

# ABINGTON TOWNSHIP

**NOVEMBER 19, 2020**



## VACANT PROPERTY REVIEW BOARD



# TOWNSHIP OF ABINGTON

---

## VACANT PROPERTY REVIEW BOARD

### **A G E N D A** **November 19, 2020** **6:30 PM**

This meeting will be held over Zoom. Join by computer, tablet or application:  
<https://zoom.us/j/93780040528>, join by telephone: 1-929-436-2866 and entering the meeting  
ID number 937 8004 0528 when prompted. Meeting ID: 937 8004 0528

---

#### **CALL TO ORDER**

#### **ROLL CALL**

#### **CONSIDER APPROVAL OF MINUTES**

- a. Consider Approval of September 3 Meeting Notes

#### **PRESENTATION**

#### **UNFINISHED BUSINESS**

- a. Action Items from September 3 Meeting Notes

#### **NEW BUSINESS**

- a. Site Updates/Variance Requests
  
- b. Status of Integration of Site Tracking and Web Design on GIS

#### **PUBLIC COMMENT**

#### **ADJOURNMENT**

## **BOARD POLICY ON AGENDA ITEMS**

*For Information Purposes Only*

### **Board President Announcements**

*This item on the Board of Commissioners Agenda is reserved for the Board President to make announcements that are required under law for public disclosure, such as announcing executive sessions, or for matters of public notice.*

### **Public Comment**

*Public Comment on Agenda Items is taken at the beginning of regularly scheduled Public Meetings prior to any votes being cast. When recognized by the presiding Officer, the commenter will have three minutes to comment on agenda items at this first public comment period. All other public comment(s) not specific to an agenda item, if any, are to be made near the end of the public meeting prior to adjournment. Public comment on agenda items at regularly scheduled Board of Commissioner Committee meetings will be after a matter has been moved and seconded and upon call of the Chair for public comment.*

### **Presentations**

*Should the Board of Commissioners have an issue or entity that requires time to present an issue to the Board, that is more than an oral description relating to an agenda item under consideration, The Board may have that matter listed under Presentations. If nothing is listed under presentations, then there is no business to conduct in that manner.*

### **Consent Agenda**

*Items of business and matters listed under the Consent Agenda are considered to be routine and non-controversial and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired by Board of Commissioner Members, that item is to be identified by the Board member and will be identified and removed from the Consent Agenda, and will be considered separately at the appropriate place on the Agenda.*

### **Unfinished Business**

*Items for consideration as unfinished business are matters that have been considered for action at a public Board Meeting and have not been tabled to a date certain or voted upon.*

### **New Business**

*Items for consideration as new business are matters that have been considered for action at the Board Committee Meeting. It is Board practice to not introduce new business at Board Committee Meetings.*

## **BOARD POLICY ON PUBLIC PARTICIPATION**

### *For Information Purposes Only*

The Township shall conduct business in accordance with the Commonwealth of Pennsylvania Laws governing the conduct of public meetings and only establish guidelines that shall govern public participation at meetings consistent with the law.

Each commenter shall:

- Direct their comments to the Presiding Officer;
- Speak from the podium or into a microphone designated by the presiding officer;
- State their name for the record;
- Either orally or in writing provide their address for the record;
- Have a maximum of three minutes to make their comments. Each commenter when speaking to a specific agenda item, is to keep their comments relative to that identified agenda item;
- Speak one time per agenda item;
- When commenting on non-agenda items, the commenter is to keep their comments related to matters of the Township of Abington, Montgomery County, Pennsylvania.
- State a question to the Presiding Officer after all commenters have spoken, and;
- Be seated after speaking or upon the request of the presiding officer;
- Not engage in debate, dialogue or discussion;
- Not disrupt the public meeting, and;
- Exercise restraint and sound judgement in avoiding the use of profane language, and the maligning of others.



# TOWNSHIP OF ABINGTON

*Office of the Township Manager*

## MEETING NOTES

September 3, 2020 4 p.m.

---

TO: Richard J. Manfredi, Township Manager

DATE: SEPTEMBER 3, 2020

SUBJECT: VPRB MEETING

REFERENCE: VPRB MEETING OF SEPTEMBER 3, 2020

ATTENDEES: BOB GREAVES, CHAIRMAN, DAVID FORBES, COMMISSIONER SPIEGELMAN, SHAWN LITTLEFIELD, MARIA WYRSTA, ADMINISTRATIVE MANAGER, ASHLEY MCILVAINE, COMMUNICATIONS MANAGER, NATHAN VASSERMAN, LORA LEHMANN, RESIDENT

SUMMARY: AS FOLLOWS

---

General Discussion:

August meeting notes were approved.

Planning Commission vacancy of the VPRB will be filled by Ms. Lucy Strackhouse, Chairperson of the Planning Commission.

Proposed new meeting date/time of VPRB meetings will be held on the 4<sup>th</sup> Thursday of each month at 6:30 p.m. per approval by the Manager, and if approved, the next meeting will be held on Thursday, October 22, 2020.

Integration of site tracking on GIS & web page design; suggested was moving forward with incorporating the existing excel spreadsheet information into the GIS database, which would provide flexibility in adding property information and track and map existing vacant properties and then discontinue the excel spreadsheet. Also, historical information of former vacant properties should be kept internally.

Displaying of specific information on the VPRB web page; determination of market-readiness of any given property could become complicated and resource-intensive, and suggested was instead of creating a new web page for existing vacant properties that are for rent or lease just list those properties on the current VPRB web page and create a new heading for sites under active review by the VPRB and include a listing of attributes; also, add a link to the zoning ordinance of the Use Matrix of uses available for each property.

Lora Lehmann, resident, agreed with the link to the zoning code.

Site updates will be discussed next month.

Next meeting of the VPRB will be October 22, 2020 at 6:30 p.m.

Meeting adjourned at 4:47 p.m.

Action Items and Responsibility:

Approval by Township Manager for new date/time of VPRB meetings to the fourth Thursday of each month at 6:30 p.m.



VACANT PROPERTY REVIEW BOARD

AGENDA ITEM

November 19, 2020

DATE

Administration

DEPARTMENT

AGENDA ITEM NUMBER

FISCAL IMPACT

Cost > \$10,000

Yes

No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes

No

AGENDA ITEM:

Site Updates/Variance Requests

EXECUTIVE SUMMARY:

Site Updates/Variance Requests

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Site Updates/Variance Requests

**Current Vacant Commercial Properties (if 60%+ vacant) - Updated 11/10/20**

	Priority	Property Address	Zoning	Property Owner	Prior Use of Property	Reg'd?	Response?
1	High	1829 Davisville Rd	MS-H	JULIUS LAROCCO TRUST	Unknown	YES	5/17/19 \$500.00 registration fee paid (paid up until 3/17/2020).
2	High	1170-1180 Easton Rd	MS-VC	PATANE TRUST	Multiple retail uses	YES	11/10/20 Property currently being marketed.
2	Medium	2602 Jenkintown Rd 490 Tyson Ave	MS-L	MARY R. MASSINO	Beer Distributor	YES	8/30/19 Waivers denied by Township. Letter out.
3	Medium	1933 Old York Rd	MS-H	ISABELLA BRACCIA	Auto repair shop	YES	8/22/19 \$1,000.00 registration fee paid. (3/2019 & 9/2019 paid)
4	Low	1864 Horace Ave	AO	STEPHEN BOOTH	Attorney's office (2005)	YES	3/18/19 Letter sent to register the building. 4/23/19 Received registration. 5/28/20 Permits have been issued to renovate the building.
5	Low	119 Township Line Rd	MS-L	ROSENBAUM & GOLDSTEIN ETC.	Automotive Service	YES	10/11/19 Waiver request approved by the Township.
6	Low	103 Township Line Rd.	MS-L	JESSY KANG	Korean Newspaper	NO	11/10/20 Property sold back to the bank at Sheriff's Sale on 10/28/20. Currently being marketed for sale.
7	Low	1916 Old York Rd.	MS-H	ANNE ROBERTSON	Office & Apartment Use	NO	10/23/19 Letter sent to register the property.
8	Low	2850 Mt. Carmel Ave.	MS-H	ROCK ACQUISITIONS LLP	Warehouse & Residential Dwelling	NO	5/28/20 Property has been sold back in March to new owner.
9	Low	1920 Old York Rd.	MS-H	HEDWIG HOUSE	Non-Profit Office	YES	11/18/19 Registration form received.
10	Low	1125 Easton Rd.	MS-VC	1125 EASTON LLC	Religious Services	NO	7/1/20 Property has been vacated as of this date.
11	Low	3021 Mt Carmel Ave	MS-L	JULIA TWO CORPORATION	Vehicle repair	NO	8/31/20 Property has been vacant since July.
12	Low	1482 Old York Rd.	BC	STEVE & THEODOROS MAKRIS	Restaurant	NO	8/31/20 Understand property is vacant as of the beginning of the month.
13	N/A	397 Stewart Ave	SI-G	CHERRY PRE- PROPERTIES LLC	Bar	N/A	4/5/17 ZHB approved Duplex use. No longer vacant and no longer a commercial building.
14	Low	721 Cheltona Ave	MS-L	YU HUNG FUN & YUET FONG LEUNG	Restaurant	NO	2/22/18 U&O issued for Teng Da Asian Fusion, building no longer vacant.
15	Low	1129 Old York Rd	AO	NOBLE KRISHNA LLC	Insurance agency	N/A	1/10/19 Property is being used as "Kung Fu Tea" No longer vacant.
16	Low	1356 Easton Rd	MS-H	NICHOLAS DELLAGUARDIA	Window/door retail sales	NO	3/1/18 Temporary food bank opened up on first floor. Building is not currently vacant.



17	Low	1501 Easton Rd	MS-H	SUSSMAN ASSOCIATES	Unknown	NO	4/26/18 Buildings have been demolished.
18	Low	1630 Easton Rd	MS-H	APPELBAUM MORRIS- REV TRUST	Retail Sales -- Lighting supply	NO	6/20/18 A Use & Occupancy application has been issued for "75 Cabinets" to operate out of the building.
19	Low	1124 Old York Rd	MS-L	KIM WHI GON & KYONG SUK	Retail -- bike shop	YES	3/20/18 U&Os have been issued for "Inksperience" and "Blossom Hair & Nail Salon". No longer vacant.
20	Low	1468 Old York Rd	BC	1460-68 OLD YORK RD	Care Stat / Urgent Care	NO	4/2/19 U&O being sent in for change of business to a new medical office. Building is no longer vacant.
21	Medium	1642 Old York Rd 1646 Old York Rd	MS-H	RICKY & RENEE LISS	Attorney's office- /apartment	YES	6/25/18 Use & Occupancy issued to operate a business out of 1646 Old York Rd.
22	N/A	1715 Old York Rd	MS-H	PING TAI HSIEH & YING SU	Unknown	YES	7/10/17 Use & Occupancy permit issued for storage of business of Mindy Computers.
23	Low	1310 Easton Rd	MS-VC	HLJOR LLC	Retail / Dollar Store	NO	2/21/19 U&O issued for Yellow Rose Tattoo
24	High	2620 Moreland Rd	BC	WILLOW GROVE- PA RETAIL LLC	K-Mart	NO	7/10/19 U&O issued for At Home store.
25	Low	1145 Easton Rd	MS-VC	ZHENG'S PROPERTY LLC	Restaurant	YES	6/19/19 U&O issued for "Fuji Asian Restaurant."
26	Low	1825 Old York Rd	MS-H	YORK ROAD PARTNERS LLC	Bagel Shop	NO	1/8/20 U&O Issued for "Nan Feng"
27	Low	1807 Easton Rd	MS-H	ROBERT & ROMY BRAUNSTEIN	Auto repair shop	NO	11/18/19 Use & Occupancy application submitted for "Express Home Improvement."
28	Low	1356 Easton Rd	MS-H	NICHOLAS DELLAGUARDIA	Inter-Faith Alliance / Apartments	NO	12/4/19 Letter sent to register the building. 2/6/20 Use & Occupancy applied for on 1/14/20 "Lavish by Milan"
29	Low	864-872- Township Line Rd	MS-L	PGS PARTNERS LLC	Retail / warehouse	N/A	5/28/20 Building is occupied by "PA General Store". Can be removed from the list.
30	Medium	1400 Easton Rd	MS-H	DBOB ENTERPRISES LLC	Unknown last op. 2007	YES	10/1/19 Documentation provided that shows the property is over 60% occupied.
31	Low	1423 Easton Rd	MS-H	DENIS & SABINA ORTOLANI	A-M Glass Co	NO	Removed from list - property is occupied.

32	Low	1150 Bradfield Rd	MS-VC	MAAR-LLC	Dental Studio	YES	11/29/19 Will be using space as a Contracting Shop, to submit U&O within two weeks.
33	Low	1829 Old York Rd.	MS-H	YORK ROAD PARTNERS LLC	Auto Repair Shop	NO	2/6/20 Property recently vacated, working with a new proposed tenant. 5/28/20 "Avis Budget Rental" expected to be moving in.
34	Low	925 Easton Rd	MS-L	RONALD & KATHLEEN-DEORIZO	Aldi's - Grocery Store (vacant) / Family Dollar (still operational)	YES	5/28/20 Permits are in to renovate building for new "Mom's Organic Market".
35	Medium	1554 Easton Rd	MS-H	VARONA PROPERTIES LLC	Retail - cell phone sales	NO	8/31/20 Building will be occupied by the owner.
36	Low	968 Old York Rd	MS-H	JJHL ASSOCIATES LTD	Tire Repair Shop	YES	6/3/19 Property was sold last month. Went to the ZHB in April to demolish building and convert to parking lot. 8/5/19 Land development plan expected to be submitted in next few months. 5/28/20 Under land development.
37	High	878 Township Line	MS-L	OXFORD AVE REAL ESTATE LLC	Auto repair shop / Gas Station	YES	8/20/19 ZHB approved converting property into a convenience store involving the removal of the gas station canopy.
38	Low	915 Township Line Rd.	MS-L	WON CHO & SEON IN	Tattoo Shop	NO	9/18/19 Letter sent to register the property. 1/7/20 Owner stopped in last month to discuss that tenant will be moving in soon to operate an office out of the lower level.
39	Low	1600 Old York Rd.	MS-H	ZHANG APRIL PROPERTY LLC	AAMCO	NO	11/10/20 Permits submitted last month to convert property into a Japanese restaurant.