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

April 10, 2015

Denise R. Yarnoff, Esq.  
Riley Riper Hollin & Colagreco  
PO Box 1265  
717 Constitution Drive, Suite 201  
Exton, PA 19341

Re: **Land Development Plan LD-15-01 – Patient First (PF) Abington, Inc.  
938-944 Old York Road, Abington Township**

Dear Ms. Yarnoff:

I am pleased to inform you that on Thursday, April 9, 2015, the Board of Commissioners of Abington Township approved the Land Development Plan as stated in the following motion:

- Motion to approve the subdivision and land development application of PF Abington, Inc., applicant for the properties locate at 938 and 944 Old York Road. The applicant seeks approval to demolish the existing structure on the site and construct a new 7,151 square foot building. The proposal is for a new parking lot design, site lighting, landscaping and an on-site storm water management system. In addition, the plan calls for the relocation of the lot line between the two properties. The properties are zoned in the (PB) Planned Business District and (R-2) Residential District in Ward No. 7 of the Township of Abington.
- This motion is subject to the following conditions:
  1. The applicant is required to provide the Township with two (2) new executed, signed, notarized and recorded deeds. This is a requirement of the subdivision process.
  2. The applicant is required to set concrete monuments as directed by the Abington Township Engineering Office.
  3. Any work proposed within the roadway will required a “Highway Permit” from PennDOT.
  4. The items listed within the Staff Review letter dated February 2, 2015 become a condition of the application.
  5. The applicant has submitted an ACT 537 Exemption application for the three (3) new EDU’s that will be required for this proposal.
  6. The applicant is required to relocate the ADA parking stall down two to three stalls to allow for better use of these stalls. (This can be completed without the loss of any on-site stalls.)
  7. The applicant is required to submit a sight line diagram of the southernmost driveway that will include all of the proposed landscaping and signage. (This plan is to be reviewed and approved by the Traffic Safety Officer, prior to the installation of any improvements.)
  8. The applicant will install a bench and trash can to be placed in front of the new building.
  9. A bike rack will be added to the site.



10. The applicant should add additional planting and ground level shrubbery to the front yard buffer.
11. The applicant agrees that no permits will be used during the Zoning Haring Board's decision on the pending appeal. (Docket Number 2014-33063.)

• This motion is subject to the following waivers:

1. Waiver from Section 146-11.A – Property Identification Plan.
2. Waiver from Section 146-11.B – Existing Features Plan.
3. Waiver from Section 146-11.F.b – Street Plan.
4. Waiver from Section 146-11.1 – Phasing Plan.
5. Waiver from Section 146-11.J – Recreation Facilities Plan.
6. Waiver from Section 146-11.L – Architectural Plan.
7. Waiver from Section 146-30 – Lot Shape.

According to the Municipalities Planning Code, you have ninety days from the date of the approval to officially record the plan subsequent to the appropriate signatures being affixed to the recording copies.

Upon submission to Abington Township that proof of the plan recording with Montgomery County Recorder of Deeds, the subdivision and land development process will be completed.

Please feel free to contact me at 267-536-1010 if you have any questions regarding this process. Abington Township appreciates your cooperation with our approval process.

Sincerely,



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

c: Board of Commissioners  
Debbie Shulski, Esq.  
Carl Wright  
Paul E. Lepard, Jr.  
Michael Clarke, Esq.  
Lauren Gallagher, Esq.  
Planning Commission  
Code Enforcement Department  
Engineering Office