement and Land Planning Committee to present the proposed 5 townhomes at the December 07, 2016 meeting.

Applicant has received Final/Preliminary Land Development approval from the Planning Commission at the January meeting with conditions. Mr. Ernst has received a revised set of plans and review indicates the applicant has complied.

Mr. DiGregorio made the motion the Code Enforcement and Land Planning Committee recommend the approval of the Final/Preliminary Land Development Plans for this project. Mr. Hansen seconded the motion. Decision unanimous 3 to 0.

- **316 West Seventh St-Joe Mattero Recycling Inc. :**

The annual renewal license is due for Joe Mattero Recycling to operate a Junk Yard in the Borough.

Mr. DiGregorio made the motion to approve the operation of Joe Mattero's Recycling Inc., Mr. Hansen seconded the motion. Decision unanimous 3-0.

- **Budget:**

- The budget was not reviewed this evening.

- **Planning Commission Activity:**

- **Madison Parking Lot Project - Update:**

Equus presented to the Planning Commission the project at the January meeting. This project is available to view on our website. The project will provide and make available to the Borough a large area for events such as the Farmers Market, etc.

- **Old Business:**

- **SEPTA Parking Garage-Schedule Update:**

Garage is on track to open early March. The surface parking is complete. Borough will begin enforcement action for those that continue to park in the temporary lots.

- **New Business:**
 - **Habitat for Humanity –Critical Repair Application due March 15, 2017:**
A habitat for Humanity, for their fiscal year July 2017 thru June 2018, now has applications available for homes in dire need of repair at extremely low interest rates. The Department of Code Enforcement has identified properties that may benefit from this application process and enhance their quality of life. This application is available at Borough Hall as well as our website.

- Zoning Hearing Board:
 - **43 W. Third St., February 21, 2016:**
Applicant is seeking a waiver for number of parking spaces required for this project.

- **Public Comment:**
There were no additional comments this evening.

The meeting was adjourned at 9:04 P.M. The next meeting of the Lansdale Borough Code Enforcement and Land Planning Committee is scheduled for Wednesday, March 01, 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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