



Wayne C. Luker, President
 Steven N. Kline, Vice President
 Michael LeFevre, Manager
 Jay W. Blumenthal, Treasurer

1176 Old York Road Abington PA 19001-3713 Telephone: 267-536-1000

Subdivision & Land Development Notice Plan Review LD-15-05

Notice is hereby given that the Township of Abington will hold the following public meetings at the Abington Township Administration Building (1176 Old York Road) Planning Commission, Code Enforcement Committee and Board of Commissioners, to discuss the application of the **Crest Manor Housing, LP.**

MEETINGS	DATE AND TIME
Planning Commission Committee	September 24, 2015 @ 7:30 p.m.
Code Enforcement Committee	September 28, 2015 @ 7:00 p.m.
Board of Commissioners	October 8, 2015 @ 7:30 p.m.

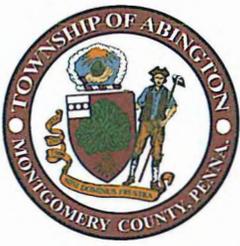
This notice is sent in reference to the land development application submitted by **Crest Manor Housing, LP.**, applicant for the properties located at 1602, 1604, 1606, 1608, 1620, 1622, 1626, 1628, 1634, 1636, 1640 and 1642 Washington Avenue, 1601, 1603, 1607, 1609, 1613, 1615, 1621, 1623, 1627, 1629, 1635, 1637, 1639, 1641, 1645, 1647, 1651, 1653, 1659, 1661, 1665, 1667 Franklin Avenue and 1713, 1715, 1721, 1723, 1729 and 1731 Prospect Avenue. The applicant proposes to demolish several structures on the site, renovate the existing structures to remain and construct one new duplex, one four unit building, one ten unit building and a new community building. This application was approved by the Zoning Hearing of the Township of Abington on June 16, 2015. The properties are (AO) Apartment/Office District and the (R-4) Residential District of Ward #5 of the Township of Abington.

The application and plans are on file in the Code Enforcement Department and may be reviewed upon request. If there are any questions and/or comments that you may have, please feel free to contact me at 267-536-1017.

Mark A. Penecale
 Planning & Zoning Officer

- *These meetings are subject to change if additional review time is required by Township Staff or requested by the applicant.*





Wayne C. Luker, President
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1176 Old York Road Abington PA 19001-3713 Telephone: 267-536-1000

Mark J. Buchvalt, PE
T & M Associates
74 West Broad Street, Suite 240
Bethlehem, Pa. 18018

August 31, 2015

Re: Staff Review Comments for the Land Development Application filed for the Crest Manor Housing Development known as LD-15-05.

Dear Mr. Buchvalt,

The Township of Abington received a land development application filed for the Crest Manor Housing Development. This plan has been reviewed as a preliminary as final major land development application. The following is a list of staff review comments that must be addressed to the satisfaction of the Board of Commissioners of the Township of Abington. Several of the conditions listed are building permit related and will be addressed at the time building permits are applied for in the event that this application is approved. Those comments will be clearly marked with a (BP) for your reference.

Engineering Department:

1. The sanitary sewer flows for this development flow to Abington Township's Waste water Treatment Facility. Therefore this site is not affected by the sanitary sewer moratorium imposed by the Department of Environmental Protection on increased flows through Cheltenham Township to Philadelphia's Northeast Waste Water Treatment Facility.
2. Franklin Avenue, Prospect Avenue, Washington Avenue and the surrounding streets are all owned and maintained by the Township of Abington. Any and all work within these roadways, including the right-of-way area, must be approved and permitted by Township Engineering Office prior to the start of any construction. This includes road opening permits and driveway occupancy permits. The permit has a base fee of \$65.00, plus \$1.00 per square foot of disturbed area. An escrow account may have to be established for extensive street work. **(BP)**
3. The applicant is required to install eight (8) PennDOT approved ADA Handicapped Ramps. Two (2) at the intersection of Hamilton & Washington Avenues, two (2) at the intersection of Hamilton & Franklin Avenues and four (4) at the intersection of Decatur and Franklin Avenues.



4. The plans and the storm water management report are required to be sealed by a Professional Engineer.
5. The storm water management report is adequate. The applicant has designed and proposed one (1) stone infiltration bed. The applicant is required to obtain a storm water management permit from this office. The application fee for this permit is \$250.00 and an inspection fee of \$100.00 per hour. The applicant will also need to establish and escrow in the amount of \$2,000.00 for inspections of the on-site storm water management system for the next ten years. **(BP)**
6. Additional escrows may also be required for construction costs. Please feel free to contact the Engineering Department directly to discuss these escrows. The applicant will also need to contact the Engineering Department to schedule inspections of work within the public right-of-way and the on-site storm water management system.
7. All sanitary pipe placed within the public right-of-way or street area is required to be ductile iron pipe. Plastic or PVC piping is not permitted within the public right-of-way or street area.
8. The applicant is required to contact all of the utility companies for cancellation, capping, relocations and reconnection of the existing utility services prior to demolition of the buildings and post construction. **(BP)**
9. A preconstruction meeting is required to be scheduled at least seven (7) days prior to the start of any work on this project. The meeting should include Township personnel and the construction management team. Any changes to storm water management plan after the date of approval, will require the revised plans to be resubmitted for review and approval. Any cost associated with the review are the responsibility of the developer.
10. This review encompasses only the conceptual engineering aspects for the storm water facilities shown in the plans submitted. Neither the Township of Abington {nor its representatives} can accept liability for the technical design aspects, as this is the sole responsibility of the developer's engineer. The developer is responsible for the complete operational capability of the system.
11. The applicant is required to submit a set of as-built plans and a PDF version of the as-built plans to this office.

Waste Water Treatment Department:

12. The flows from this development are treated by the Abington Township Waste Water Treatment Facility. The required new of EDU's are available.
13. Once the balance of the information is received on the projected flow rates a determination will be made on the ACT 537 Exemption Application.

Public Works Department:

14. The applicant is required to mill and overlay all disturbed streets from the nearest intersection to the disturbed area to the nearest intersection pasted the disturbed area. The applicant may contact the Public Works Department directly to discuss this issue.

Fire Marshal's Office:

15. All portions of the first three floors of a building must be within 150 feet of a street or approved fire access lane. These buildings are required to be fitted with an approved automatic sprinkler system. This will be for the new community building, the ten (10) and four (4) unit apartment buildings.
16. The flow rate for the sprinkler system is required to be a minimum of 1,000 gallon per minute.
17. The location of the Fire Department Connections will be determined by this Office. Please feel free to contact this office directly with any questions you may have.
18. The trash containers or enclosures are permitted to be within 15 feet of any property line or building.
19. The demolition debris is required to be secured and removed from the site on a regular basis.

Planning & Zoning Office:

20. This application is required to be reviewed as a Major Land Development Application due to the changes within the public right-of-way.
21. This application was granted a variance from the Zoning Hearing Board on June 16, 2015 from Section 403.3 and Section 901.8, Use H-1 of the Zoning Ordinance. The Zoning Hearing Board granted dimensional relief for setbacks and allows the non-conformities to the number of on-site parking stalls to remain.

22. The applicant is in receipt of a letter dated December 16, 2014 from George Wrigley, Director of the Waste Water Treatment Facility, stating that the increase in flows from this development will not cause a hydraulic overload.
23. This project will be served by public water. The applicant is in receipt of a letter dated October 13, 2014 from Deanna L. Ciotti, Special Services Coordinator for Aqua.
24. Soil erosion controls must be in place prior to the start of any work on the property. The soil erosion controls are required to be maintained throughout the project. A soil erosion control escrow may be required.
25. A separate permit is required to be obtained from the Engineering Office for the changes to the curb line to create the layby parking on Hamilton Avenue.
26. An ACT 537 Exception Application is required to be submitted for the increase in the number of EDU's this project will require.
27. This application is required to obtain the following waivers from the Subdivision & Land Development Ordinance of the Township of Abington.
 - A. **Section 146-11.A – Property Identification Plan:** The applicant is required to provide the owner's names, tax parcel number and size of all properties within 400 feet of the site.
 - B. **Section 146.11.B – Existing Features Plan:** The applicant is required to provide the size, type, depth and location of all utilities within 400 of the site. In addition, all easements and right-of-ways must be identified.
 - C. **Section 146-11.J – Recreational Facilities Plan:** The applicant has not submitted a plan that includes public recreation space on site. There are amenities on-site for the residents of these facilities, but they are not proposed to be open to the public.
 - D. **Section 146-11.K – Planning Modules:** The applicant is required to submit either a Planning Module or an ACT 537 Exemption Application to the Township of Abington for review and approval, prior to submission to DEP for approval.

- E. **Section 146-11.M – Documentation Plan:** This requirement includes the sign off blocks for the Township of Abington and Montgomery County.

Code Enforcement Department:

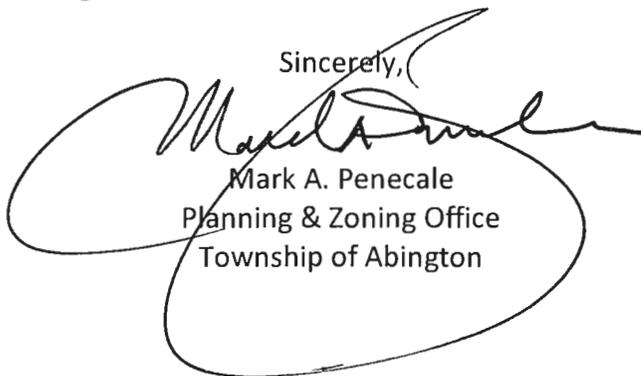
28. All construction, renovations and alterations on-site must be designed and completed as per the requirements of the PA UCC as amended by the Township of Abington. Please refer to Ordinance #1916 of the Township of Abington. **(BP)**
29. All contractors and sub-contractors are required to be registered with the Code Enforcement Office of the Township of Abington. A valid certificate of liability and worker's compensation insurance is required to be submitted with the application. **(BP)**
30. All plans for renovations, alteration and new construction are required to be signed and sealed by the design professional. These plans are required to be submitted to, reviewed and approved by a third party review agency licensed by the Department of Labor and Industry. **(BP)**

Plumbing Department:

31. All plumbing work proposed to be completed in relation to this project is required to comply with 2009 International Plumbing Code, as amended by the Township of Abington. **(BP)**
32. All plumbing work proposed to be completed in relation to this project is required to be submitted by a Master Plumber that is registered with this office. A valid certificate of liability and worker's compensation insurance is required to be submitted with the application. **(BP)**

If there are any questions that you have, please feel free to contact the reviewing department directly. Please make sure that any correspondences have the Planning & Zoning Office copied. All revised plans are required to be received at least 14 days prior to the scheduled meetings of the Planning Commission, Code Enforcement Committee and the Board of Commissioners of the Township of Abington. I can be reached at 267-536-1017 or by email @mpenecale@abington.org.

Sincerely,



Mark A. Penecale
Planning & Zoning Office
Township of Abington

Cc: Michael E. Powers, PE; Engineer for the Township of Abington
Lawrence T. Matteo, Jr.; Director of Planning & Code Enforcement
George Wrigley; Director of the Waste Water Treatment Facility
Kenneth Clark; Fire Marshal, Township of Abington
File Copy (2)

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

JOSH SHAPIRO, CHAIR

VALERIE A. ARKOOSH, MD, MPH, VICE CHAIR

BRUCE L. CASTOR, JR., COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722

FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

September 8, 2015

REVISED

Mr. Mark A. Penecale, Zoning Officer
Abington Township
1176 Old York Road
Abington, Pennsylvania 19001-3713

Re: MCPC #15-0188-001
Plan Name: Crest Manor Redevelopment
(3 lots/16DU/2,506 s.f. on 4.41 acres)
Situate: Washington Ave. (W)/Hamilton Ave. (N)
Abington Township

Applicant's Name and Address

Crest Manor Housing
One Brewery Park
1301 N. 31st Street
Philadelphia, PA 19121

Contact: Kyle Speece
Phone: 267-386-8600

Dear Mr. Penecale:

We have reviewed the above-referenced Land Development Plan in accordance with Section 502 of Act 247, "The Municipalities Planning Code," as you requested on August 6, 2015. We forward this letter as a report of our review and recommendations.

Background

The applicant proposes to demolish four 1-story residential buildings, two 2-story residential buildings, and the Montgomery County Housing Authority Building, and replace them with one 10-unit multifamily residential building, one 4-unit multifamily residential building, one 2-unit single-family attached residential building, a community building, and a playground. The property lies in the AO Apartment Office and R4 High Density Residential District. The applicant has received a variance for all zoning requirements. The site is served by public sewer and water. The applicant has submitted a Preliminary and Final Land Development Plan dated July 20, 2015.

Recommendations

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal. However, in the course of our review we have identified a few issues that we believe should be resolved prior to final plan approval. Our comments are as follows:

Vehicular and Pedestrian Safety

1. Protected Bump-out – The intersection of Hamilton and Washington Avenues is offset. We recommend the applicant use vegetation and signage on a protected bump-out to visually

emphasize to westbound traffic on Hamilton Avenue the shift of the curb farther out into the travel lane and the presence of a playground.

2. Crosswalks – We recommend adding crosswalks to the two intersections adjacent to the site along Hamilton Avenue [§146-29.D].
3. Traffic Calming – We recommend that consideration be given to adding a neighborhood traffic circle to the intersection of Hamilton Avenue and Rothley Avenue. This intersection may seem somewhat confusing for those unfamiliar with it in regards to who has the right-of-way (it may appear like three roads coming together); a mini-circle could be used to calm and reduce severity of potential accidents. Traffic calming might also be considered at the offset intersection near the proposed playground.
4. Playground – The location of the proposed playground makes the safety measures above all the more important. It would be beneficial if the playground would be open to the public. Will it be?

The goals above are supported by the county's comprehensive plan, *Montco 2040: A Shared Vision*, which recommends measures to slow vehicular traffic and make roads safer for pedestrians and people on adjoining properties, and recommends providing greater transportation choices for County residents.

Landscaping

1. Buffer – Although the applicant has received a blanket variance for all zoning regulations, we recommend adding vegetation to gaps or areas where limited vegetation exists along property lines (such as gaps along sections of the property backing to 1646-1670 Washington Avenue, and the existing low buffer adjacent to 1673 Franklin Avenue).
2. Parking – We recommend low landscaping be used to soften the view of the strip of 9 (5+4) parking spaces on Washington Avenue.

Other Planning Issues

1. Street lighting – Street lighting shall be installed, or if the Township feels it is already adequate or not necessary, a waiver granted [§146-38].

Plan Information – The following information shall be shown, or a waiver granted:

1. Location, size, and type of plantings for required buffer yards [§146-11.H.]
2. Tentative architectural plans [§146-11.L.]
3. Zoning District Boundaries within 400' [§146-11.A.]

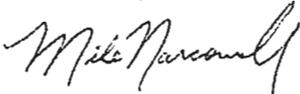
Conclusion

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Abington's planning objectives for a community with adequate pedestrian connections and traffic safety, and landscaping which helps it fit well with the surrounding community.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Mike Narcowich, AICP, Principal Community Planner
610.278.5238 - mnarcowi@montcopa.org

c: Michael LeFevre, Township Manager
Mark J. Buchvalt, R.P.E., T & M Associates, Applicant's Engineer
Lawrence T. Matteo Jr., Director of Planning and Code Enforcement
Michael E. Powers, P.E., Township Engineer
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor

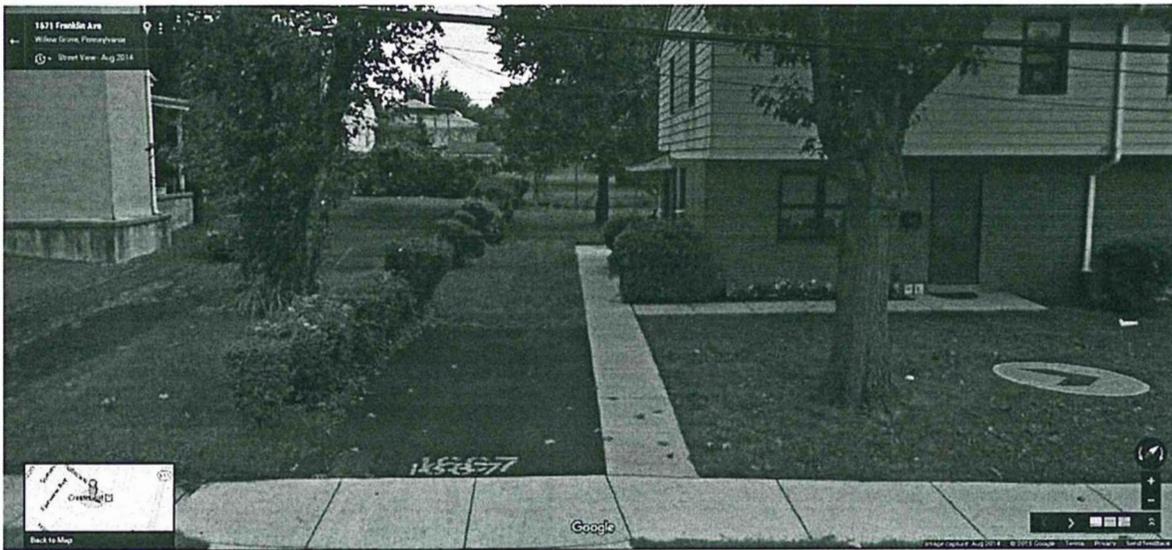
Attachments: Copy of Plan



Aerial Photo of Site. Source: Pictometry, 2015; Image Capture Date: April 17, 2014



Offset Intersection at Hamilton Avenue and Washington Avenue



One area for potential landscape buffer enhancement



Wayne C. Luker, President
Steven N. Kline, Vice President
Michael LeFevre, Manager
Jay W. Blumenthal, Treasurer

1176 Old York Road Abington PA 19001-3713 Telephone: 267-536-1000

June 16, 2015

Sean P. Kilkenny, Esq.
The Law Offices of Sean Kilkenny, LLC
17 E. Airy Street
Norristown, PA 19401

Re: **Application No. 15-06 – Montgomery County Housing Authority
Washington Avenue, Franklin Avenue and Prospect Avenue**

Dear Mr. Kilkenny:

At the stated meeting of the Abington Township Zoning Hearing Board, Tuesday, June 16, 2015, your application for dimensional variances from Section 403.3 and Section 901.8, Use H-1 of the Zoning Ordinance of Abington Township and any other relief as may be required to develop the plan as submitted was **APPROVED**. The properties involved in this application are known as, 1602, 1604, 1606, 1608, 1620, 1622, 1626, 1628, 1634, 1636, 1640, and 1642, Washington Avenue; 1601, 1603, 1607, 1609, 1613, 1615, 1621, 1623, 1627, 1629, 1635, 1639, 1641, 1645, 1647, 1651, 1653, 1659, 1661, 1665, 1667 Franklin Avenue; 1713, 1715, 1721, 1723, 1729 and 1731 Prospect Avenue.

The properties involved in the application are zoned in the (AO) Apartment/Office and (R-4) Residential Districts in Ward No. 5 of the Township of Abington.

Sincerely,

Lawrence T. Matteo, Jr.
Director of Planning & Code Enforcement

c: Commissioner Wayne C. Luker
Van B. Strother, Community Development Director
Joel A. Johnson, AICP, P.H.M., Executive Director
Kyle F. Speece, Pennrose
Zoning Hearing Board
Bruce Eckel, Esq.
Code Enforcement Department
Tax Office





**TOWNSHIP OF ABINGTON
ZONING HEARING BOARD
1176 OLD YORK ROAD
ABINGTON, PENNSYLVANIA 19001**

John DiPrimio, Chairman
Linda J. Kates, Vice Chairperson
Michael O'Connor, Member
Barbara M. Wertheimer, Member
Gertrude M. Hackney, Esq.
Bruce J. Eckel, Esq, Solicitor

DECISION

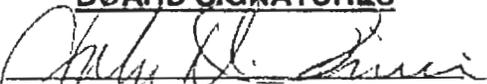
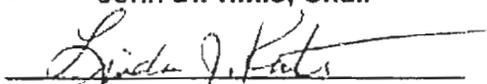
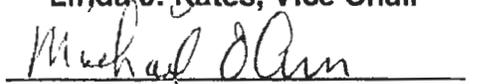
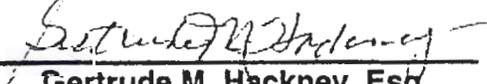
15-06 – Application of Montgomery County Housing Authority, owners of the properties at 1602, 1604, 1606, 1608, 1620, 1622, 1626, 1628, 1634, 1636, 1640 & 1642 Washington Avenue. 1601 1603, 1607, 1609, 1613, 1615, 1621, 1623, 1627, 1629, 1635, 1639, 1641, 1645, 1647, 1651, 1653, 1659, 1661, 1665, 1667 Franklin Avenue. 1713, 1715, 1721, 1723, 1729, 1731 Prospect Avenue. The applicants have requested a dimensional variances from Section 403.3 and Section 901.8, Use H-1 of the Zoning Ordinance of the Township of Abington and any other relief as may be required to develop the plan as submitted. The properties are zoned in the (AO) Apartment/Office and (R-4) Residential District in Ward No. 5 of the Township of Abington.

First Hearing Date: May 21, 2015

Decided: June 16, 2015

Copy Mailed: June 17, 2015

You are hereby notified that your application has been DENIED/ APPROVED/ APPROVED WITH THE FOLLOWING CONDITIONS/ by decision rendered on

<u>BOARD SIGNATURES</u>	<u>VOTE</u>	<u>CONDITIONS</u>
 John DiPrimio, Chair	Aye: <input checked="" type="checkbox"/> Nay: <input type="checkbox"/>	
 Linda J. Kates, Vice Chair	Aye: <input checked="" type="checkbox"/> Nay: <input type="checkbox"/>	
 Michael O'Connor	Aye: <input checked="" type="checkbox"/> Nay: <input type="checkbox"/>	
 Barbara M. Wertheimer, Esq.	Aye: <input checked="" type="checkbox"/> Nay: <input type="checkbox"/>	
 Gertrude M. Hackney, Esq.	Aye: <input checked="" type="checkbox"/> Nay: <input type="checkbox"/>	

DATED: June 16, 2015

There is a 30-day period after the date of a decision for an aggrieved person to file an appeal in court to contest an approval or denial by the Zoning Hearing Board. (Applicants that take action on a Zoning Hearing Board approval during the 30-day appeal period do so at their own risk.)

(All applicable permits must be secured from Abington Township within six (6) months of this decision or this decision becomes null and void.)



October 13, 2014

Mark J. Buchvalt, P.E.
T&M Associates
74 West Broad Street
Suite 240
Bethlehem, PA 180184

Re: Water Availability
Franklin, Washington and Prospect Ave housing authority properties
Abington Twp, Montgomery County

In response to your request, this letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania Inc. service territory.

Domestic water service is available to this property, and will be provided in accordance with Aqua Pennsylvania, Inc. Rules and Regulations. For further details, visit www.aquaamerica.com.

With regard to our capacity for domestic and fire service for this area, flow data information can be obtained upon written request to Ms. Lisa Thomas-Oliva of our Control Center. Ms. Thomas-Oliva can be reached at (610) 645-1067. Her fax number is (610) 645-1162.

Should you have any further questions or need to request an application for service, contact me at (610) 541-4160.

Regards,

A handwritten signature in cursive script, appearing to read "Deanna L. Ciotti".

Deanna L. Ciotti
Special Services Coordinator-New Business Applications
Aqua Pennsylvania, Inc
700 W Sproul Rd
Springfield, PA 19064
O: 610.541.4160



Wayne C. Luker, President
Steven N. Kline, Vice President
Michael LeFevre, Manager
Jay W. Blumenthal, Treasurer

1176 Old York Road Abington PA 19001-3713 Telephone: 267-536-1000

December 16, 2014

T & M Associates
74 West Broad Street
Suite 240
Bethlehem, PA 18018

RE: Crest Manor, Abington Township, PA - Sanitary Sewer Availability

Gentlemen,

The above referenced property is proposing improvements to several properties or the land development of several parcels serviced by the Abington Township sanitary wastewater collection and treatment system. The potential additional sanitary wastewater from new homes in this area will be conveyed to the Abington Township Wastewater Treatment Facility through the Sandy Run Interceptor, both of which have adequate existing capacity. The projected increase in wastewater flows will not create a hydraulic overload within the next five years.

Please note that Abington Township may charge plumbing inspection and permitting fees if underground sewer pipe systems are installed. A typical single family residence would incur an annual fee of approximately \$290.00, which is billed along with the annual property tax billing.

Sincerely,

George Wrigley
Director, Abington Wastewater Utilities Department

pc: Mark Penecale, Abington Township Planning & Zoning Officer
Michael E. Powers, P.E., Abington Township Engineer
Van B. Strother, Abington Community Development

