

The stated meeting of the Planning Commission of the Township of Abington was held on Tuesday, July 28, 2015 at the Township Administration Building, Abington, PA., with Chairman, Mr. Don Marquardt presiding.

CALL TO ORDER: 7:30 p.m.

ROLL CALL: Present: SPEARMAN, COOPER, GAUTHIER,
STRACKHOUSE, ROSEN, RUSSELL, ROBINSON,
MARQUARDT
Excused: WEGGEL

Also Present: Director of Code Enforcement MATTEO
Planning & Zoning Official PENECALE
Commissioner HECKER

PLEDGE OF ALLEGIANCE

Agenda Item PC1 – Application of Brown Street Associates, owner of property located at 2066 Moreland Road, Abington, PA.

Mr. Marquardt read agenda Item PC1 into the record, and asked the applicant to present their plan.

William R. Cujdik, PE, PLS with Boundary Stone Associates, LLC, PO Box 601, West Deptford, NJ. 08086, said the existing lot is 19,500 sq. ft. and the applicant proposes to divide the property into two lots. Lot # 1 is proposed to contain the existing single family dwelling of 10,038 sq. ft. and Lot #2 is plotted at 9,532 sq. ft. and is slated for construction of a new single-family dwelling. Both proposed lots conform to the dimensional requirements of the Township's zoning ordinance. Stormwater will be controlled by a proposed seepage bed on Lot #2 for both lots.

Mr. Marquardt clarified that the new home will be located in the back of Lot #2. Is that correct?

Mr. Cujdik replied that is correct.

Mr. Matteo added that the existing home is located to the right of the property and the existing two-car detached garage is located on the left, which will remain and will be for Lot #2. The existing driveway will be relocated. Due to parking conditions on Moreland Road, additional off-street parking is proposed to accommodate both lots.

He, along with Commissioner Hecker met with the adjacent property owners of this site to discuss their concerns, and the applicant has agreed to meet with the adjacent property owners next week.

Mr. Marquardt asked for any comments from members of the Planning Commission.

Ms. Strackhouse referred to the rendering of the proposed home and asked for the square footage of the new building.

Steven Kozlowski, 872 Jenkintown Road, replied we are not set on the size of the building, but it will be somewhere between 1,800-2,200 sq. ft.

Ms. Strackhouse asked how that compares with existing buildings on either side of it?

Mr. Kozlowski replied it would be a typical size for the area.

Ms. Strackhouse replied she feels it will fit in with the existing streetscape and the setback of the building would be appropriate for that street.

Ms. Gauthier said in regards to the 60-inch caliper tree; has there been any consideration of putting the driveway between the two lots as a shared driveway to save that tree?

Mr. Kozlowski replied that tree as well as the other large tree will need to be come down.

Mr. Marquardt asked about a landscape plan.

Mr. Kozlowski replied there is no landscape plan proposed at this time.

Mr. Penecale added that this plan was forwarded to the Shade Tree Commission because two of the large trees will need to be removed and they will provide a list of planting materials for the applicant.

Also, there was review of the Act 537 Exemption application. Sanitary sewer is available for this project and there is no issue with the additional one EDU that is required for the property. The only issue for the applicant is that this portion of Moreland Road is a State-highway so the opening of it will require a PennDOT permit.

Included with the application was a letter from Aqua indicating water availability for the property; a review letter from the MCPC dated, July 28, 2015; and Township staff review letter, dated, July 8, 2015.

Mr. Spearman asked about stormwater control being done in the front of the proposed new property.

Mr. Penecale replied the plan shows stormwater management to be installed for the proposed new lot, six feet from the property line of the 2060 Moreland Road; however, the stormwater management system will be relocated in the central front yard to keep away from property lines.

Township staff is in favor of waiver requests as follows:

- Section 146-11.A – Property Identification Plan
- Section 146-11.B – Existing Features Plan
- Section 146-11.C – Proposed Layout Plan
- Section 146-11.E – Soil Erosion Control Plan
- Section 146-11.F – Street Plan
- Section 146-11.G – Utilities Plan
- Section 146-11.I – Phasing Plan
- Section 146-11.L – Architectural Plan

A recommendation by the Planning Commission is needed to approve the Act 537 Exemption application as well as a recommendation to approve waiver requests as listed in the staff review letter of July 8, 2015. Also, the applicant will continue to work with the Township's Shade Tree Commission on a tree replacement plan.

Mr. Rosen made a MOTION, seconded by Mr. Marquardt to recommend approval of the application of Brown Street Associates, owners of property located at 2066 Moreland Road and to recommend approval of the Act 537 Exemption application submitted by the applicant and also to approve waiver requests as listed in staff review letter dated, July 8, 2015 subject to the condition that the applicant comply with the Shade Tree Commission's tree replacement requirement.

MOTION was ADOPTED 8-0.

ADJOURNMENT: 7:48 p.m.

Respectfully submitted,

Liz Vile, Recording Secretary