

*This meeting will take place entirely via Zoom. Participation is enabled via telephone, smartphone, tablet or personal computer. Please mute yourself for the duration of the meeting unless you are called upon to comment. Cheltenham Township, believing that public input is appropriate on any items coming before the Commissioners, will recognize any citizen wishing to address a specific item prior to the vote on that issue. There are several ways to comment on an item: 1) raise your hand (to your camera or using the hand raise button); 2) dial \*9 from your phone and wait until you are called on. Three minutes are allotted per speaker per agenda item. If you would like to send your comment in advance of the meeting, you may email it to [alupino@cheltenhampa.gov](mailto:alupino@cheltenhampa.gov) no later than 24 hours prior to the meeting.*

If you are unable to participate in the live meeting, the meeting will be recorded and posted on the Township's [website](#), [YouTube](#) and [Facebook](#) pages.

## **Building and Zoning Committee**

Matthew Areman – Chair

Emily Stine – Vice Chair

Irv Brockington – Member

Daniel B. Norris – Member

Emily Cheramie Walz – Member

Dwight Pedro Lewis – Member

Jeffrey Chirico – Member

**Wednesday, May 6, 2026**

**8:00 p.m. | Zoom Web Conference**

[Join Zoom Meeting](#)


or dial by your location:

+1 929 436 2866 US (New York)

Meeting ID: 872 7954 2642, Password: 579600

## **Agenda**

1. Zoning Hearing Board Agenda for May 11, 2026 (see attached).
  - a. Appeal #26-3812, RAM Food Corps for 230 S. Easton Road.
2. Receipt of Monthly Citizen's Committee Meeting Minutes (see attached).
  - a. Planning Commission – April 27, 2026.
  - b. Board of Historical & Architectural Review – No April Meeting.
3. Receipt of [Staff Reports](#) for March 2026.
  - a. Planning & Zoning Monthly Reports
  - b. Report of the Building Inspector
  - c. Report of the Code Administrator
4. Old Business
5. New Business
6. Citizen's Forum
7. Adjournment



Alyson Elliott

Acting Township Manager

# **Zoning Hearing Board Agenda for**

**May 11, 2026**

Amee S. Farrell, Esquire  
Julie Bernstein, Esquire  
Kaplin Stewart Meloff Reiter & Stein, PC  
Union Meeting Corporate Center  
910 Harvest Drive  
Post Office Box 3037  
Blue Bell, PA 19422  
(610) 941-2547; (610) 941-2548  
afarrell@kaplaw.com;  
jbernstein@kaplaw.com

Attorneys for Applicant

**BEFORE THE ZONING HEARING BOARD OF  
CHELTENHAM TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA**

<i>In the Matter Of</i>	:	<i>Premises:</i>
	:	
RAM Foods Corp	:	230 S. Easton Road
<i>Owner/Applicant</i>	:	TMP #31-00-08827-00-7

**ADDENDUM TO ZONING HEARING BOARD APPLICATION**

RAM Foods Corp (“RAM” or “Applicant”), by and through its attorneys, Amee S. Farrell, Esquire, and Julie Bernstein, Esquire, hereby files this addendum to the Cheltenham Township Zoning Hearing Board (“Application”) seeking zoning relief and in support thereof, states as follows:

1. **Owner/Property.** RAM is the owner of the property located at 230 S. Easton Road, Glenside, Cheltenham Township, PA (further identified as TMP #31-00-08827-00-7) (“Property”) by virtue of a Deed, attached as **Exhibit “A”** and incorporated herein.

2. **Description of the Property and Existing Conditions.** The Property is located on the west side of Easton Road, south of East Waverly Road between the Easton Beer Distributor and Wawa within the Township’s Glenside Commercial Enhancement District. The Property is comprised of approximately 24,110 s.f. (0.553 acres). The Property fronts on and takes access from Easton Road via two existing driveways (one entry-only and one exit-only).

The Property is currently improved with a 3,255 s.f. building, large parking field, and associated improvements that support the Property's use as a walk-in only Dunkin Donuts take-out food shop (Use B-26).<sup>1</sup> The Property, in its current condition, is almost entirely impervious with limited landscaping. The existing conditions are further depicted on an Existing Conditions Plan prepared by Light-Heigel & Associates, Inc. and dated December 9, 2025, attached as **Exhibit "B"** and incorporated herein.

3. **Zoning Classification.** According to the Cheltenham Township Zoning Code and associated Zoning Map (collectively, "**Zoning Code**"), the Property is located in the MU1 Mixed Use District ("**MU1 District**"). Although the Tacony Creek passes through and under the subject site within a box culvert, the Township technically considers the Property to also be located in the Floodplain Conservation District Overlay. A copy of a Floodplain Analysis associated with the Property is attached as **Exhibit "C"** and incorporated herein; and a copy of the Zoning Determination (ZDR-26-36) dated March 30, 2026, is attached as **Exhibit "D"** and incorporated herein.

4. **Proposed Improvements.** RAM is proposing to redevelop the Property with a new Dunkin'/Jimmy John's take-out food shop<sup>2</sup> with indoor and outdoor dining (Use B-26), together with an accessory drive-through facility for Dunkin' only (Use A-12) ("**Proposed Improvements**"). The proposed drive-through will not offer any Jimmy John's items; Jimmy John's will only be available to walk-in patrons. In support of this redevelopment, the existing 3,255 s.f. (+/-) restaurant will be demolished and a new 2,295 s.f. (+/-) restaurant will be constructed to allow for both walk-in and drive-through service. The restaurant and related improvements will continue to take access from

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<sup>1</sup> Until recently, this Property had been used as a co-branded walk-in only Dunkin'/Baskin Robbins.

<sup>2</sup> This co-branding will function similarly to the prior Dunkin'/Baskin Robbins use.

Easton Road via two drive aisles (one entry-only and one exit-only). The existing parking field will be reduced in size to provide twenty (20) parking spaces along with a drive-through aisle to provide ingress to the drive-through facility as well as a passing lane. The drive-through aisle allows for sufficient stacking space for more than eight (8) vehicles behind the proposed pick-up window location, which will wrap around the drive-through facility and refuse enclosure. Egress from the drive-through facility is more than 15 feet from any entrance or exitway to the building and crosswalks are proposed to direct customers from the entranceways to the parking areas.

The reduced impervious proposed will bring the Property into compliance with the Zoning Code where it was previously nonconforming as to both maximum impervious (85% impervious is permitted, 87.3% impervious is existing, and 73.1% impervious is proposed) and minimum green area (15% green area is required, 12.7% green area is existing, and 26.9% green area is proposed). The new restaurant structure will be two stories in height in accordance with Zoning Code requirements (where the current building is non-conforming) and will provide for a pedestrian plaza along Easton Road with tables and landscaped planters in conformance with MU1 District requirements.

These Proposed Improvements are further depicted on the Zoning Exhibit prepared by Light-Heigel & Associates, Inc. and dated February 25, 2026 (“**Zoning Exhibit**”), attached as **Exhibit “E”** and incorporated herein.

5. **Proposed Pylon and Drive-through Signage.** RAM is also proposing to upgrade the signage on site, providing for new building signage, an updated pylon sign at the entrance, directional signage, and a drive-through canopy with menu boards, to support this drive-through use.

Specifically, on the front elevation and entrance elevations, RAM is proposing “DUNKIN” (22 s.f.) and “JJ Jimmy John’s” (35 s.f.) parallel wall signage (57 s.f. total signage per

façade). On the left elevation (drive-through pickup window side), RAM is also proposing a non-illuminated “GLENSIDE RUNS ON DUNKIN” parallel wall sign (14 s.f.).

A non-illuminated drive through clearance bar is also proposed to guide customers. A “DRIVE THRU” sign (3 s.f.) is proposed above the clearance bar and a drive through medallion logo sign (3.5 s.f. (+/-)) is proposed on the side of the clearance bar.

RAM is also proposing to update the existing pylon sign adjacent to the entrance with a new 14’ tall pylon sign containing internally illuminated dual-sided signage for Dunkin’ (31.5 s.f.) and Jimmy John’s (18 s.f.) (49.5 s.f. total per side).

In further support of the drive-through, RAM is proposing a drive-through canopy, with directional signage (“ORDER HERE”, 2 s.f.), adjacent to Digital Menu Boards (23 s.f.).

Finally, RAM is proposing to install three (3) internally illuminated signs (3 s.f. per side) to direct customers: one (1) “DD ENTER HERE” sign near the entrance, one (1) “DD SEE YOU SOON” sign near the exit, and one (1) “DO NOT ENTER” sign near the exit-only driveway.

The above-referenced signage is more particularly depicted on:

- The Site Plan, prepared by A&A Architects, dated April 21, 2025;
- The Exterior Elevation Plan (Sheet A-5.0), prepared by A&A Architects, dated April 21, 2025;
- The standard Exterior Elevation Plan (A-5.1), prepared by A&A Architects, last revised March 2, 2026. Note, the site-specific signage “GLENSIDE RUNS ON DUNKIN” will be installed in place of the standardized “CITY DUNKIN” sign shown on this plan; and
- The Site Details Plans (Sheets SP-1.1 and SP-1.2), prepared by A&A Architects, last revised March 2, 2026.

These plans will collectively be referred to as the “**Signage Package.**” A copy of this Signage Package is attached as **Exhibit “F”** and incorporated herein.

6. **Zoning Relief Requested.** In support of these proposed improvements, RAM hereby requests the following zoning relief:

- a. Variance relief from section 295-1301 to permit a Dunkin’ Drive-Through Facility (Use A-12) as an accessory use in support of the permitted use of the Property for the proposed Dunkin’/Jimmy John’s (Use B-26); and
- b. Variance relief from section 295-1302.I to allow for less than 10-foot parking setback from the Property line.
- c. A determination that the proposed parking provided is located to the side and/or rear of the principal building on the Property and not located within the front yard. In the alternative, if a determination is made that a portion of the parking is located in the front yard, variance relief from section 295-1302.I is requested to allow for proposed parking layout depicted on the attached Zoning Exhibit.
- d. Variance relief from section 295-1913.A.(1) to permit the Proposed Improvements as depicted on the Zoning Exhibit to be located within the one-hundred-year floodplain.
- e. To the extent required, variance relief from section 295-1913.A. to permit the Proposed Improvements as depicted on the Zoning Exhibit within the Floodplain Conservation Overlay District.<sup>3</sup>
- f. Variance relief from section 295-2301.D.(6) to allow for twenty (20) parking spaces on the Property to support the proposed Dunkin’/Jimmy John’s Retail Take-Out Foods Use (Use B-26), where a minimum of 8 parking spaces are required<sup>4</sup> for and no more than 120% of the required minimum parking is permitted.
- g. Variance relief from 295-2405.A.(3)(a)[1] to permit:
  - One (1) internally illuminated entrance pylon sign (49.5 s.f. per side), 14’ in height;
  - A clearance bar containing a Dunkin Donuts logo sign (3.5 s.f.);

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<sup>3</sup> The relief being requested from the Floodplain Conservation Overlay District is technical in nature, as the Tacony Creek passes through a box culvert located under the subject site. See Exhibit C.

<sup>4</sup> Because the Property is located in the Glenside Commercial Enhancement District, there is a reduced parking requirement. (“No parking is required for the first 300 square feet of gross patron floor area; 1 is required per each additional 75 square feet of gross patron floor area”; Section 295-2301.E.).

- A dual panel menu board (23 s.f.) adjacent to the drive-through canopy; and;
- Three (3) freestanding internally illuminated directional signs with logos (“DD ENTER HERE”, “DD SEE YOU SOON”, and “DO NOT ENTER”) (3 s.f. per side per sign);

h. Variance relief from 295-2405.A.(3)(a)[2] to permit:

- One (1) “DUNKIN’” (22 s.f.) and one (1) “JJ Jimmy John’s” (35 s.f.) parallel wall signage on the front elevation;
- One (1) “DUNKIN’” (22 s.f.) and one (1) “JJ Jimmy John’s” (35 s.f.) parallel wall signage on the entrance elevation;
- One (1) “GLENSIDE RUNS ON DUNKIN’” (14 s.f.) parallel wall sign on the left (drive-through window) elevation; and
- Three (3) freestanding internally illuminated directional signs (“DD ENTER HERE”, “DD SEE YOU SOON”, and “DO NOT ENTER”) (3 s.f. per side per sign);

i. Variance relief from 295-2405.A.(3)(a)[2] to permit:

- One (1) “DUNKIN’” (22 s.f.) and one (1) “JJ Jimmy John’s” (35 s.f.) parallel wall signage on the front elevation;
- One (1) “DUNKIN’” (22 s.f.) and one (1) “JJ Jimmy John’s” (35 s.f.) parallel wall signage on the entrance elevation; and
- One (1) “GLENSIDE RUNS ON DUNKIN’” (14 s.f.) parallel wall sign on the left (drive-through window) elevation; and

j. Such other and further zoning relief as this Zoning Hearing Board determines to be necessary to pursue the Proposed Improvements.

k. **Grounds for Relief.** RAM requests the relief outlined herein to allow for proposed modernization of the Property, which will improve many of the non-conforming conditions on the Property, and allow for the viability of the existing use of the Property. These proposed improvements will not have a detrimental impact on any of the neighboring properties and will allow for the reasonable use of the Property in a manner consistent with the surrounding commercial uses.

Accordingly, RAM requests that the Zoning Hearing Board grant the requested relief.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Ame S. Farrell", is positioned above a horizontal line.

**AMEE S. FARRELL, ESQUIRE**

**JULIE BERNSTEIN, ESQUIRE**

Attorneys for Applicant

Date: April 3, 2026



**Board of Commissioners**  
Matthew Areman, *President*  
Irv Brockington, *Vice President*  
Dwight Pedro Lewis  
Jeff Chirico  
Emily Stine  
Daniel B. Norris  
Emily Cheramie Walz

March 30, 2026

Julie Bernstein  
910 Harvest Drive  
PO Box 3037  
Blue Bell, PA 19422

**Re: 230 S Easton Road – Tax ID #310008827007– ZDR-26-36 – DENIED**

Dear Ms. Bernstein:

Pursuant to your Zoning Determination Request, a review has been completed with respect to your proposal to demolish the existing Dunkin Donuts located on the property and redevelop it with a co-branded and contemporary Dunkin’/Jimmy John’s that includes indoor and outdoor dining, together with an added Dunkin’ drive-thru operation, located at 230 S Easton Road in the MUI Mixed Use District and Glenside Commercial Enhancement District.

Attached please find the following information from the Cheltenham Township Code for your review:

1. Section 295-1301, Permitted Uses in the MUI Mixed Use Districts.
2. Section 295-1302, Dimensional Standards in the MUI Mixed Use Districts.
3. ZHB Decision #2865 and #2974
4. Section 295-405A.12, Drive-thru facility.
5. Section 295-405B.26, Retail Take-Out Foods.
6. Section 295-1900, Floodplain Conservation Overlay District.
7. Section 295-2301, General Parking Regulations.

It appears from a review of the submitted request and Township Codes that the proposed use as presented is not permitted in the MUI Mixed Use District. You can seek relief from the Zoning Hearing Board (ZHB) or appeal this determination. The ZHB application can be found on our online portal here:

<https://cheltenhamtownship.portal.opengov.com/categories/1094/record-types/6657>



At a minimum, the following zoning relief may be required:

- Section 295-1302.I, to allow for less than a 10 foot parking setback from the property line. A determination will also be required to confirm that the parking is not located in the front yard.
- Section 295-1913A.(1), to allow for development in the one-hundred-year floodplain.
- Section 295-1301, to allow for a drive-thru facility in the MUI Mixed Use District in conjunction with Use B-25, Restaurant.
- Section 295-2301.D, to allow for greater than the maximum parking for the site.
- 295-2405.A.(3)(a)[1] to allow for:
  - One (1) internally illuminated entrance pylon sign (49.5 s.f. per side), 14' in height;
  - A clearance bar containing a Dunkin Donuts logo sign (3.5 s.f.);
  - A dual panel menu board (23 s.f.) adjacent to the drive-through canopy.
- 295-2405.A.(3)(a)[2], to allow for:
  - One (1) "DUNKIN'" (22 s.f.) and one (1) "JJ Jimmy John's" (35 s.f.) parallel wall signage on the front elevation;
  - One (1) "DUNKIN'" (22 s.f.) and one (1) "JJ Jimmy John's" (35 s.f.) parallel wall signage on the entrance elevation; and
  - One (1) "GLENSIDE RUNS ON DUNKIN'" (14 s.f.) parallel wall sign on the left (drive-through window) elevation.

As the proposed building is less than 100,000 square feet, loading docks are not required per Section 295-2301H.

Provided that the directional signs do not have logos, do not obstruct site triangles, and do not exceed four square feet, those directional signs are exempt from permits. Directional signs containing advertising or more than four square feet will require zoning relief.

Your request sought confirmation that the use would be classified as use B-26, Retail Take-Out Foods, however, no calculations were included for gross leasable floor area in the floor plan. Please refer to Section 295-405B.26 of the Township Code for regulations pertaining to Retail Take-Out Food uses. It is the applicant's responsibility to ensure all necessary zoning relief is requested.

As part of the approval process, the applicant should provide documentation of the ownership and maintenance responsibilities for any underground stormwater systems existing on-site. It may also be advisable for the developer to continue to meet with the

neighboring property owners and provide written information to those owners regarding the development plans, in addition to any informational meetings.

Once the zoning matter is resolved, this project will need to go through the Land Development process. You can find the Subdivision and Land Development Application on the OpenGov portal here:

<https://cheltenhamtownship.portal.opengov.com/categories/1094/record-types/6913>

Signs will also require the submission of a Sign Compliance and Permit Application:

<https://cheltenhamtownship.portal.opengov.com/categories/1094/record-types/6907>

This property is in the Glenside Commercial Enhancement Districts, and the Certificate of Appropriateness process is contained within the Sign Compliance and Permit Application form.

As this project could increase sewer usage on-site, this project may need to be reviewed for sewer capacity by the Township Engineer. The link to the Professional Services Agreement (PSA) for the sewer review can be found here:

<https://cheltenhamtownship.portal.opengov.com/categories/1094/record-types/6948>

You will also need to register the businesses with the Township Tax Office, which can be reached at (215) 887-1000 ext. 135.

You will need to obtain all necessary permits through the Building & Codes Department, which can be reached at (215) 887-1000 ext. 212. Permits should be submitted through the OpenGov Portal here:

<https://cheltenhamtownship.portal.opengov.com/categories/1095>

If you have any questions or need additional information, please feel free to contact the Planning & Zoning Department at (215) 887-1000 ext. 225.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J M', is positioned below the text 'Sincerely,'.

**Julia Detwiler, AICP**

Planner I

cc: Matthew Areman, Ward Commissioner\*  
Alyson Elliott, Acting Township Manager\*  
Bo Coyle, Director of Public Works\*  
Robert Habgood, Assistant to the Director of Planning & Zoning\*  
Galya Globerman, Junior Planner\*  
Celeste Tompkins, Permit Clerk\*  
Donna Dolan, Tax Office\*  
\*Sent via email

**To: Julie Bernstein**

**From: Keith Heigel**

**Re: FEMA Floodplain through the Project Site – Cheltenham Township**

**Date: December 16, 2025 revised 12-17-25**

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Tacony Creek passes through and under the subject site within a box culvert.

FEMA conducted a detailed Flood Study of the Tacony Creek that includes the subject Site. The results of the Study are found in the Flood Insurance Rate Map, FEMA Profile and FEMA Floodway data sheet. The appropriate pages are attached with this narrative.

Flood Insurance Rate Map, Panel 0381G/Page 381 of 451, Map No. 42091C0381, revised 3/2/2016 shows the Tacony Creek floodplain, however more detail is shown on the Profile and Data Sheet (Table 5).

The attached FEMA Profile (298P) identifies multiple storm events and elevations for each Storm Event. All storm events, including the 0.2% (previously the 500 year) & 1% (previously 100 year) events are contained within the existing culvert. The subject property is located between Cross Section 'AH' (Elevation 227.0) & Cross Section 'AI' (Elevation 240.3), as shown on both Table 5 and the Profile.

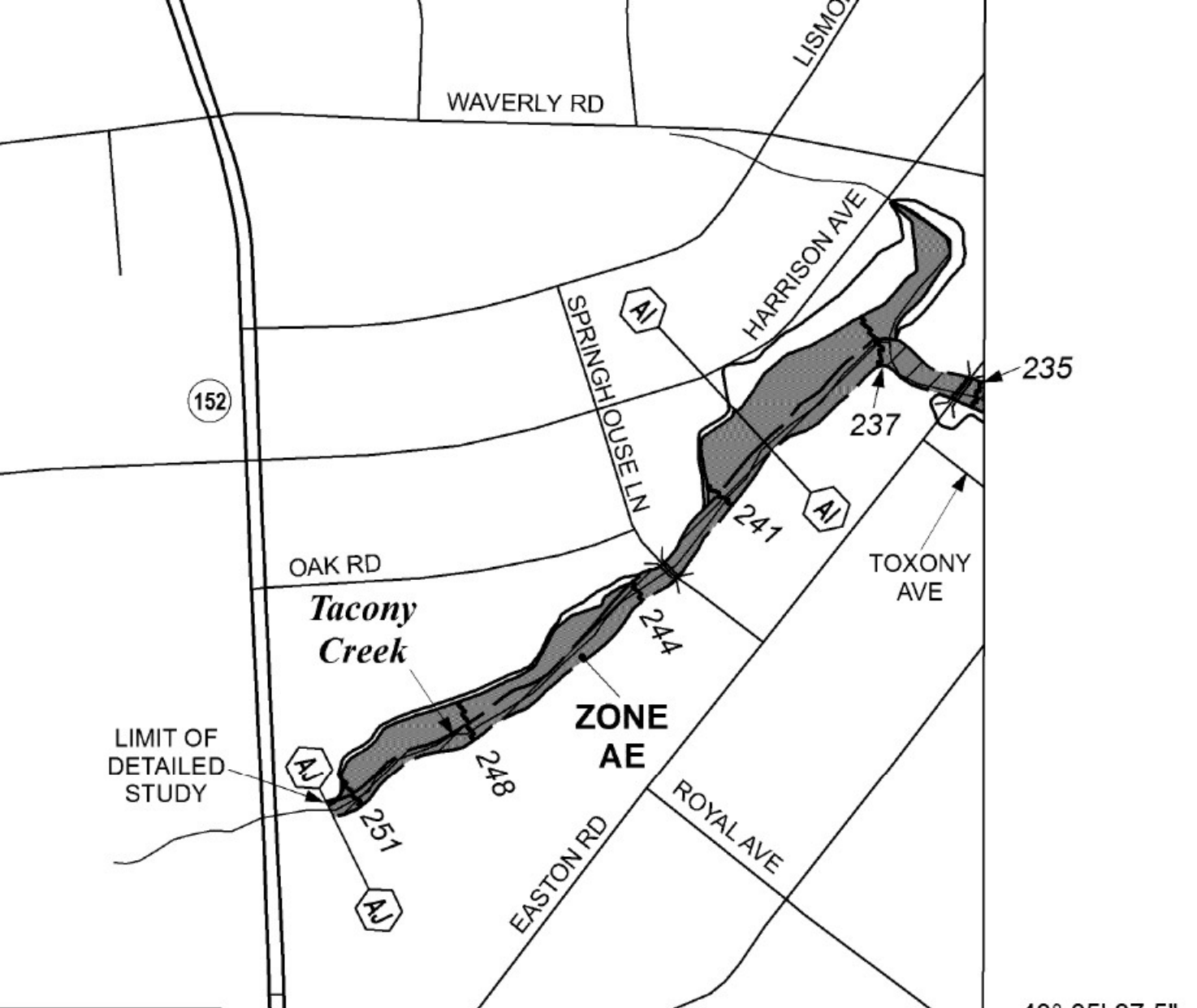
The regulatory floodplain (1% storm event) at the subject property is Elevation 235.5. The 0.2% storm event is Elevation 238.0.

The subject site surface elevation at the inflow of the culvert is elevation 240.0.

The subject site surface elevation at the outflow of the culvert (at Easton Road) is elevation 237.7.

The proposed finished floor elevation is 239.5.

FEMA's Study shows the regulatory floodplain is four (4) feet and the 0.2% (500 year) storm event is 1.5 feet below the below the proposed finished floor.



40° 05' 37.5"

75° 09' 22.5"

0mE



FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION (FEET NAVD)			
CROSS SECTION	DISTANCE	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
Tacony Creek (continued)								
AB	27.924 <sup>1</sup>	50	495	4.8	205.2	205.2	206.1	0.9
AC	29.020 <sup>1</sup>	76	691	3.4	214.6	214.6	214.9	0.3
AD	30.060 <sup>1</sup>	37	475	4.2	219.0	219.0	219.4	0.4
AE	30.680 <sup>1</sup>	57	409	5.2	222.6	222.6	223.1	0.5
AF	31.410 <sup>1</sup>	54	513	4.0	223.1	223.1	224.0	0.9
AG	32.359 <sup>1</sup>	40	343	5.8	224.8	224.8	225.7	0.9
AH	32.959 <sup>1</sup>	23	211	9.4	227.0	227.0	227.4	0.4
AI	35.111 <sup>1</sup>	10	88	12.3	240.3	240.3	241.3	1.0
AJ	36.420 <sup>1</sup>	27	99	10.8	251.2	251.2	251.2	0.0

Towamencin Creek No. 1

These cross-sections lie within an area that has not been updated on the FIRM at this time due to the presence of levee(s) that have not been demonstrated to meet the requirements of 44 CFR Part 65.10 of the NFIP regulations. Please refer to the Notice to Flood Insurance Study Users page at the front of this FIS for more information.

A	868 <sup>2</sup>	358	1,601	4.2	181.3	181.3	181.3	0.0
B	1,198 <sup>2</sup>	221	1,480	4.5	182.5	182.5	182.5	0.0
C	2,765 <sup>2</sup>	265	1,424	4.7	187.2	187.2	187.3	0.1
D	3,357 <sup>2</sup>	196	1,451	4.5	189.9	189.9	190.1	0.2
E	3,867 <sup>2</sup>	153	1,048	4.2	190.9	190.9	191.5	0.6
F	4,807 <sup>2</sup>	127	779	5.7	193.4	193.4	194.3	0.9
G	6,127 <sup>2</sup>	127	782	5.7	199.3	199.3	200.0	0.7
H	6,757 <sup>2</sup>	123	824	5.4	201.8	201.8	202.6	0.8
I	8,097 <sup>2</sup>	115	817	5.2	208.4	208.4	208.6	0.2
J	8,897 <sup>2</sup>	227	1,266	3.3	210.7	210.7	211.5	0.8
K	9,427 <sup>2</sup>	125	525	7.5	212.5	212.5	213.1	0.6
L	10,917 <sup>2</sup>	149	960	3.4	221.3	221.3	221.5	0.2
M	13,025 <sup>2</sup>	127	650	4.8	229.6	229.6	230.1	0.5
N	13,925 <sup>2</sup>	155	532	5.9	233.8	233.8	234.3	0.5

<sup>1</sup>Feet above county boundary

<sup>2</sup>Feet above Metz Road

TABLE 5

FEDERAL EMERGENCY MANAGEMENT AGENCY

**MONTGOMERY COUNTY, PA  
(ALL JURISDICTIONS)**

**FLOODWAY DATA**

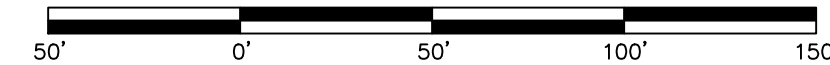
**TACONY CREEK – TOWAMENCIN CREEK NO. 1**





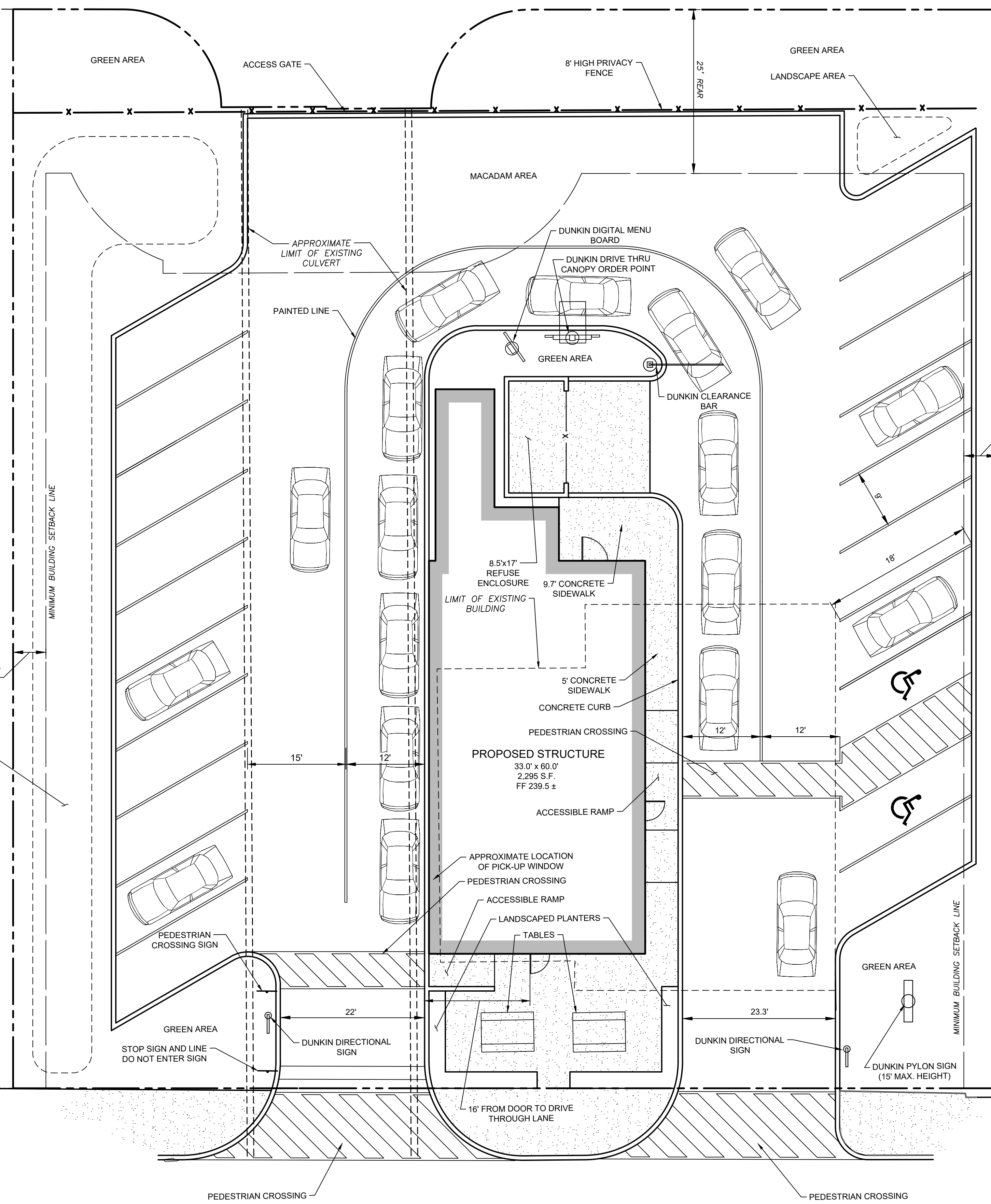
**AERIAL OVERALL PLAN**

SCALE: 1" = 50'

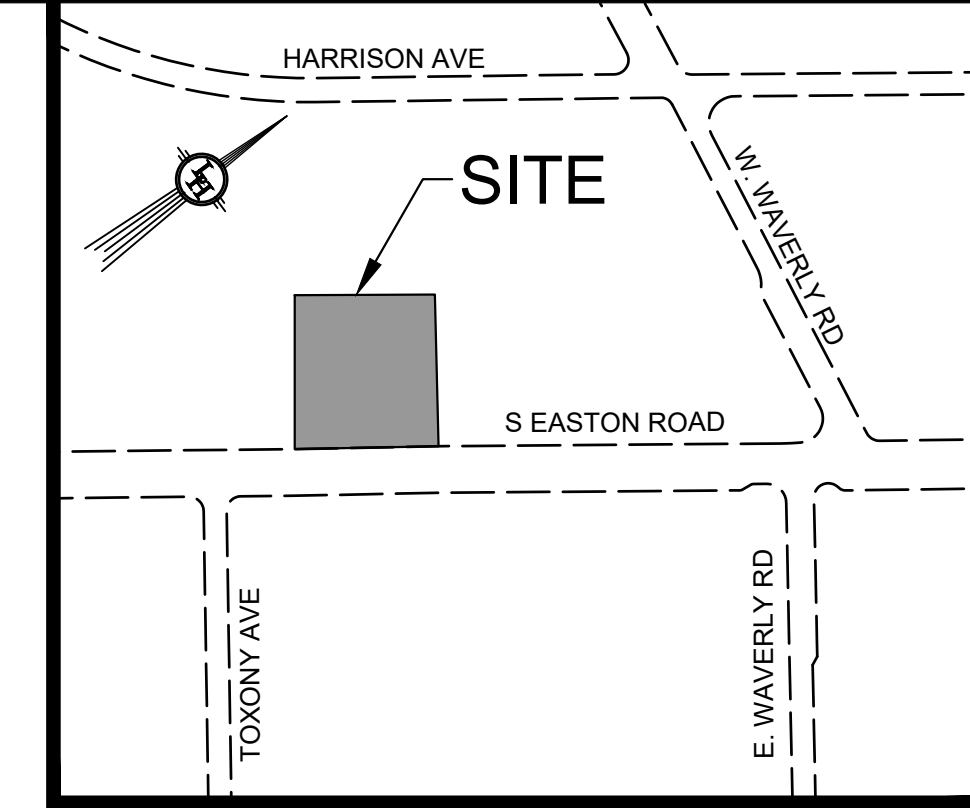


LANDS N/F OF  
JJ REAL PROPERTY, LLC  
PARCEL REFERENCE 31008830004  
DEED REFERENCE 626944971  
PLAN REFERENCE 8116497

LANDSCAPE AREA



LANDS N/F OF  
PROVCO PINEGOOD GLENVIEW, LLC  
PARCEL REFERENCE 31008812004  
DEED REFERENCE 626944971  
PLAN REFERENCE 85-576



**LOCATION MAP**

SCALE: 1" = 200'



**PARKING SUMMARY**  
RETAIL TAKE-OUT FOODS  
1 PARKING SPACE PER 75 S.F. OF GROSS FLOOR PATRON AREA  
GROSS PATRON FLOOR AREA 880 S.F. = 12 PARKING SPACES  
PROVIDED PARKING = 20 PARKING SPACES

- NOTES:**
- FEMA FLOOD NOTE: MONTGOMERY COUNTY, PENNSYLVANIA, PANEL 381 OF 451, MAP NUMBER 42081C0381G, MAP REVISED MARCH 2, 2016. 1% ANNUAL CHANCE FLOODPLAIN = EL 235.5 DESIGN FIRST FLOOR ELEVATION 239.5
  - ADDITIONAL INFORMATION SHALL BE PROVIDED AS PART OF A COMPLETE LAND DEVELOPMENT SUBMISSION.

**ZONING INFORMATION**

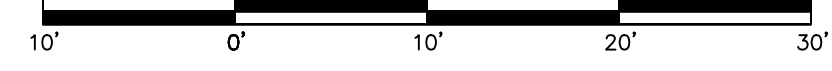
MU1 MIXED USE DISTRICT			
	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA	2,500 S.F.	24,110 S.F.	24,100 S.F.
MINIMUM LOT WIDTH	25'	150'	150'
MAXIMUM BUILDING COVERAGE	60%	3,255 S.F. (13.5%)	2,295 S.F. (9.5%)
MAXIMUM IMPERVIOUS COVERAGE	85%	21,050 S.F. (87.3%)	17,615 S.F. (73.1%)
MINIMUM GREEN AREA	15%	3,060 S.F. (12.7%)	6,485 S.F. (26.9%)
MINIMUM FRONT YARD SETBACK	(SEE NOTE)	14.8'	19.2'
MINIMUM SIDE YARD SETBACK	5'	24.6'	53.6'
MINIMUM REAR YARD SETBACK	25'	91.0'	42.8'
MINIMUM BUILDING HEIGHT	TWO STORIES	ONE STORY	TWO STORIES
MAXIMUM BUILDING HEIGHT	45'	LESS THAN 45'	LESS THAN 45'

**NOTE:**  
FRONT YARD SETBACK: BUILDINGS SHALL BE BUILT TO THE SIDEWALK. A LANDSCAPED PLAZA MAY BE PROVIDED IN FRONT OF A BUILDING, PROVIDED THAT IT DOES NOT EXCEED 20 FEET IN DEPTH, AND PROVIDED THAT IT INCLUDES EITHER OUTDOOR DINING FACILITIES OR A PUBLIC SEATING AREA WHICH INCLUDES BENCHES AND PLANTERS. IF BOTH OF THE ADJACENT STRUCTURES ARE SET BACK FROM THE SIDEWALK, THEN A PROPOSED BUILDING MAY MATCH THE SETBACK OF ONE OR BOTH OF THE ADJACENT STRUCTURES.

**S. EASTON ROAD**

**ZONING EXHIBIT**

SCALE: 1" = 10'



**REVISIONS**

DATE	DESCRIPTION

**ZONING EXHIBIT FOR**  
**RAM FOODS CORP**  
LOCATED IN  
CHELTENHAM TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA  
PREPARED FOR  
KPA RE, LLC  
C/O LEN HOHMANN  
423 NORTH ENOLA ROAD  
ENOLA, PA 17025

**ENGINEERS SURVEYORS BUILDING CODE INSPECTORS MUNICIPAL SERVICES**  
**LIGHT-HEIGEL & ASSOCIATES, INC.**  
306 TAXIWAY ROAD, ANNVILLE, PA 17003  
(717) 838-1351 1-800-257-2190 WWW.LIGHT-HEIGEL.COM  
REGIONAL OFFICES  
LANCASTER SCHUYLKILL HAVEN HALIFAX BIRKING SPRING LEWISBURG

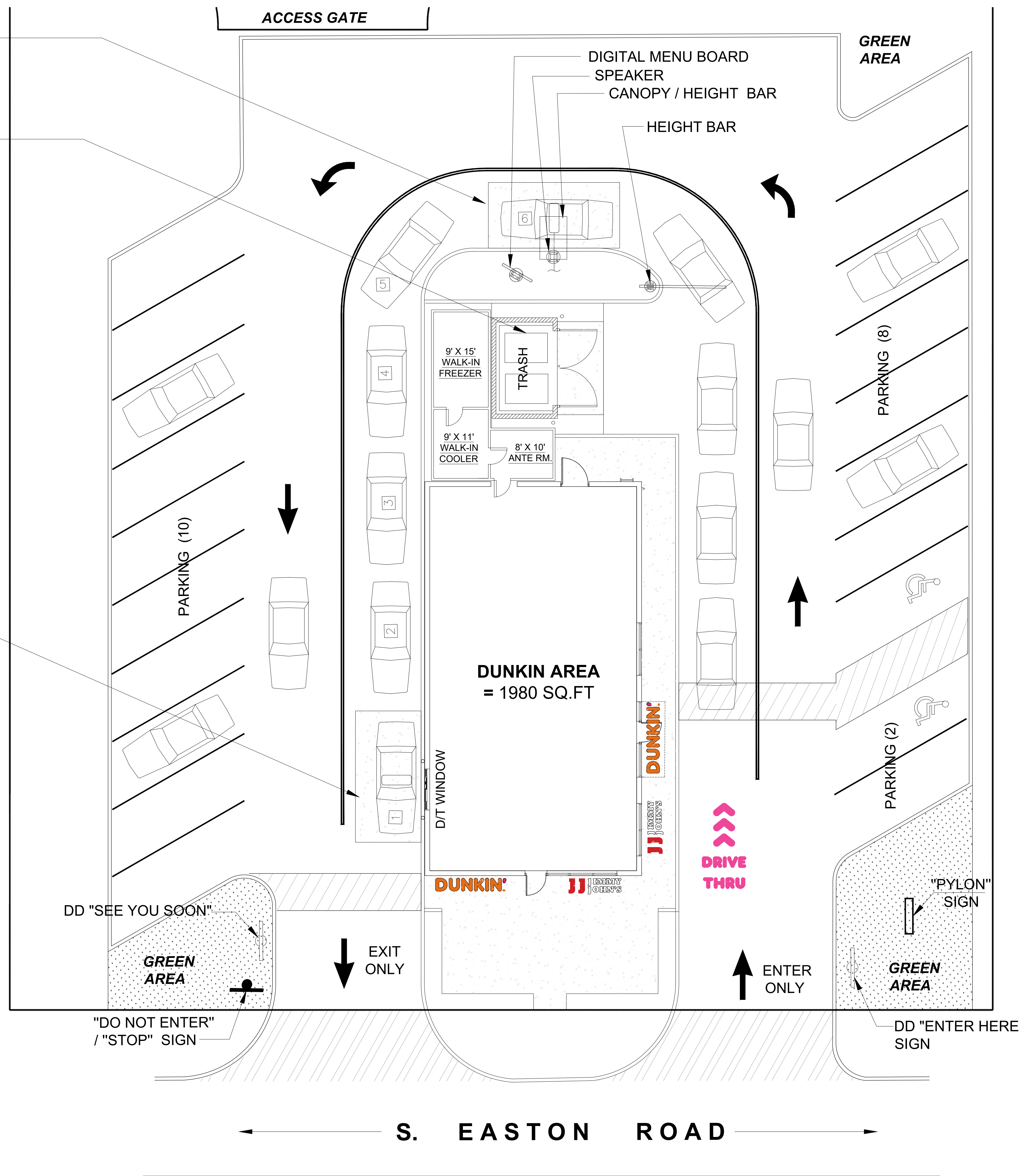
DATE: 02/25/2026 CHECKED BY: KLH JOB NO: PA24-0080  
SCALE: AS NOTED DRAWN BY: SML MAPCHECK: GSA  
COMP'D BY: TC FIELD: TC SHEET NO: 1 OF 4


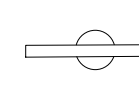
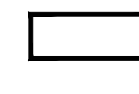


20'x10'x6" THICK CONC. PAD W/  
18"X54" GROUND LOOPS; TOP OF  
SLAB SHALL BE FLUSH WITH  
PAVEMENT, SEE DETAIL # 2 / SP-1.1

PROVIDE NEW CONC. PAD &  
FENCE AROUND NEW RELOCATED  
DUMPSTER. FENCE TO BE CHAIN  
LINK W/ VINYL SLATS. ALT. FENCE  
TO BE CMU BLOCK OR  
RECLAIMED WOOD & PLASTIC  
NATURAL SEALED FINISH PAINT  
TO MATCH SW-7066 OR SW-7069

20'x10'x6" THICK CONC. PAD W/  
18"X54" GROUND LOOPS; TOP OF  
SLAB SHALL BE FLUSH WITH  
PAVEMENT, SEE DETAIL # 2 / SP-1.1



-  DO NOT ENTER / STOP SIGN
-  "DIRECTIONAL" SIGN
-  PYLON SIGN

**COOL Palette**

Seal

**A & A ARCHITECTS**  
8 Lynam Lookout Drive.  
Newark, DE 19702  
Phone (302) 897 2501  
subhasmazumdar12@yahoo.com



**DUNKIN'**

Ground Up For :  
**Dunkin' & Jimmy John's**  
230 S. Easton Road,  
Glenside, PA 19038  
PC # 338972

ISSUED / REVISED DATE  
Issued For PDR 04.21.25

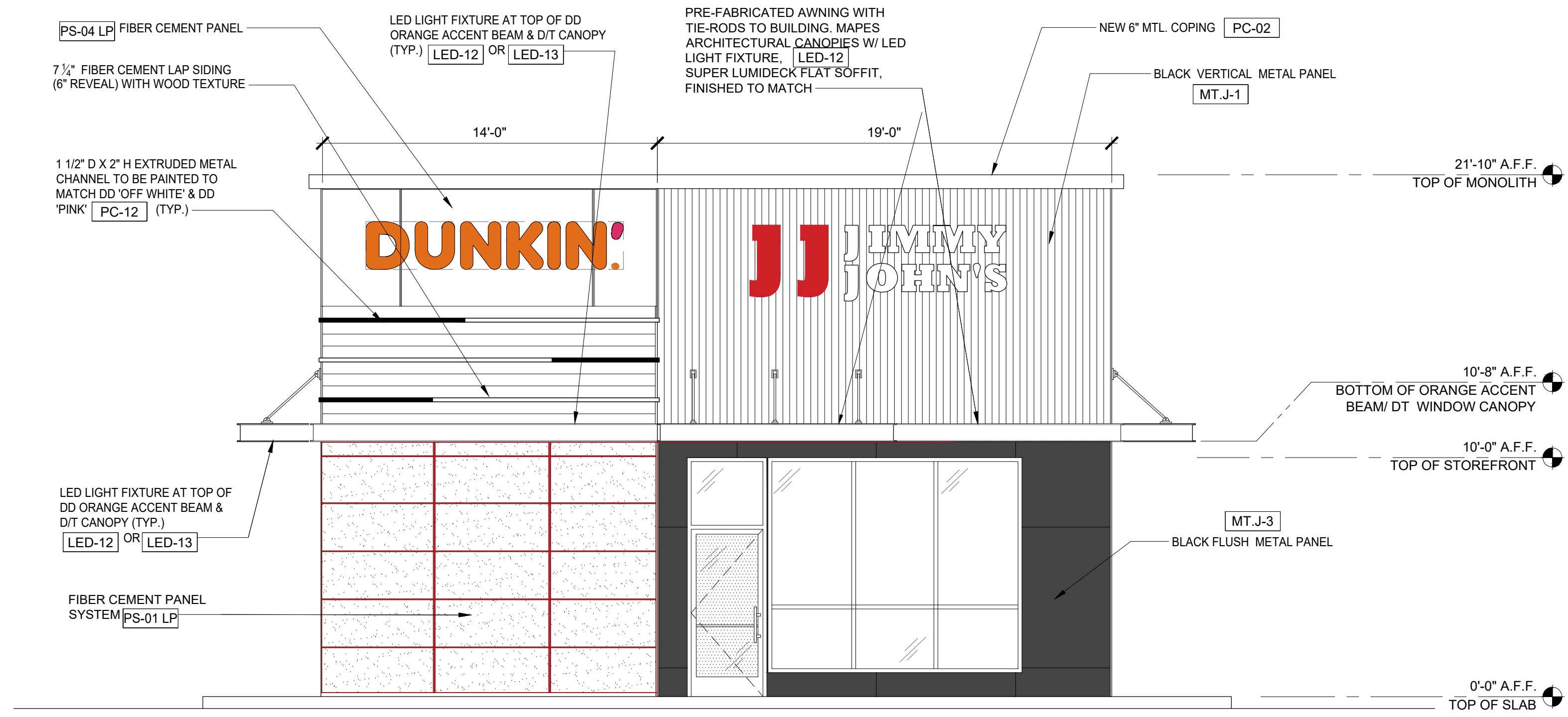
Drawing title

SITE PLAN

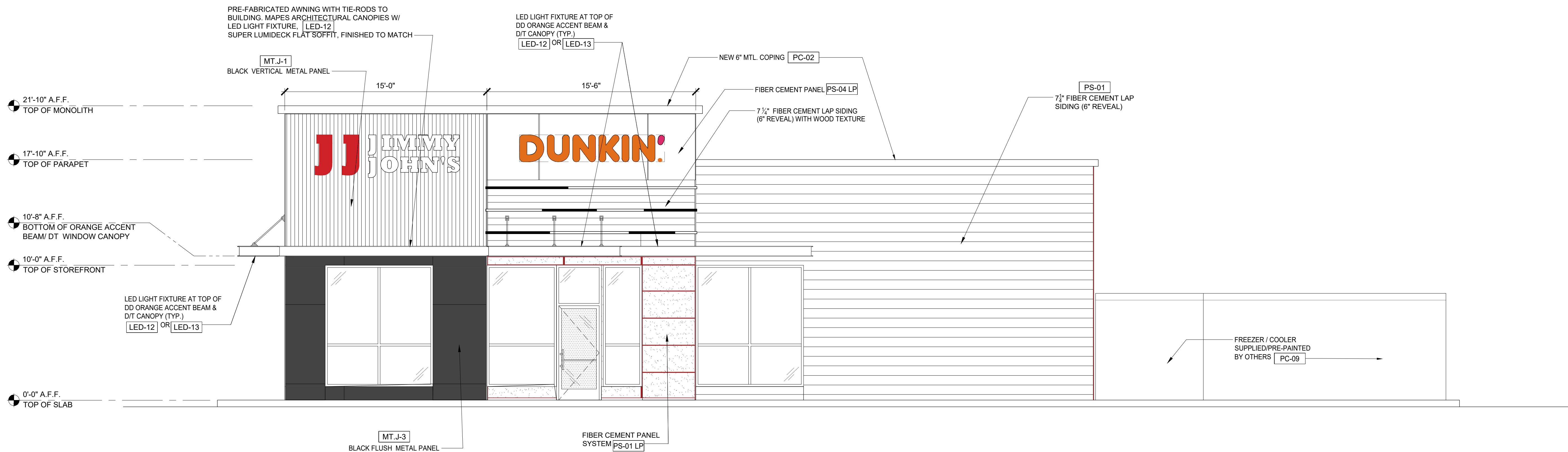
Drawing No

SP-1.0

NOTE:  
REFER TO THE NEXT  
GENERATION PROTOTYPE  
SET FOR MASTER FINISH  
SCHEDULE AND CANOPY  
DETAILS (TYP.)



1 FRONT ELEVATION  
1/4" = 1'-0" NOTE:



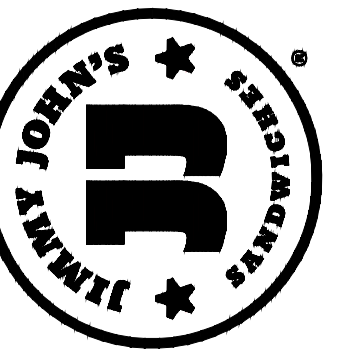
1 RIGHT ELEVATION (ENTRANCE)  
1/4" = 1'-0" NOTE:

COOL  
Palette

Seed

A & A ARCHITECTS

8 Lynam Lookout Drive,  
Newark, DE 19702  
Phone (302) 897 2501  
subhasmazumdar12@yahoo.com



DUNKIN'

Ground Up For:  
**Dunkin' & Jimmy John's**

230 S. Easton Road,  
Glenside, PA 19038  
PC # 338972

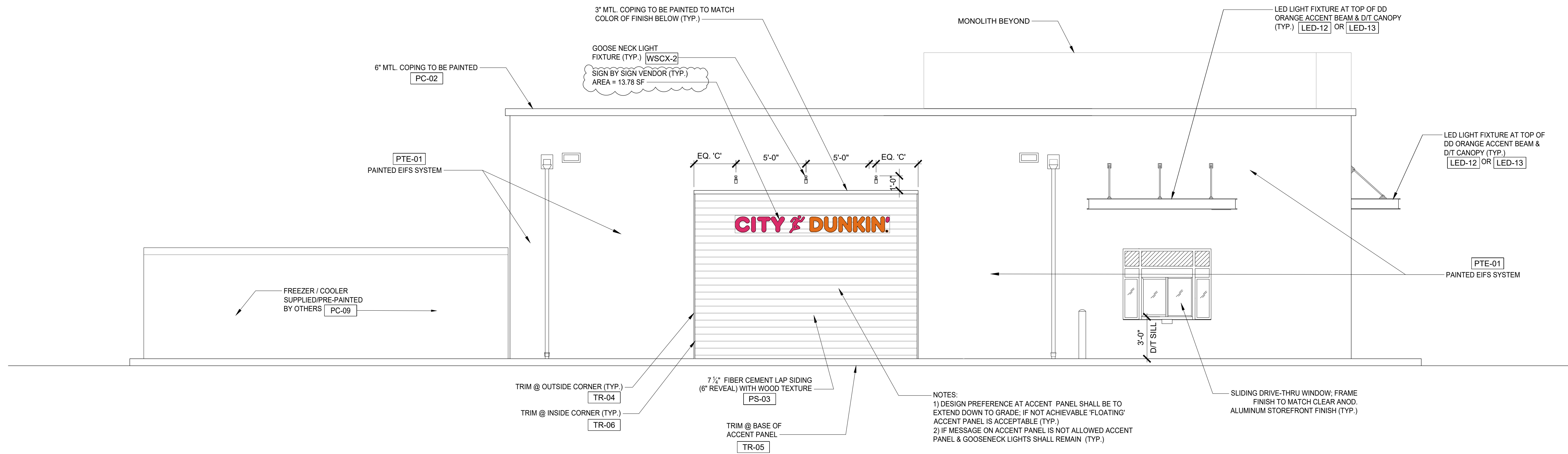
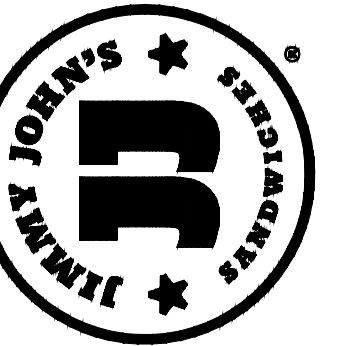
ISSUED / REVISED DATE  
Issued For PDR 04.21.25

Drawing title

EXTERIOR  
ELEVATION

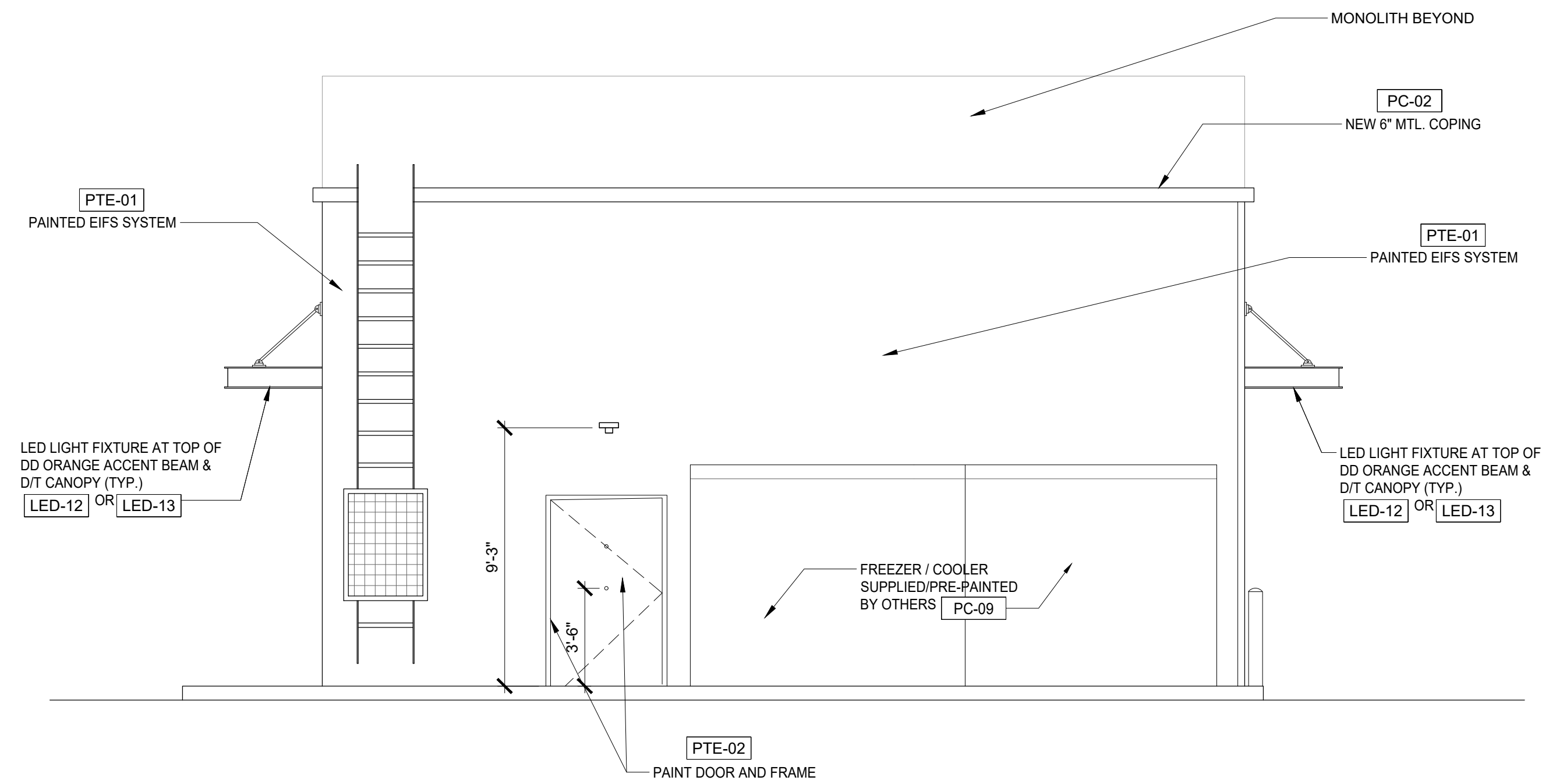
Drawing No

A-5.0



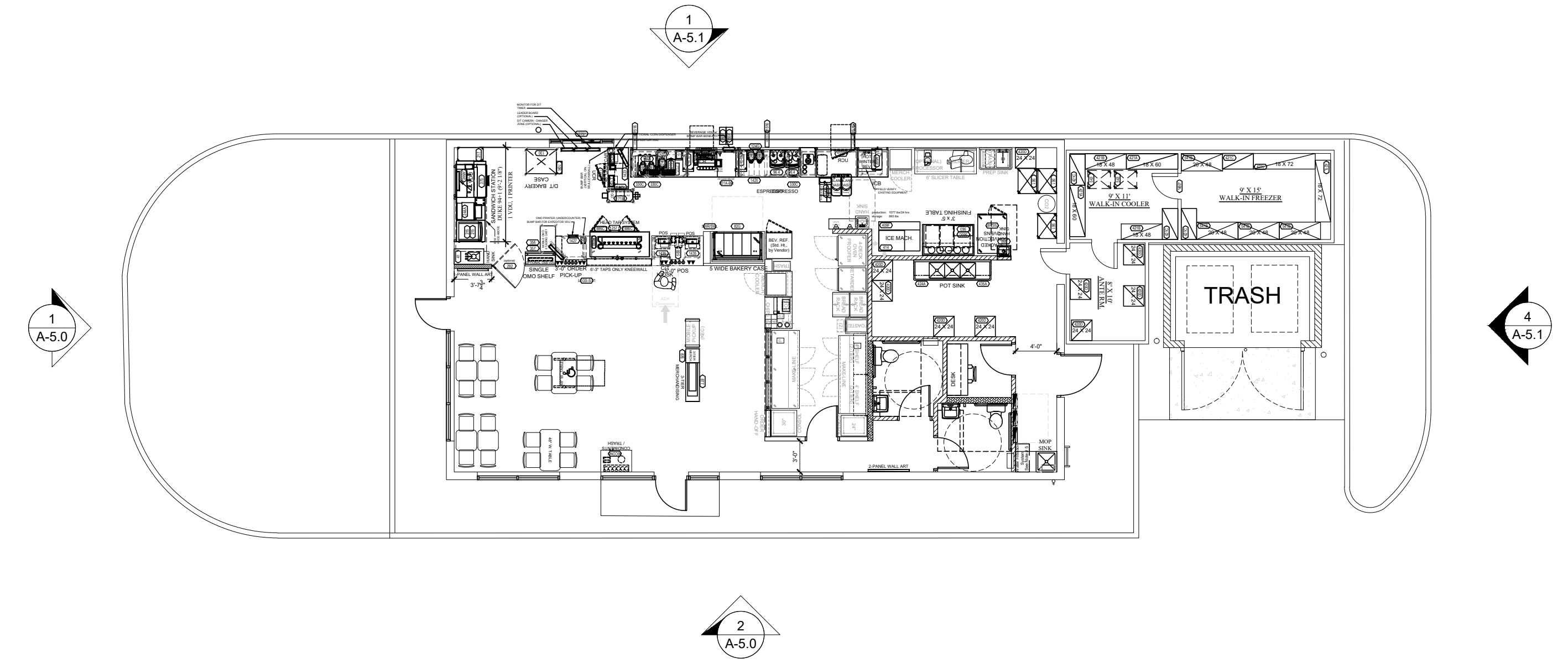
**1 LEFT ELEVATION (DRIVE THRU)**

1/4" = 1'-0" NOTE:



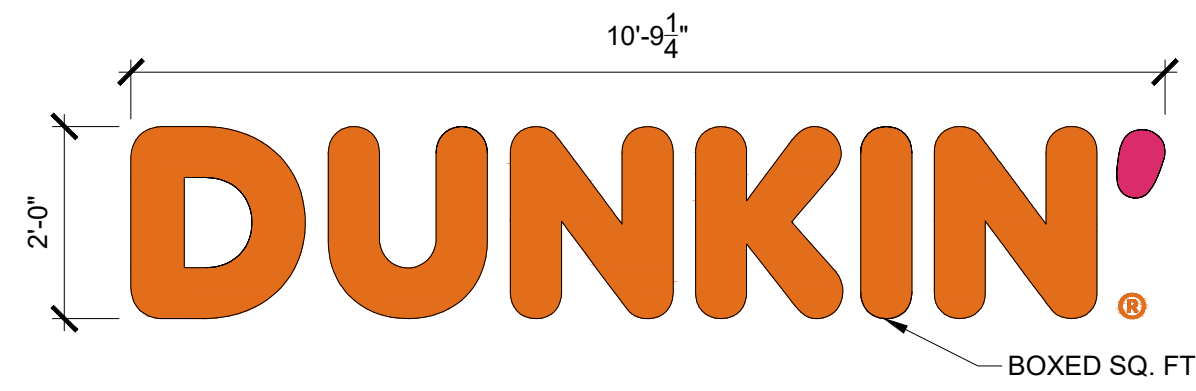
**2 REAR ELEVATION**

1/4" = 1'-0" NOTE:



**3 KEY PLAN**

N.T.S. NOTE:



24" H " DUNKIN' " PRIMARY BLDG. SIGN

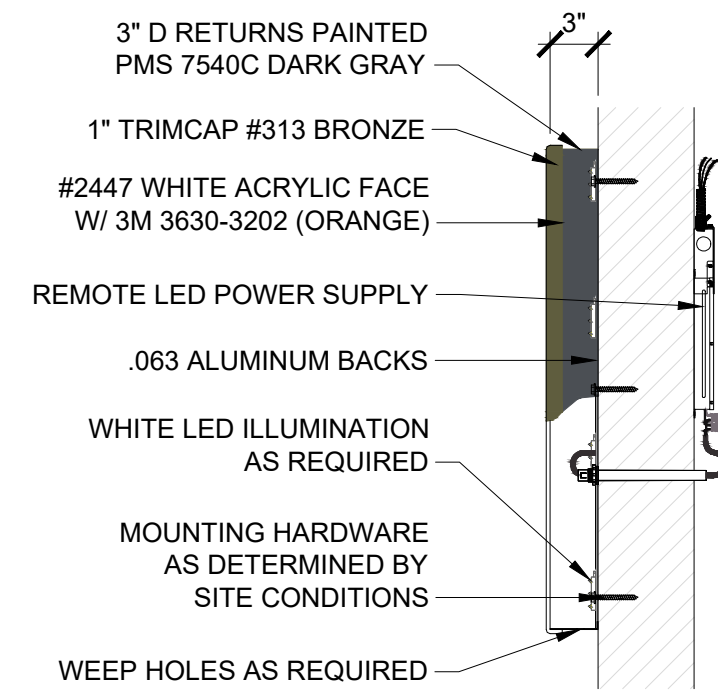
DUNKIN' LED ILLUM'D CHANNEL LETTERS

DUNKIN' CHANNEL LETTER STANDARD SIZES					
DISPLAY HEIGHT	DISPLAY LENGTH	ELECTRICAL	BOXED SQUARE FOOTAGE	ACTUAL SQUARE FOOTAGE	FOOTAGE
A	B				
24"	129.27"	(1) 20 AMP/120 VOLT CIRCUIT	21.54	12.20	

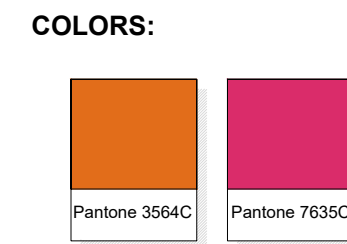
2 - BUILDING SIGNS  
SIGNAGE AREA: 21.54 SQ. FT. (EACH)  
TOTAL AREA : 43.08 SF  
ILLUMINATION TO BE WHITE LED'S

1 BUILDING SIGN

1/2" = 1" NOTE:



ORANGE DUNKIN' LETTERS SECTION VIEW



**GENERAL SPECIFICATIONS:**

**Materials:**  
.050 x 3" D aluminum returns; .063 aluminum backs; Mounting hardware as determined by site conditions; Weep holes as required

**Returns:**  
3" D painted PMS 7540C Dark Gray

**Letter Interiors:**  
Painted reflective white

**Trimcap:**  
1" #313 Bronze

**Faces:**  
3/16" #2447 white acrylic faces w/ 1st surface decoration: DUNKIN' to be PMS 3564C, 3M 3630-3202 (Orange) Apostrophe to be PMS 7635C, 3M 3630-1511 (Pink) Apostrophe stands on its own

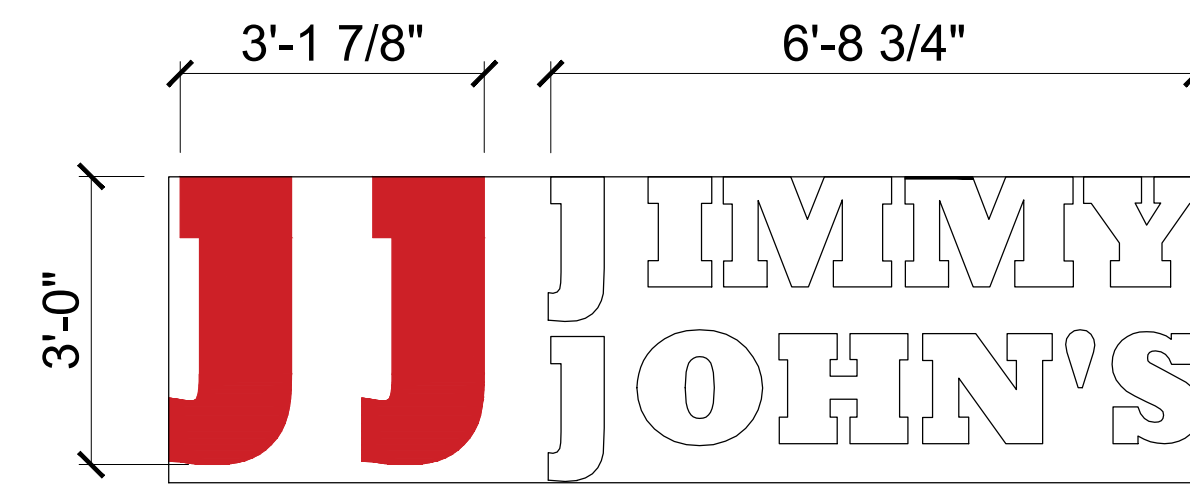
**Register Mark-®:**  
.063 aluminum disk painted white w/ orange vinyl applied to face

**Font:**  
Font is DUNKIN' SANS Level 5

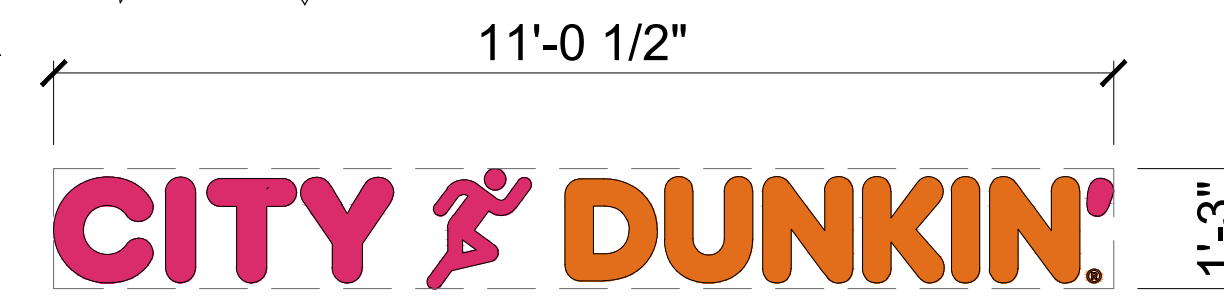
**Area Squared:**  
See size chart for varying square footage

**Wind Load:**  
Standard Wind load - Wind Speed / 35 PSF

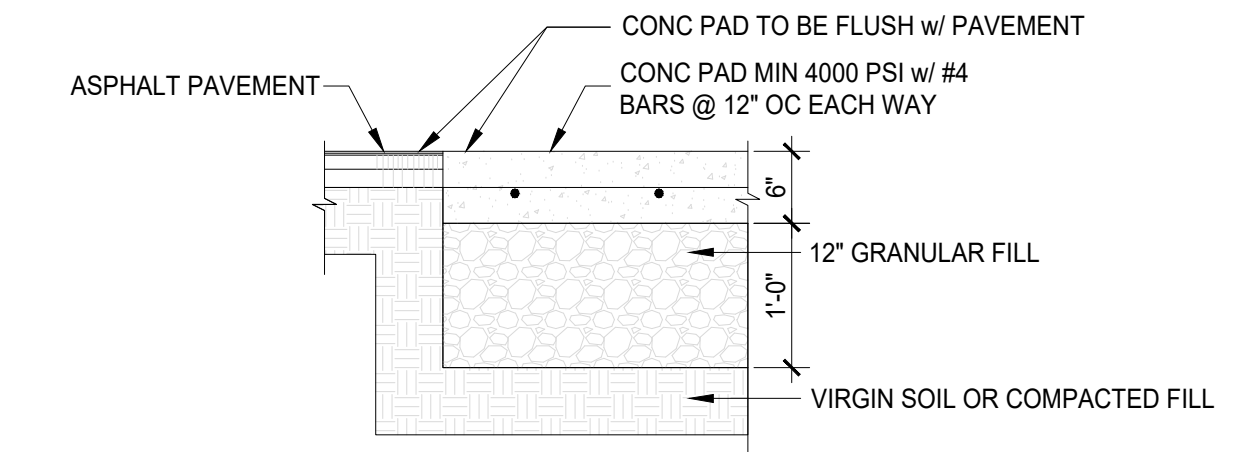
**ELECTRICAL:**  
Illumination to be Agilight LS-U650-71K-B200-A or equivalent LED's to be populated for even and consistent lighting without hot spots or shadows  
1) 20A/120V circuit  
Remote power supply  
UL Listed



2 - BUILDING SIGNS  
SIGNAGE AREA: 34.23 SQ. FT.  
TOTAL AREA : 68.46 SF

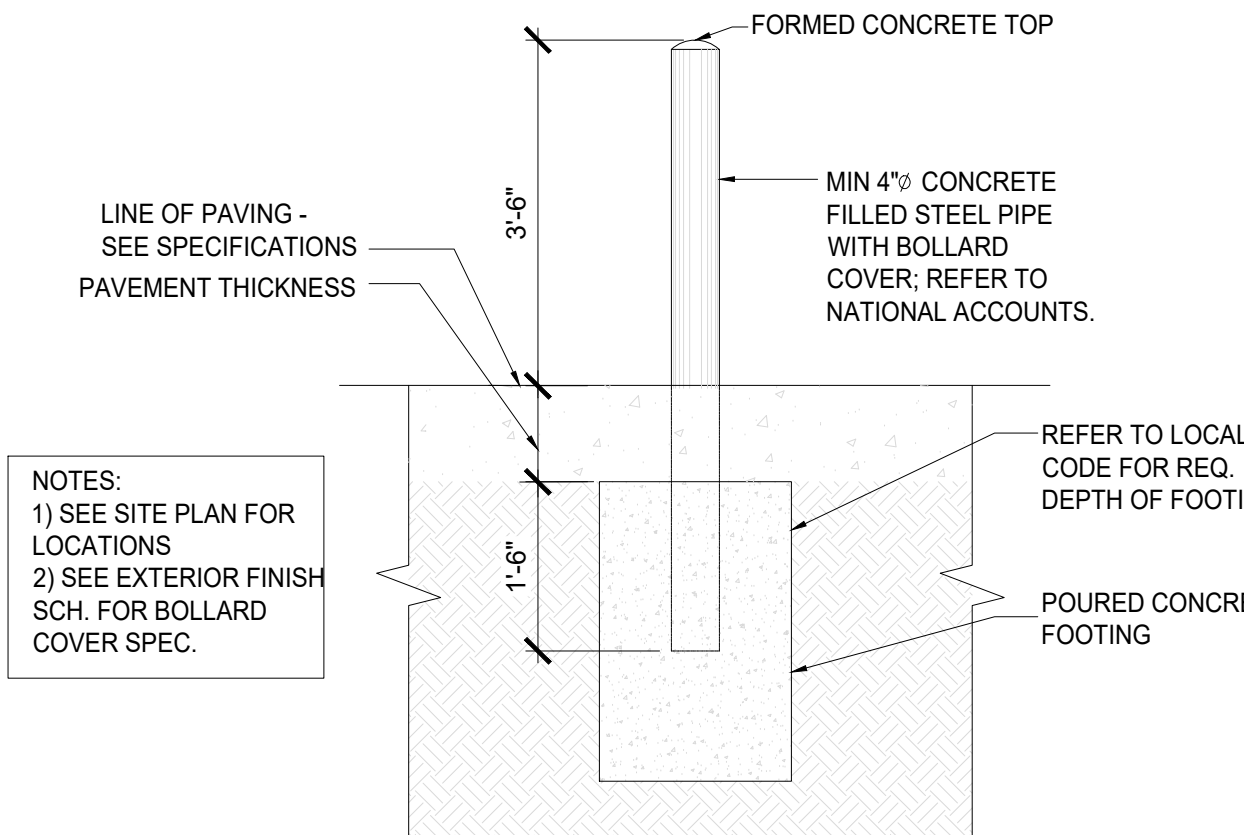


1 - BUILDING SIGN ON GRAPHIC WALL  
SIGNAGE AREA: 13.78 SQ. FT.



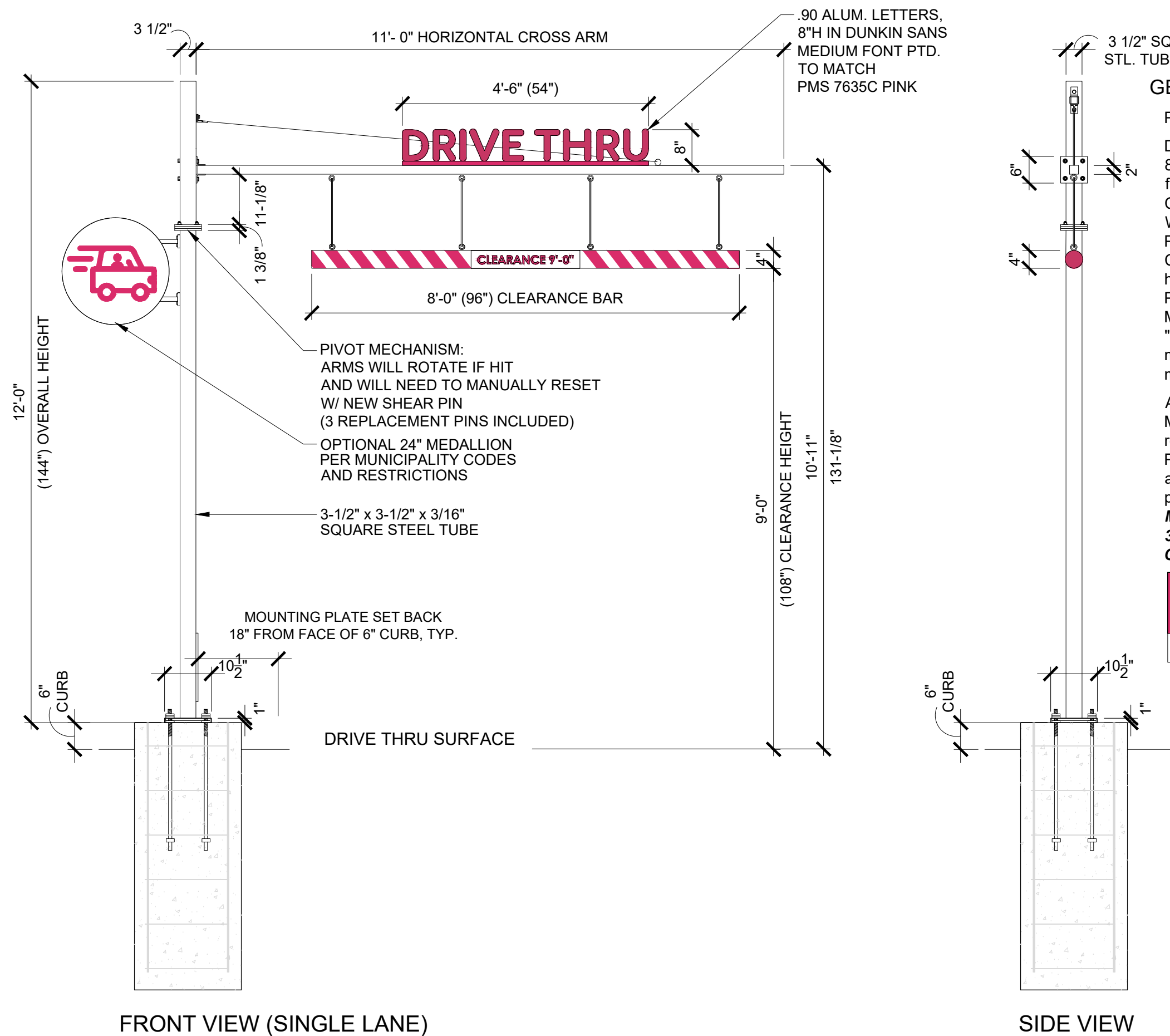
2 SECTION @ CONC. PAD

3/4" = 1'-0" NOTE:



3 BOLLARD DETAIL

1/4" = 1'-0" NOTE:



**GENERAL SPECIFICATIONS:**

**POLE & ARM:** Ptd. SW 7063 Nebulous White

**DRIVE THRU LETTERS:** .090 aluminum letters, 8"H ptd. to match PMS 7635C Pink, Pink gloss finish

**CLEARANCE BARS:** Covered with 3M #280-10 White Reflective vinyl; Copy and striping to match PMS 7635C Pink

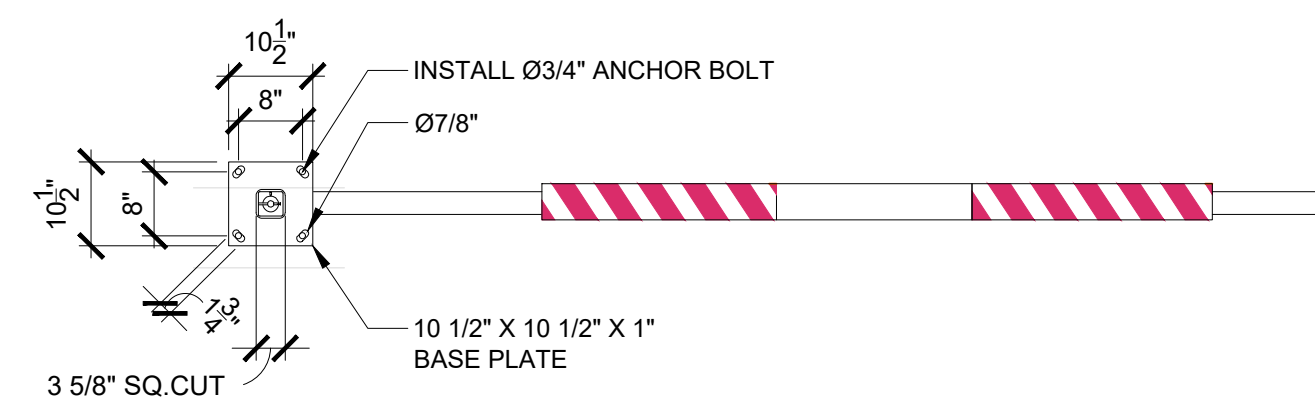
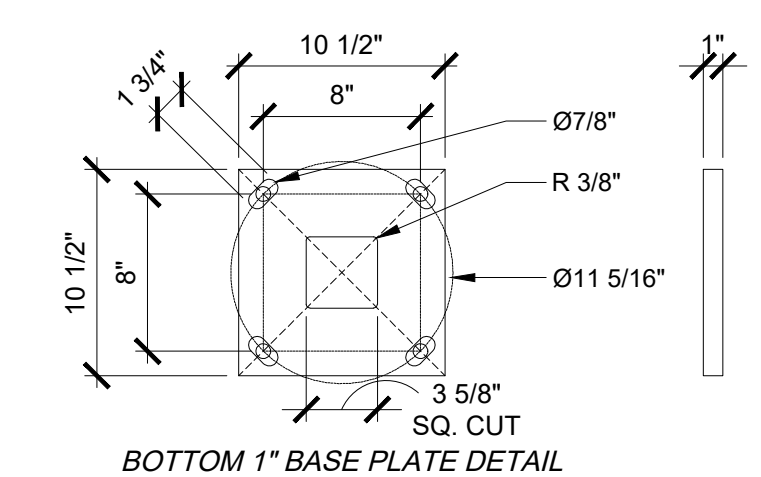
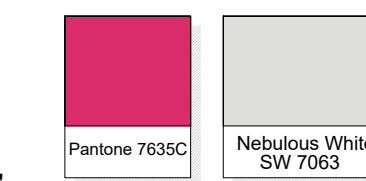
**CHEVRON ARROWS:** .090 alum. mounted to horizontal arm and painted to match PMS 7635C Pink

**MEDALLION:** Optional 24" round medallion with "Speedy Car Icon" and removeable/adjustable mounting brackets; Painted white; Car icon to match PMS 7635C Pink

**ADDITIONAL NOTES:** Font is Dunkin' Sans Medium Clearance may vary per site requirements

**PIVOT T-BAR:** Arms will rotate if struck by vehicle and will need to be manually reset w/ new shear pin (3 replacement pins included)

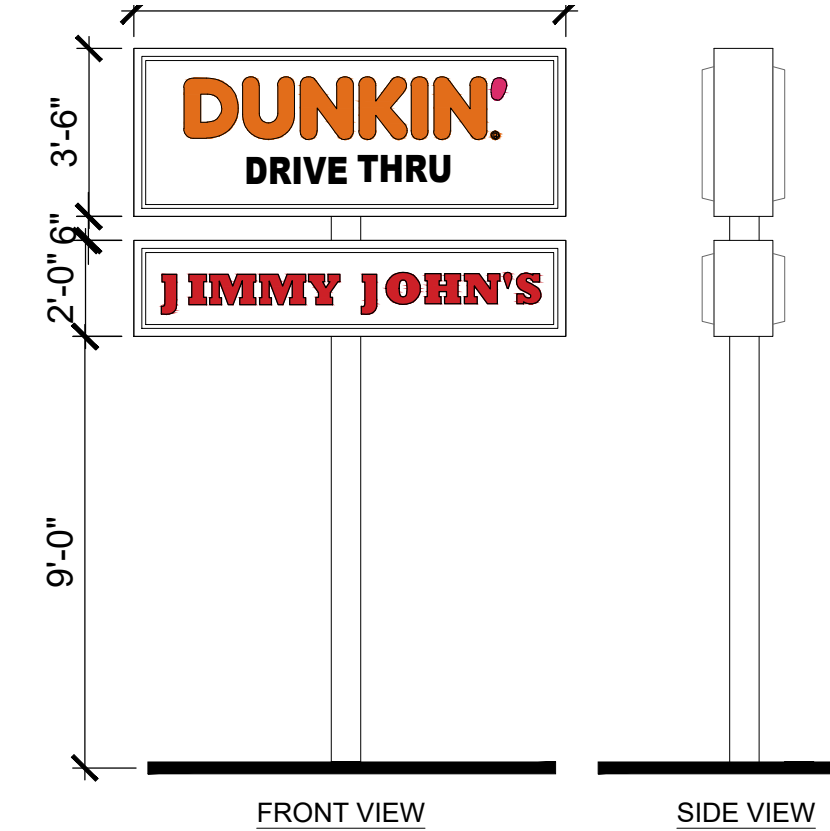
**MAXIMUM DESIGN WIND LOAD:**  
35PSF WIND SPEED 3-SECOND GUST-EXPOSURE C



CLEARANCE BAR FOR DUNKIN

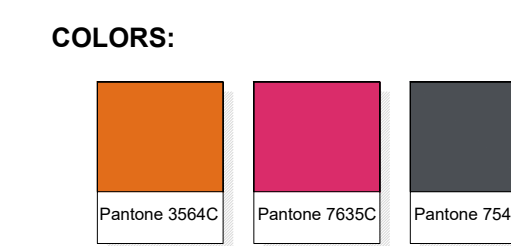
5 DUAL & SINGLE VEHICLE CLEARANCE BAR DETAIL

1/2" = 1'-0" NOTE:



DF LED ILLUM'D PYLON SIGN W/ PAN EMBOSSED FACES  
DUNKIN' DRIVE THRU graphics

DF LED ILLUM'D PYLON SIGN W/ PAN EMBOSSED FACES  
DUNKIN' DRIVE THRU graphics



**GENERAL SPECIFICATIONS:**

**Materials:**  
Aluminum angle frame construction; .080 aluminum skin; Interior finish to be reflective white

**Cabinet:**  
Exterior finish painted PMS 7540C Dark Gray (Cabinet and retainer); 2" Aluminum face retainer; Interior finish to be reflective white

**Faces:**  
.177 pan formed and embossed clear solar grade polycarbonate faces decorated 2nd surface; DUNKIN' only to be 1/2" embossed; All other face graphic and register mark are flat; Faces are removeable for service access

**Vinyl Colors:**  
3M 3630-3202 Orange translucent  
3M 3630-1511 Pink translucent  
-Background to be 403 translucent white backspra

**Font:**  
Dunkin Sans Extra Bold  
Dunkin Sans Medium

**Area Squared:**  
See size chart for varying square footage

**Wind Load:**  
Standard Wind load - Wind Speed / 35 PSF

**Installation:**  
Plate mount installation

**ELECTRICAL:**  
Illumination to be Agilight LS-U670-71K-B250-A LED's to be populated for even, consistent lighting w/out hot spots or shadows  
1) 20A/120V circuit  
Disconnect switch located on side, near bottom  
UL Listed

DF VERTICAL MONUMENT SIGN STANDARD SIZES

CABINET HEIGHT	CABINET WIDTH	BASE HEIGHT	OVERALL HEIGHT	OVERALL WIDTH	CABINET SQUARE FOOTAGE
A	B	C	D	E	F (BOXED)
51'-11"	15"	15'-16"	12"	12"	5.32
85'-16"	25"	34'-16"	120"	12"	14.77
142'-1/8"	30"	41'-7"	144"	12"	24.28

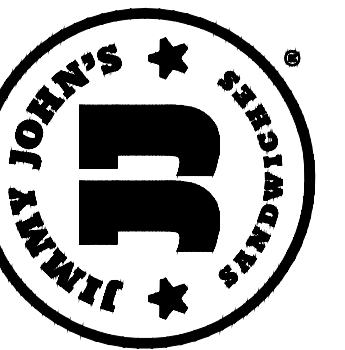
4 PYLON SIGN DETAIL

1/4" = 1'-0" NOTE:

COOL Palette

Seal

A & A ARCHITECTS  
8 Lynam Lookout Drive,  
Newark, DE 19702  
Phone (302) 897 2501  
subhasmazumdar12@yahoo.com



DUNKIN'

Ground Up For :  
**Jimmy John's**  
230 S. Easton Road,  
Glenside, PA 19038  
PC # 338972

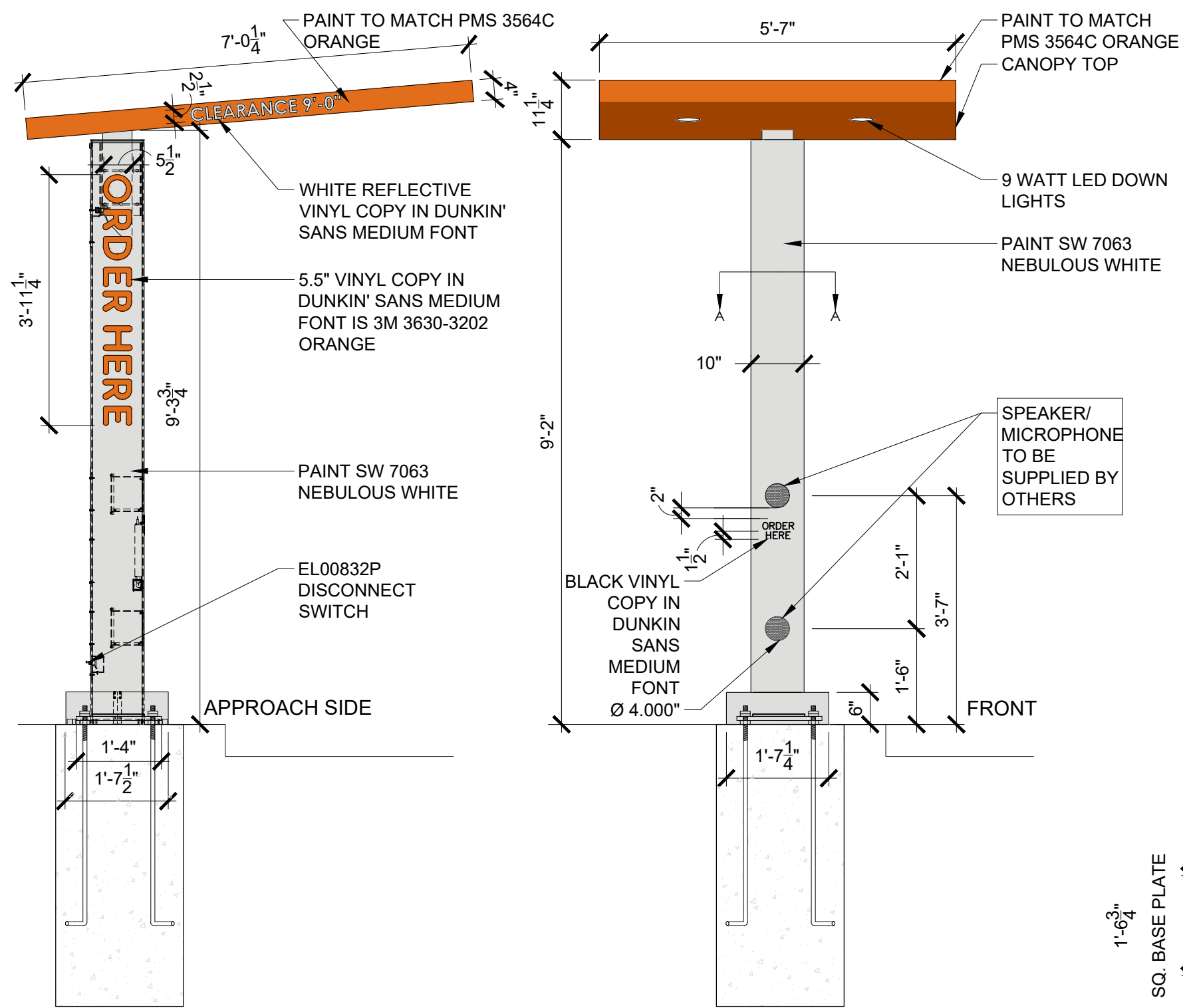
ISSUED / REVISED	DATE
Issued For PDR	04.21.25
Big Sign Info Added	03.02.26

Drawing title

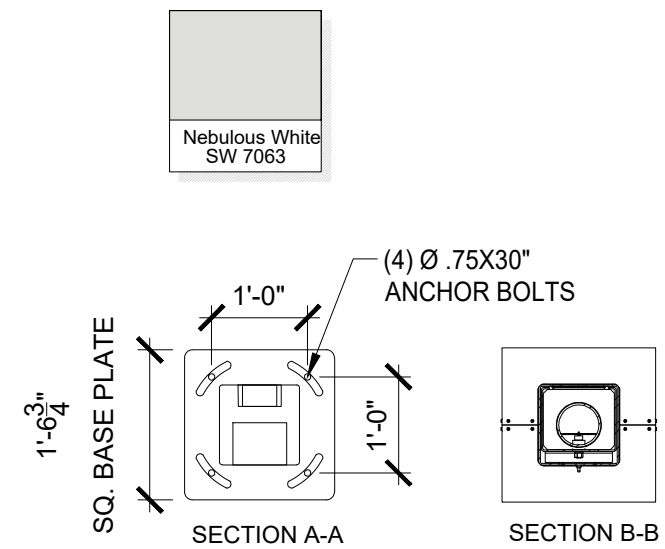
SITE DETAILS

Drawing No

SP-1.1

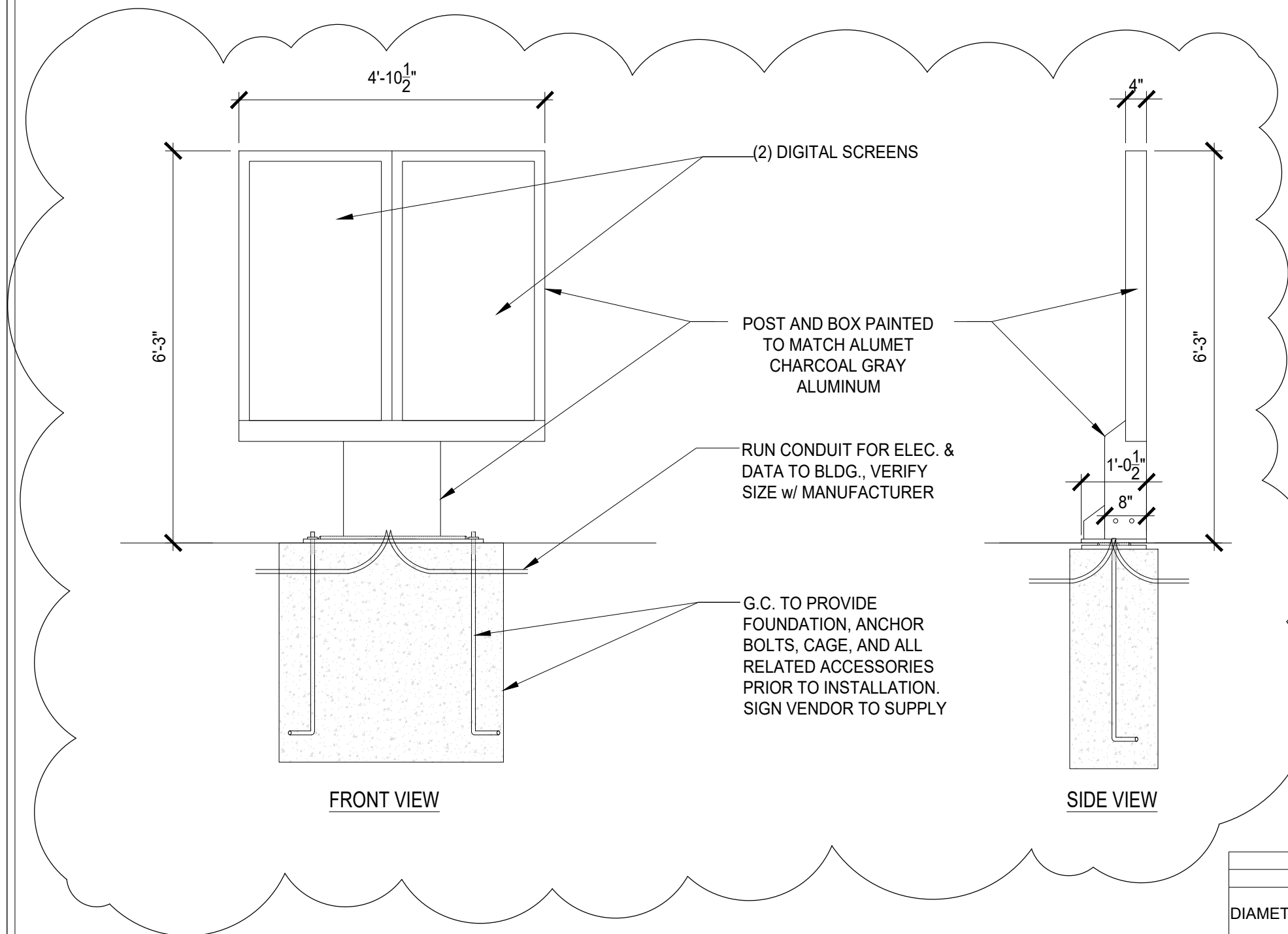


**GENERAL NOTES:**  
 APPROX. WEIGHT: 715 LBS.  
**ELECTRICAL SPECS:**  
 QTY. (1) 12 VDC 60 WATT POWER SUPPLY TOTAL  
 CONNECTED LOAD: 0.9 AMPS @ 120VAC 50/60HZ  
**LIGHTING:**  
 QTY. (2) 12VDC 9W DOWNLIGHTS (3000K WARM WHITE)  
**MATERIALS:**  
 3003-H14 ALUMINUM SHEET  
 ASATM A36 STEEL SHAPES  
**FINISH:**  
 EXPOSED SURFACES OF CANOPY TOP POWDER COATED TO MATCH PMS165C EXPOSED SURFACES OF COLUMN POWDER COATED 303-00293 PWDRACT, NEB WHITE AAMA 2604 APPROVED LOGOS AND COLORS  
**SERVICE:**  
 REMOVE ACCESS COVERS ON BACK OF UNIT



**1 ORDER CANOPY DETAIL**

1/2"=1'-0" NOTE:



**MULTIPLE PANEL DIGITAL MENU BOARDS**  
**NOTES:**  
 1. MENUBOARD IS POWDER COATED TO MATCH PMS 7540C (CABINET, BASE CLADDING, DOOR FRAMES & EXTENDER FRAMES).  
 2. SAMSUNG OHF SERIES DISPLAY MENUBOARDS, OHF55F - 55".  
**ADDITIONAL NOTES:**  
 • ARTWORK FONT: DUNKIN SANS DISPLAY

**NOTE:**  
 SEE DUNKIN WEBSITE, <http://extranet.dunkinbrands.com>, FOR COMPLETE INFORMATION AND DETAILS

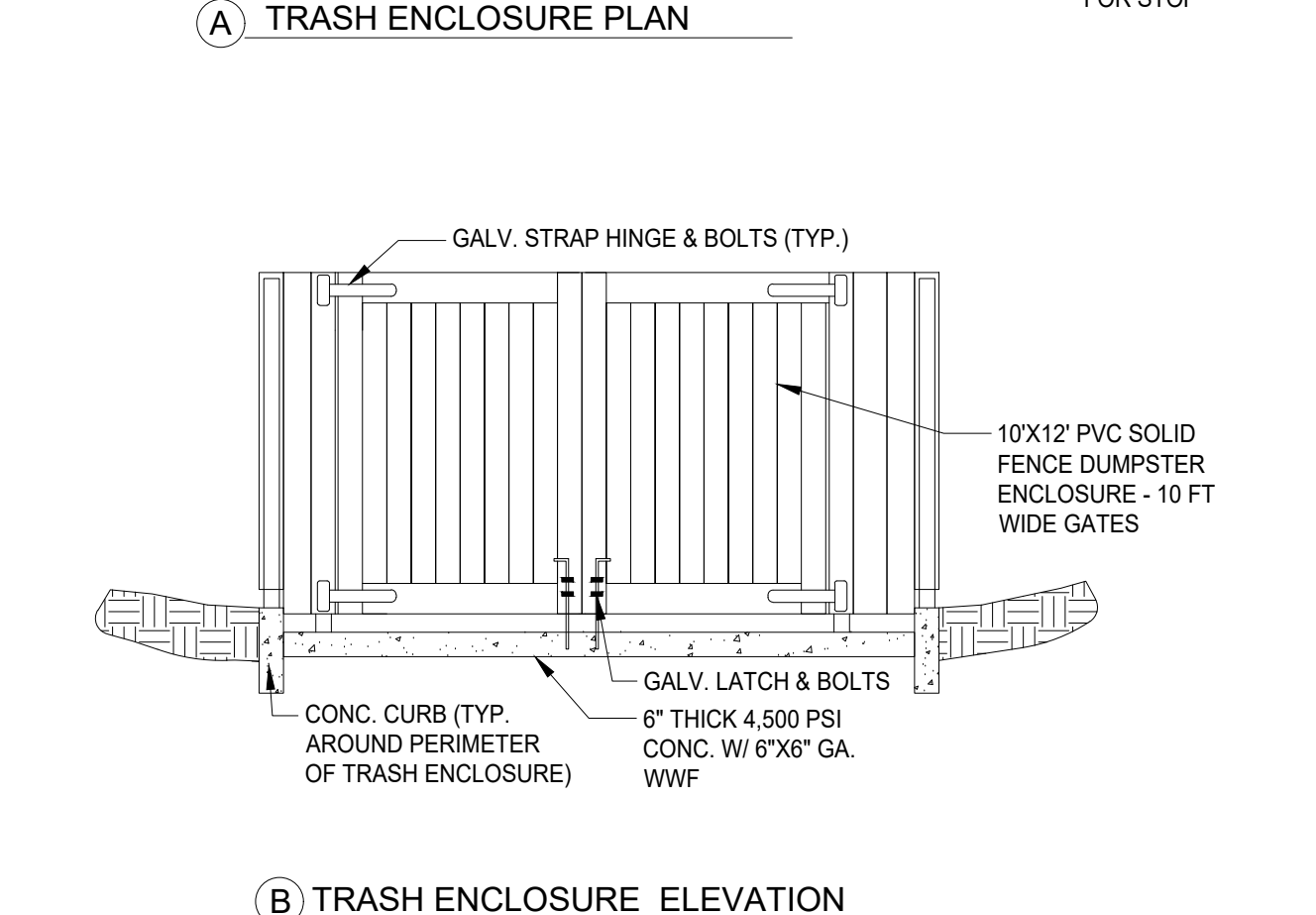
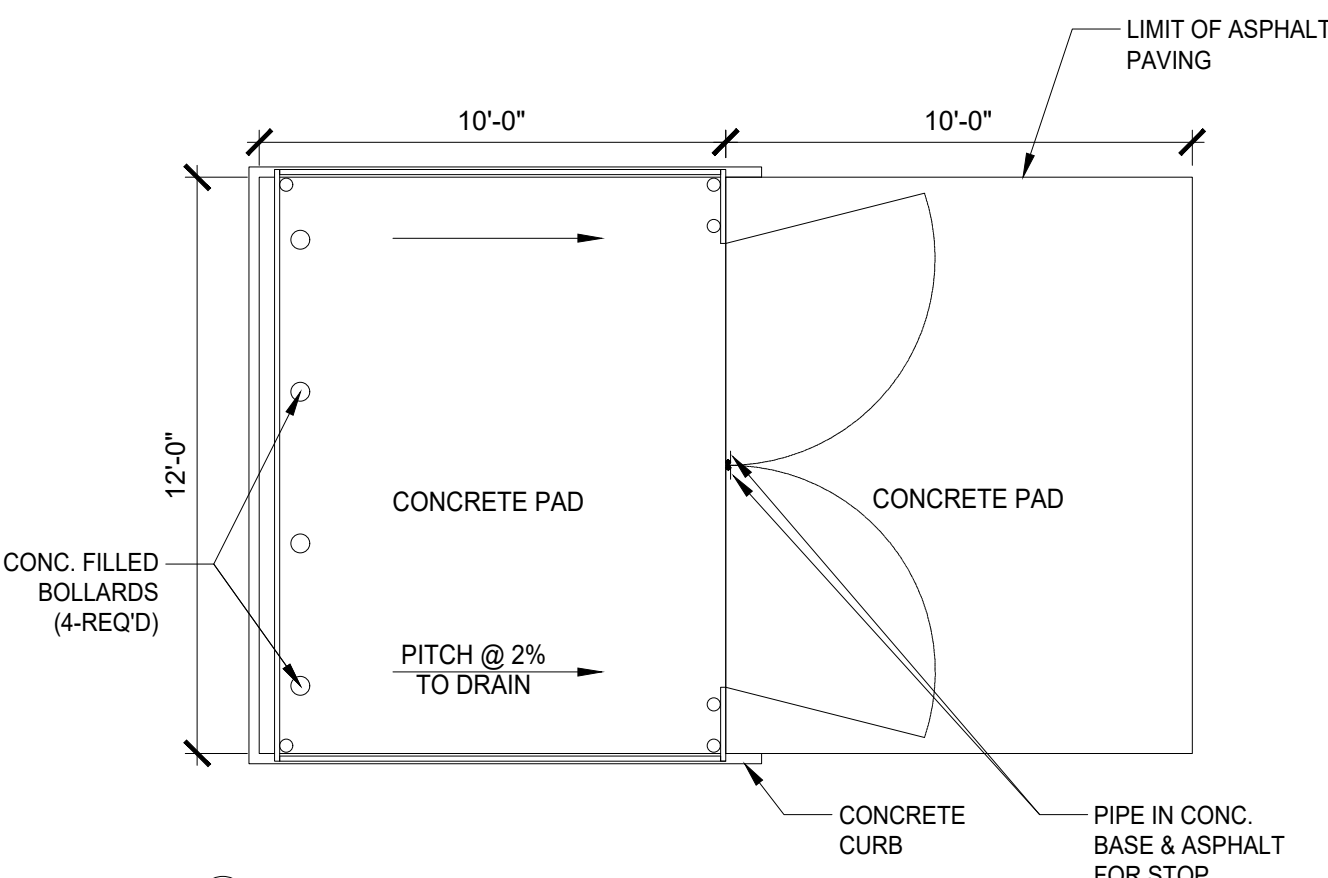
**DRIVE THRU MENU BOARD FOR DUNKIN**

**2 DRIVE THRU MENU BOARD FOUNDATION DETAIL**

1/2"=1'-0" NOTE:

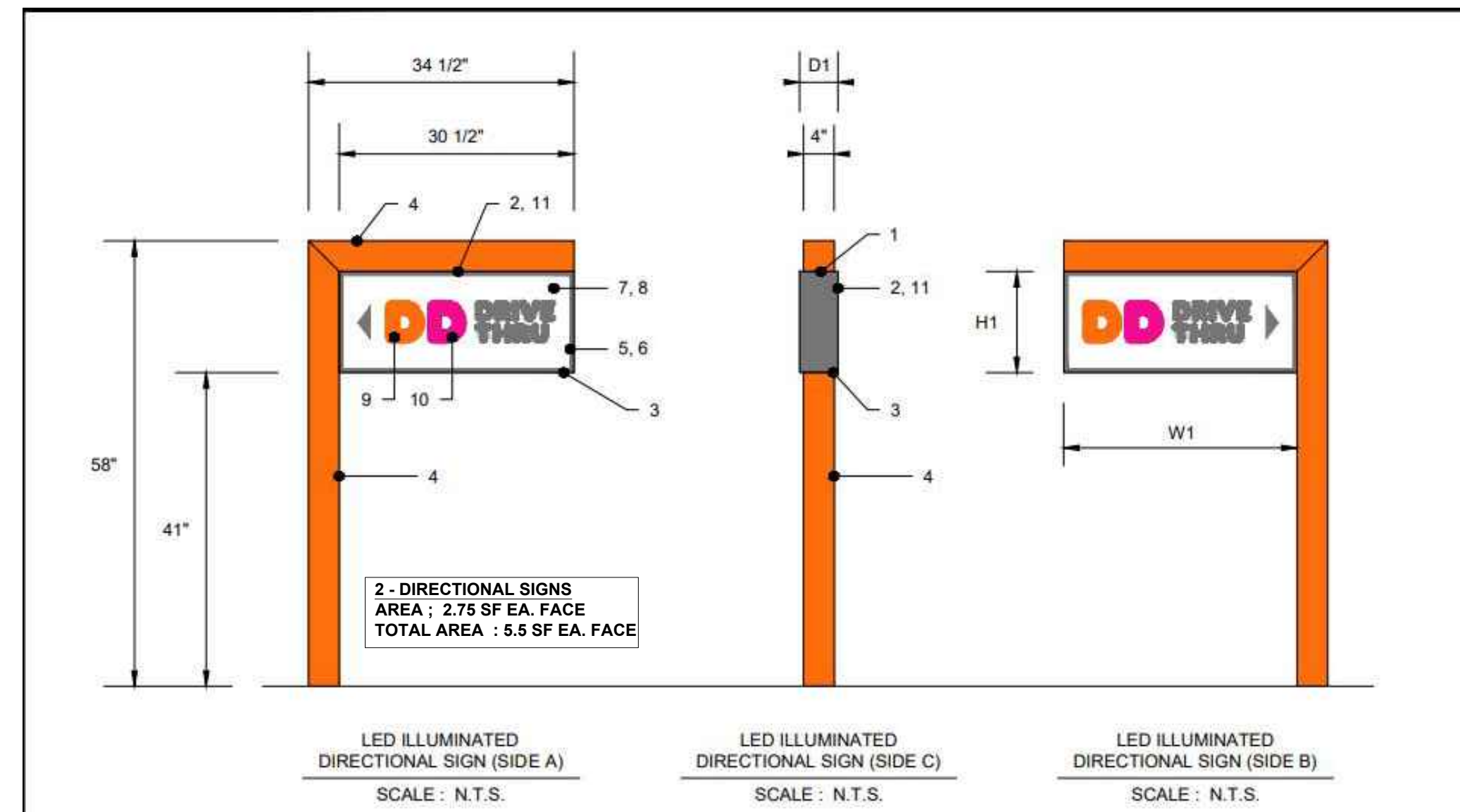
WIND SPEED TABLE WIND SPEED < 180 mph					
DIAMETER, D (in)	DEPTH, H (ft)	GROSS AREA OF CONCRETE PIER (m <sup>2</sup> )	VOLUME OF CONCRETE (yd <sup>3</sup> )	VERTICAL BARS REQUIRED	HORIZONTAL TIES REQUIRED
18	9.0	255	0.59	(4) #5 BARS	TOP OF PIER => (3) #3 TIES @ 2" O.C. PIER => #3 TIES @ 12" O.C.
24	8.0	453	0.93	(4) #6 BARS	TOP OF PIER => (3) #3 TIES @ 2" O.C. PIER => #3 TIES @ 10" O.C.
30	7.0	707	1.27	(6) #6 BARS	TOP OF PIER => (3) #4 TIES @ 2" O.C. PIER => #4 TIES @ 12" O.C.
36	6.5	1018	1.70	(8) #6 BARS	TOP OF PIER => (3) #4 TIES @ 2" O.C. PIER => #4 TIES @ 10" O.C.
42	6.0	1386	2.14	(10) #6 BARS	TOP OF PIER => (3) #4 TIES @ 2" O.C. PIER => #4 TIES @ 10" O.C.

BASE PLATE ANCHORS => (4) 3/4" φ GRADE 5 (70 KSI) ANCHOR RODS @ 6" O.C.



**3 TRASH ENCLOSURE PLAN AND ELEVATION**

1/4"=1'-0" NOTE:



**NOTES:**  
 1. 5" x 1" x .063" ALUMINUM SPACE FRAME  
 2. 1" ALUMINUM RETAINER  
 3. 1" x 1" x 1/8" ALUMINUM ANGLE  
 4. 4" x 4" x .075" SQUARE TUBE SUPPORT PAINTED ORANGE PMS 165 C  
 5. GE TETRA MAX 7100K WHITE LEDS, AS REQUIRED (OR GE REPLACEMENT EQUIVALENT)  
 6. LED POWER SUPPLIES, AS REQUIRED  
 7. .118 CLEAR SOLAR GRADE POLYCARBONATE FACE 2ND SURFACE  
 8. BACKGROUND COLOR TO BE 403 WHITE BACK-SPRAY  
 9. 3M #3830-3123 DUNKIN ORANGE TRANSLUCENT FILM 2ND SURFACE  
 10. 3M #3830-1379 DUNKIN PINK TRANSLUCENT FILM 2ND SURFACE  
 11. 3M #7125-41 DUNKIN GRAY TRANSLUCENT FILM 2ND SURFACE

**ADDITIONAL NOTES:**  
 ARTWORK FONT: DUNKIN SANS DISPLAY  
 EXTERIOR FINISH: PAINT PANTONE 7540C  
 INTERIOR FINISH: PAINTED REFLECTIVE WHITE  
 RETAINERS / FACE REMOVABLE FOR SERVICE ACCESS  
 DIRECT BURY INSTALLATION PER CODE  
 (1) 20 AMP / 120 VOLT CIRCUIT  
 U.L. LISTED

A	DD DO NOT ENTER	D	DD DO NOT ENTER	F	DUNKIN	H	DO NOT ENTER	K	DRIVE THRU	M	ENTER	O	
B	DD DO NOT ENTER	E	DD DO NOT ENTER	G	DUNKIN	I	SEE YOU SOON	L	DRIVE THRU	N	EXIT	P	
C	DD DO NOT ENTER					J	WELCOME BACK						

**DUNKIN DIRECTIONAL SIGN**

SIZE	H1	W1	D1	S.F. (BOX)
ALL	13"	30.5"	6"	2.75'
CUSTOM	-	-	-	-

PMS		VINYL / PAINT	
PMS 165 - DUNKIN ORANGE	3M #3830-3123		
PMS 216 - DUNKIN PINK	3M #3830-1379		
PMS 7540C - DUNKIN GRAY	3M #7725-41		
PMS COOL GRAY 1C	3M #7725-11		

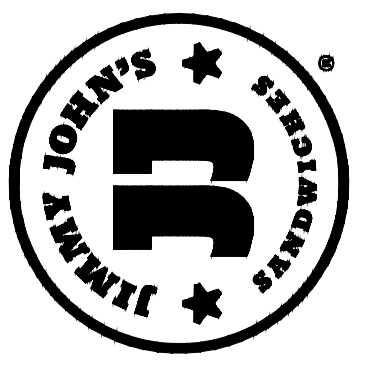
**5 DIRECTIONAL SIGNS - DUNKIN**

N.T.S. NOTE:

**COOL Palette**

Seal

**A & A ARCHITECTS**  
 8 Lynam Lookout Drive,  
 Newark, DE 19702  
 Phone (302) 897-2501  
 subhasmazumdar12@yahoo.com



**DUNKIN'**

Ground Up For:  
**Jimmy John's**  
 230 S. Easton Road,  
 Glenside, PA 19038  
 PC # 338972

ISSUED / REVISED DATE  
 Issued For PDR 04.21.25  
 DIT Menu Board Revised 03.02.26

Drawing title

**SITE DETAILS**

Drawing No

**SP-1.2**

# **Monthly Citizen's Committee**

## **Meeting Minutes**

A regular meeting of the **PLANNING COMMISSION** for April 2026 was held tonight via web-conference, Chair Thom Cross presiding. Members present were Carl Freedman, Caitlin DiMarzio, and Jesse Smith. Staff present via web-conference were Robert Habgood, Assistant Director of Planning and Zoning; Julia Detwiler, Planner 1; Galya Globerman, Junior Planner; and Adam Schantz, Montgomery County Planning Commission (MCPC).

Mr. Cross called the meeting to order at 7:30 p.m. A quorum was present.

1. Mr. Freedman motioned to recommend approval of the March 23, 2026, minutes. Mr. Smith seconded, and the motion passed unanimously.
2. Review of Zoning Hearing Board (ZHB) Agenda for May 11, 2026.
  - a. 26-3812, RAM Food Corps for 230 S. Easton Road.

Julie Bernstein, attorney, was present for the applicant and provided the following information on the proposed Zoning Relief to revitalize the existing Dunkin building:

- The existing building is 3,255 sq. ft. with the lot having 24,110 sq. ft. of impervious surface, buffering to the rear and a vehicle entrance/exit from S. Easton Road.
- The property is located within the 100-year floodplain with the creek flowing under the property through a box culvert.
- The applicant has had three (3) community meetings with respect to the proposed project.
- The proposal is to demolish the existing building and construct a smaller building for a Dunkin/Jimmy John's use.
- A drive-through will be included, only for the Dunkin, and will have stacking for eleven (11) vehicles.
- The impervious surface will be reduced, new landscaping planted, including a privacy fence along the rear of the property, better vehicle movability, and some outdoor seating.
- A total of twenty (20) off-street parking spaces are proposed.
- A new trash enclosure with screening is proposed in the rear of the building.
- Deliveries will be on the same schedule as they currently exist, with similar hours of operation.
- The proposed interior layout and proposed signage were reviewed.
- Ms. Bernstein reviewed the proposed Zoning Relief.

Discussion ensued with respect to the following:

- The location of the existing flood culvert, along with the flood elevation for the property and proposed building.
- The ADA accessible pedestrian walkways and whether a ramp would be required.
- The stacking for the drive-through.
- The number of off-street parking spaces and number of employees for the business. The applicant advised that in the morning there would be 5-6 employees, with 4 employees in the afternoon and 2 employees at closing.
- The possible removal of some of the proposed off-street parking.
- The entrance and exit points onto S. Easton Road.
- The proposed landscaping and outdoor seating area.

Mr. Adam Schantz, MCPC, commented that he believes some off-street parking could be removed to have some more green area.


Mr. Smith motioned to recommend approval. Mr. Freedman seconded, and the motion passed unanimously.

3. Old Business – None.

4. New Business

- a. Mr. Freedman advised of a possible sign issue at Greenleaf at Cheltenham with respect to new sign for DD's Discount store. Mr. Freedman was advised that the directional signs are permitted by Zoning.
- b. Mr. Freedman also advised that the letter draft is not completed at this time with respect to the Melrose County Club project.
- c. Mr. Cross inquired as to whether additional members can be appointed to the Planning Commission to avoid potential quorum issues with summer approaching.
- d. Mr. Habgood reviewed the Zoning Hearing Board Decisions.

5. Adjournment – Since there was no other business to conduct, Mr. Cross adjourned the meeting at 8:39 p.m.

  
Alyson Elliott  
Acting Township Manager

Per: Robert J. Habgood

# **Staff Report**