



Borough of Lansdale  
Code Enforcement and Land Planning Committee  
Minutes  
April 07, 2021 6:15 PM  
Via Zoom Meeting  
Chairperson: Rich DiGregorio

- **In Attendance:**  
Rich DiGregorio  
Bill Henning  
BJ Breish  
Jason Van Dame, Building Code Official  
Jason Smeland, Lenape Valley Engineering  
Robert Iannozzi, Jr., Dischell Bartle Dooley Law Office  
Celso Leite, Sr., Property Owner  
Celso Leite, Jr., Property Owner

Mr. Henning 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 March 03, 2021. Mr. Breish seconded the motion. Decision unanimous *3 to 0*.

- **Committee Business Items:**

- **151 E. Mt. Vernon St.- Preliminary Final Land Development Approval.**

- Mr. Iannozzi addressed the Code Committee this evening introducing the Property Owner and the Engineer for proposed project.

- The applicant proposes to construct a quadraplex unit and a duplex unit on a lot that already consist of two duplex units for a total of ten housing units.

- This applicant has appeared before the Zoning Hearing Board and received required approval for duplex units in an unlotted development and setback relief for distance of 16 feet between new duplex units.

- At the March 15, 2021 Planning Commission Meeting the applicant has received the recommendation from the Lansdale Borough Planning Commission that Borough Council approve the project. This project has received approval from Mr. John Kennedy, Borough Planning Consultant, the Montgomery County Planning

Commission, Pennoni Associates, Borough Traffic Engineer and Remington & Vernick, Borough Engineers.

Mr. Smeland addressed the Code Committee and reviewed the project via the attached power point presentation. A copy has been provided in Dropbox for Borough Council.

Discussion this evening addressed the site improvements to this section of the Borough along with the applicant's agreement to provide the Borough \$12,000 fee in lieu of with respect to Section 347-408.A Recreation Facilities of the SALDO.

Mr. Breish raised the question of a small strip of land adjacent to the SEPTA line. Questioning if there could be a review by Pennoni for some improved pedestrian crossing at Line and Hancock Streets to access the trail. Mr. Van Dame will discuss with Pennoni and report back.

There was no public comment this evening.

Mr. Henning made the motion that Lansdale Borough Council grant Preliminary and Final Land Development approval for the project at 151 E. Mt Vernon St. Mr. Breish seconded the motion. Decision unanimous **3 to 0**.

- **Department Activity:**

The Department for the month of March issued 124 permits. Year to date that is approximately 25 % less. Department continues to be active with a heavy workload.

The Apartment Inspection program will start to pick up. Working to reschedule the inspections canceled due to COVID. The option of a Zoom or FaceTime will be offered to property owners that have concerns during the pandemic.

The resale of housing units has been high and so has the resale of apartment units. The Department has a goal of inspecting units that had previous owner-occupied units. In the past owner-occupied units were not inspected or charged a fee. The Department will follow the ordinance and bring the previous owner-occupied units into compliance and address any safety concerns.

- **Planning Commission Report:**

**501 N. Cannon Ave.:** Equitable owner presented a sketch plan to the Planning Commission for the conversion of an Industrial building to tenant occupied units. Applicant will be working with Borough staff to guide them through the required Zoning Relief.

**Sign Ordinance:** With the guidance and assistance of the Montgomery County Planning Commission the Planning Commission is currently reviewing a Draft of an Updated Sign Ordinance. Comments and discussion will continue at the next scheduled meeting.

- **Zoning Hearing Board Meeting:**

The Zoning Hearing Board Meeting for April – to be canceled.

- **Old Business:**

- **Online Permitting: Update**

- The testing is now in progress Due to a software upgrade, the project will be running behind. More information forthcoming.

- **New Business:**

- **Informational Only:** 325 Madison St., Bldg E. An applicant to for an amended Conditional Use has been received. Applicant proposes to turn commercial space on the first floor into four apartment units.

- **Public Comment:**

- There was no public comment this evening.

The meeting was adjourned at 7:01 PM. The next meeting of the Lansdale Borough Code Enforcement and Land Planning Committee is scheduled for May 5, 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

One Vine Street  
Lansdale, PA 19446  
215.368.1691  
WWW.LANSDALE.ORG