



Borough of Lansdale
Code Enforcement and Land Planning Committee
Minutes
June 02, 2021, 6:15 PM
Chairperson: Rich DiGregorio

- **In Attendance:**
Rich DiGregorio - Absent
Bill Henning
BJ Breish
Jason Van Dame, Building Code Official

Applicant:
Jason Smeland, Lenape Valley Engineering
Dr. Ross Ziegler, Property Owner
John Giagiulio, Andale Green

Mr. Henning called the meeting to order at 6:17 P.M.

Approval of Meeting Minutes: Mr. Breish made the motion to approve the meeting minutes from May 05, 2021. Mr. Henning seconded the motion. Decision unanimous *2 to 0*.

- **Committee Business Items:**

43 W. Third St- Walnut Crossing:

Applicant is present this evening requesting Lansdale Borough Council allow for a twelve (12) month Extension from the original Conditional Use approval received for the project at 43 W. Third St.

Mr. Breish made a motion recommending Lansdale Borough Council grant approve a Twelve (12) Month Extension for the Conditional Use approval at 43 W. Third St project Walnut Crossing. Mr. Henning seconded the motion. Decision unanimous *3 to 0*.

There was no public comment this evening.

Andale Green, Phase IV:

Applicant is present this evening advising Lansdale Borough Code Enforcement and Land Planning Committee of a change to the original proposed project for Phase IV. Mr. Smeland presented the attached plan advising that the EPA continues to monitor Wells and the Trailer currently in place will need to remain for an undetermined amount of time. Advising the EPA had advised this site would be completely remediated long before this.

Discussion with Lansdale Borough Consultants and staff, the applicant is advising an acknowledgement of a Field Change. The plans will be revised and units 128-132 on the plan

will removed allowing for open space once the trailers are removed. With this change the applicant wanted to be transparent and advise Council of such.

Discussion this evening addressed that evergreen trees will be planted to buffer the trailer; the parking space originally allotted for the site will remain. There will be no change to traffic patterns on the site.

Lansdale Borough Code Enforcement and Land Planning Committee agreed to the acknowledgement of this Field Change and recommend Lansdale Borough Council to do the same.

There was no public comment this evening.

- **Department Activity:**

The Department for the month of May received 154 permits. Department continues to be active with a heavy workload. Remington and Vernick Engineer has been given additional hours to assist the Department of Code Enforcement.

Code Concerns for the Warmer Months:

- Grass clippings not allowed in the street, safety issue and an environmental concern.
- Shrubs along walkways should be trimmed and overhanging branches trimmed.

Currently a Single-Family Resale and/or a Single-Family Inspection program is not available or enforceable by the Department. Mr. Van Dame is collecting data with respect to the issues that stem from this situation and will report back to the Committee.

- **Planning Commission Report:**

The Planning Commission meeting May 17, 2021 was cancelled.

Sign Ordinance:

Mr. Van Dame has forwarded a Draft Copy of the Ordinance for comments to the owner of the local Sign A Rama. With the input obtained, comments will be forwarded for review.

- **Zoning Hearing Board Meeting:**

The Zoning Hearing Board Meeting will take place on June 15 at 7:00 PM and will be in person.

- **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. The applicant requested a continuance from the May meeting.
- **106 Knapp Rd:** Property owner proposes an In-Law suite addition; applicant is seeking relief for front yard setback.

- **Old Business:**

Online Permitting: *Update*

Staff has worked with the Software company; testing is in progress with a target date of July 19 to go Live.

- **Public Comment:**

There was no public comment this evening.

The meeting was adjourned at 7:03 PM. The next meeting of the Lansdale Borough Code Enforcement and Land Planning Committee is scheduled for July 7, 2021. Details for meeting time and location please check the website: www.lansdale.org.

Respectfully,
Maria Lohan
Recording Secretary

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