



# TOWNSHIP OF ABINGTON

*Office of the Township Manager*

## MEETING NOTES

October 3, 2019 4:02 p.m.

TO: Richard J. Manfredi, Township Manager

DATE: OCTOBER 3, 2019

SUBJECT: VPRB MEETING

REFERENCE: MEETING NOTES OF VPRB MEETING OF OCTOBER 3, 2019

ATTENDEES: BOB GREAVES, CHAIRMAN, SHAUN LITTLEFIELD, CATHY GAUTHIER, MARIA WYRSTA

SUMMARY: AS FOLLOWS

### General Discussion:

September meeting notes were approved.

Follow up items; circulate draft ordinance; discuss potential webpage.

Site updates; regarding Patane property; there is an ongoing legal matter with the tenant of the daycare; however, there is another tenant lined up to occupy that former daycare space. Elizabeth Patane will be opening a small retail office, so once they are both occupied, they will be removed from the list.

Property located at 878 Township Line Road; owner received approval by the Zoning Hearing Board and now waiting on submission of permit application.

Property located at 864 and 872 Township Line Road; there is a lease for the property of a retail use of selling cookie gift baskets including the sale of leftover cookies that are not placed in baskets. This is like Edible Arrangements where they sell fresh fruit gift basket arrangements.

Property located at 915 Township Line Road; the bottom floor was used as a former tattoo shop and there is an apartment located above. The bottom floor was renovated; however, there has been no activity in the past few months, so a registration letter was sent to the property owner and there has been no response yet.

Property located at 925 Easton Road, which is the vacant Aldi's Grocery Store; there is a possible tenant and the owner hopes to have a signed lease imminently.

Property located at 1400 Easton Road; owner provided documentation that the property is 64% occupied.

Property located at 1376 Easton Road is off the list and was sold.

Property located at 1829 Davisville Road; property is used for storage of vintage cars and suggested was asking the owner to give the property some curbside appeal.

Property located at 1150 Bradfield Road; property owner is using the bottom floor as storage for a contractor's shop, which is a use-by-right and the owner signed a lease agreement to himself; top floor is an occupied apartment, so it can be removed from the list.

Waiver requests; 925 Easton Road; there was a previous waiver request that was denied by Township Manager, so property owner is required to pay the \$500 registration fee; however, owner asked for another waiver request because that space may be occupied by an upscale grocery store, so recommended was to wait 30 days to see if a lease will be signed, and if not, to deny second waiver request.

119 Township Line Road located at the corner of Zane and Township Line Road is being actively marketed; however, property has been vacant since last November. Recommended was to grant the waiver request and send to Township Manager for approval.

Property Inventory Webpage Proposal; discussed at the last meeting was to change focus from an open house to creating a link on Township's website of realtors' listings of all vacant commercial properties that would include pertinent information, a photo and contact information of the realtors so all questions about the property can be sent to them. It should be updated every four to six months and be done as a pilot and then evaluated after one year. This proposal will first be discussed with Commissioner Spiegelman and Township Manager.

Next scheduled meeting of the VPRB is November 7, 2019.

Action Items and Responsibility:

Discuss webpage link proposal with Commissioner Spiegelman and Township Manager.