



Borough of Lansdale  
Code Enforcement and Land Planning Committee  
Minutes  
May 05, 2021 6:15 PM  
Via Zoom Meeting  
Chairperson: Rich DiGregorio

- **In Attendance:**  
Rich DiGregorio  
Bill Henning  
BJ Breish  
Jason Van Dame, Building Code Official  
**Applicant:**  
Kimberly Freimuth, Fox Rothschild, LLP  
John Knott, Equus Capital Partners  
Jason Korczak, Bohler Engineering

Mr. DiGregorio called the meeting to order at 6:19 P.M.

**Approval of Meeting Minutes:** Mr. Henning made the motion to approve the meeting minutes from May 05, 2021. Mr. Breish seconded the motion. Decision unanimous *3 to 0*.

- **Committee Business Items:**

**325 Madison St-Amended Conditional Use Application:**

Applicant is present this evening requesting to amend the original Conditional Use approval received in April 2017. In addition to the amendment the Applicant is seeking a waiver of Land Development.

Applicant proposes four residential apartment units on the ground floor, converting approximately 2,439 square feet of the original space for retail space bringing the unit count of residential units to 186. In addition, the Applicant proposes to construct 16 additional parking spaces from the original plan where spaces were held "*in reserve*". To construct this parking area, an amendment to the Trail Easement will be necessary as the trail runs through the proposed spaces.

Mr. Henning made a motion to recommend Lansdale Borough Council approve the Amended Conditional Use Hearing as recommended by the Lansdale Borough Planning Commission. Mr. Breish seconded the motion. Decision unanimous *3 to 0*.

**325 Madison St-Waiver of Land Development:**

Mr. Breish made the motion to recommend Lansdale Borough Council approve the Waiver of Land Development approval process as recommended by the Lansdale Borough Planning Commission. Mr. Henning seconded the motion. Decision unanimous *3 to 0*.

There was no public comment this evening.

- **Department Activity:**

The Department for the month of April received 115 permit applications and issued 100 permits. Year to date that is approximately 25 % higher. Department continues to be active with a heavy workload.

Spring has arrived and so have the complaints for Springtime items such as high grass and trash complaints.

The Apartment Inspection program will start to pick up with as the restriction ease.

The search for an Inspector to be employed full time continues. Consideration is being given to add time for the part time inspector to be available from Remington and Vernick that the Borough has been utilizing to assist during this transition.

- **Planning Commission Report:**

- **512 Green St.: Indemnification portion of Swinton Street**

- The applicant for this project has been approved to build a quadruplex and the project will involve using a portion of a Paper Street. The Paper Street, know as Swinton Street by Ordinance, has been vacated by Lansdale Borough occurring April 14, 1977.

- The Council for the Applicant has requested a “quit claim deed”. Borough’s Council Mr. Hitchens has stated that this Paper Street is not owned by the Borough, however, would support the Applicant/Developer request for their purpose with an Indemnification, therefore mutually executing the Deed, Indemnifies the Borough and allowing the Applicant/Developer to record the Deed.

- Mr. Breish made a motion that the Lansdale Borough Council approve the “Applicant/Developers request for a “quit claim deed” and Indemnification for that portion of Swinton Street, and with the condition the Applicant/Developer incur the cost of any fees. Mr. Henning seconded the motion. Decision unanimous *3 to 0*.

- **Sign Ordinance:**

- With the assistance of the Montgomery County Planning Commission and Mr. John Kennedy, Planning Consultant, staff and the Planning Commission have reviewed and approved a Draft Sign Ordinance. At the April 19- 2021 Planning Commission meeting, the Planning Commission made a motion for this to move to Borough Council. After some final approved details , council will receive The Draft Sign Ordinance for review and comments.

- **Zoning Hearing Board Meeting:**

The Zoning Hearing Board Meeting will take place on May 18, 2021 at 7:00 PM via Zoom. Equitable owner of 501 N. Cannon Ave. is proposing to renovate and convert two existing buildings. Proposed are 24 apartment units and site improvements. Applicant will be seeking relief for permitted uses, the number of parking spaces on and off street and screening requirements.

- **Old Business:**

- **Online Permitting: Update**

- Staff is still working with the software company.

- **Public Comment:**

- There was no public comment this evening.

The meeting was adjourned at 7:17 PM. The next meeting of the Lansdale Borough Code Enforcement and Land Planning Committee is scheduled for June 2, 2021 via a Zoom Meeting. Details for meeting time and log in please check the website: [www.lansdale.org](http://www.lansdale.org).

Respectfully,  
Maria Lohan  
Recording Secretary

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