



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-15-06

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 **Patrick J. Deacon**.

MEETINGS	DATE AND TIME
Planning Commission Committee	January 26, 2016 @ 7:30 p.m.
Code Enforcement Committee	February 1, 2016 @ 7:00 p.m.
Board of Commissioners	February 11, 2016 @ 7:30 p.m.

This is the application of **Patrick J. Deacon**, applicant for the property located at 2718 Moreland Road, Willow Grove, Pa. The plan calls for the subdivision of the property into three lots. 2718 Moreland Road is shown to be reduced in lot area to 9,998 square feet and will contain the existing single family dwelling. Lot #1 contains an existing garage that is labeled to be removed and is shown to be 7,500 square feet in lot area. Lot #2 is shown to be 9,957 square feet in lot area. Lot #1 and Lot #2 are proposed to be improved with single family dwellings. All three lots conform to the dimensional requirements of Section 304.3 of the Zoning Ordinance. Sanitary sewer and all other public utilities are available for these lots. The properties are zoned within 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.*



# Township of Abington

## APPLICATION FOR APPROVAL OF PLAN

Submission Date 12/16/15

Application No. LD-15-06

To the Board of Commissioners of the Township of Abington:

The undersigned hereby makes application for approval of plan type as indicated below, under the provisions of the Code of Abington Township, Chapter 146, entitled The Subdivision and Land Development Regulations of the Township of Abington of 1991, and any supplements and amendments thereto.

[Signature]  
(Signature of Applicant)

[Signature]  
(Signature of Land Owner)

Title of Plan Submitted: Plan of Minor Subdivision  
Dr B-116, U-53 made for  
Pypper/Deacon, INC.

A. Plan Type:

- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Preliminary Major SD & LD

- Minor Land Development
- Pre Major Land Development
- Final Major Land Development
- Final Major SD & LD

B. Plan Identification:

Eastern Chadrow Assoc. Inc.  
333 E. Street Road  
Warminster, PA 18974

Plan Dated: 10-14-2015

Engineer: \_\_\_\_\_

Plan Proposes: Brief narrative of the proposed activity. Commercial applications include building square footage and specific uses; Residential applications include number of lots and amount of dwelling unit types:

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C. Property Identification:

Address / Location B-116 U-53  
Between streets ~~Rte 73~~ - Moreland and Henry Rice  
Road

# Township of Abington

## APPLICATION FOR MODIFICATION OF PLAN

Submission Date 12/16/15

Application No. LD-15-06

To the Board of Commissioners of the Township of Abington:

The undersigned hereby makes application for modification of plan application requirements as indicated below, under the provisions of the Code of Abington Township, Chapter 146, entitled The Subdivision and Land Development Regulations of the Township of Abington of 1991, and any supplements and amendments thereto.

[Signature]  
(Signature of Applicant)

[Signature]  
(Signature of Land Owner)

Title of Plan Submitted: Plan of Minor Sub  
B-116, U-53 made for  
Pipper / Deacon

A. Plan Type:

- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Preliminary Major SD & LD

- Minor Land Development
- Preliminary Land Development
- Final Land Development
- Final Major SD & LD

Regulation Topic	Section #	Extent of Modification Requested
<u>sidewalks.</u>	<u>146-27</u>	<u>relief from sidewalk.</u>

\*\*\*\*\*

Fees acknowledged and modification request received:

[Signature]  
Signature of Official

12/16/15  
Date

D. Applicant Identification:

Applicant: Patrick J. Deacon (Popev & Deacon Inc)  
 Address 2840 Limerick Pkwy Glenside PA 19038 Phone 215 416 9050

Land Owner: MV & Mrs Steven Lenthout ELSNER  
 Address 2718 W. Maryland Road Abington Phone 215 570 4775

Equitable Land Owner: POPEV & DEACON INC  
 Address 659 Roberts Ave Phone 215 416 9050

Architect: Thomas J DiNardo  
 Address 231 S. Caston Road Glenside PA 19038 Phone 215 570 5053

Engineer: Eastern Chadrow Assoc. Inc.  
 Address 508 W. Street Road Phone 215-672-8671  
Warminster, PA 18974

Attorney: \_\_\_\_\_  
 Address \_\_\_\_\_ Phone \_\_\_\_\_

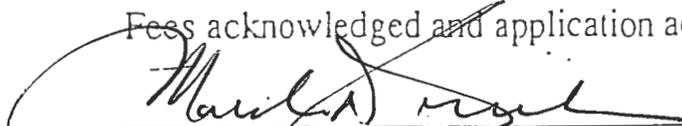
IMPROVEMENTS PROPOSED	UNITS	EST. COST.
Streets		
Street Widening		
Street Signs		
Street Lighting		
Curbs	2 @	\$1,500 <sup>00</sup>
Sidewalks		
Storm Sewers		
Water Supply		
Fire Hydrants		
Sanitary Sewers	2 @	\$2,000 <sup>00</sup> each.
Monuments	4 @	\$175 <sup>00</sup> each.
Shade Trees		
Open Space		
Park Land		
Other		

Total:

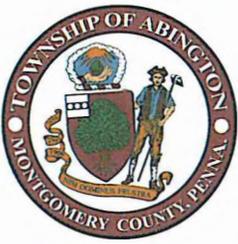
\*\*\*\*\*

Fees received from applicant:	Application Fee	<u>300<sup>00</sup></u>
	Review Escrow	<u>2500<sup>00</sup></u>
	Total	<u>2800<sup>00</sup></u>

Fees acknowledged and application accepted as complete:

  
 Signature of Official

12/16/15  
 Date



**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**

Mr. Patrick J. Deacon  
Popper & Deacon, Inc.  
2840 Limekiln Pike  
Glenside, Pa. 19038

December 23, 2015

**Re: Staff Review Comment on Application LD-15-06 for the property located at  
2718 Moreland Road, Willow Grove, Pa. 19090.**

Dear Mr. Deacon,

This letter is written to inform you that the staff of the Township of Abington has reviewed the subdivision and land development application and plans submitted for the proposed subdivision and land development of 2718 Moreland Road and the adjoining vacant parcel fronting on Fleming Avenue. The plan proposes the subdivision of the vacant tract of ground into two new building lots and the removal of the existing detached garage. The comments listed in this review must be addressed to the satisfaction of the Board of Commissioners of the Township of Abington. Several of the items listed within this review are building permit related and they will be clearly marked within this letter as (BP). Those items must be addressed at the time a building permit would be submitted in the event that this application is approved.

**Engineering:**

1. Sanitary sewers are available for this area and are NOT affected by the DEP/Cheltenham Township moratorium.
2. Upon approval of this plan, the applicant shall provide the township with three (3) new executed (signed, notarized and recorded) deeds; one for each property. This is a requirement of the subdivision process. The Township Engineer will not sign the final plan unless this is completed.
3. Proposed "LOT 2" should include the twenty foot (20') portion of the vacated Henry Avenue. On August 9, 1973, the Township of Abington Board of Commissioners adopted Ordinance Number 1359 that vacated Henry Avenue (formerly known as Madison Avenue ), from Fleming Avenue to Lukens Avenue. One half of the Right-of-Way (R.O.W.) was given to the property owner whereas it extended from the ROW of Fleming Avenue to the rear property line. (Please see Exhibit "A" for further explanation.)



4. The plans do not indicate any proposed concrete monuments. The plans should show concrete monuments at the new property corners, which means there should be six (6) proposed concrete monuments. Upon approval of this plan, the Applicant shall install the concrete monuments. This is a requirement of the subdivision process. (Please see Exhibit "B" for further explanation.)
5. Moreland Road is a State Road (SR 63). Any and all work in the roadway and the R.O.W. must be approved/permitted with PennDOT prior to start of construction.
6. Fleming Ave is a Township street. Any work performed within the street/right-of-way areas of Fleming Ave will require a "Highway Permit" from the Township Engineer's Office. This permit has a base fee of \$65.00 plus \$1.00 per square foot of excavated area. An escrow for extensive street work may be required. An itemized cost estimate breakdown of public and private improvements will be required.
7. All sanitary pipe that is placed within the Township R.O.W. and/or street areas shall be Class 52 Ductile Iron Pipe. Plastic/PVC is not acceptable within the R.O.W. area.
8. Before a Building Permit is issued, the applicant is required to apply for a Storm Water Management permit from the Engineer's Office. The fee for said permit is \$110/ per property. The applicant will also need to provide an escrow in the sum of \$250/per property, for inspection of the SWM system for the next five (5) years [\$50 inspection fee per year times five years = \$250.] The seepage pit will be the responsibility of the new homeowner and will be inspected by the Township on a yearly basis. The contractor must schedule with the Engineering Department an inspection of the storm-water collection system(s) during the construction.
9. We KINDLY REQUEST that all township signature blocks be placed near the bottom of the sheet.

**Building Inspector:**

10. Permits are required for the construction of the proposed two new single family dwellings. All construction must comply with the PA. UCC Uniform Construction Code, as adopted by the Township of Abington. (BP)
11. Permits are required for all electrical, plumbing, heating, air conditioning and demolition work proposed to be completed on this site. The demolition of the existing structure will require a rodent infestation certification. (BP)
12. All contractors are required to be registered with the Township of Abington and present valid insurance certificates for both liability and worker's compensation. This includes all subcontractors working at the site. (BP)

**Plumbing Inspector:**

13. The applicant is required to obtain permits for the proposed new work. All permits must be applied for by a Master Plumber that is registered with the Township of Abington. (BP)
14. Separate permits are required for the installation of new sanitary sewer lines. In addition, the approval of this plan will require the purchase of additional EDU's at a cost of \$3,500.00 per EDU. (BP)
15. All plumbing work must comply with the 2009 International Plumbing Code and 2009 International Building Code of the Township of Abington. (BP)

**Fire Marshal's Office:**

16. This office provided no comment on this application.

**Planning & Zoning Office:**

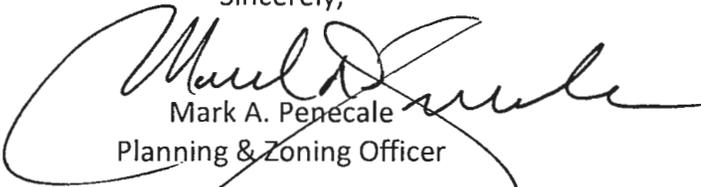
17. This application has been reviewed as a Preliminary as Final Subdivision & Land Development application. This was done at the request of the applicant. This plan does include public improvements.
18. The applicant is required to revise the plan to include the vacated portion of Henry Avenue. This will add over 2,400 square feet to the total lot area.
19. The applicant has submitted an ACT 537 Sewage Facilities Planning Module Exemption Mailer for review and approval. This application has been forwarded to the Waste Water Treatment Facilities Director for review. The Director of Waste Water Treatment Facilities has submitted his comments under separate cover that will be attached to this letter.
20. The existing garage on Lot #1 is marked to be removed. This will require a separate permit. The applicant is required to submit an extermination certification with the demolition permit application.
21. The plans include 5.12 feet of additional right-of-way along the proposed two new lots. No additional right-of-way is proposed for the Fleming Avenue frontage of 2718 Moreland Road.
22. If the existing shed on Lot #1 is proposed to remain, the plan should be amended to include the measurements to the side and rear property lines.

23. The proposed garage at 2718 Moreland Road will require a separate permit. The structure is plotted at 644 square feet. A detached accessory building is limited to 625 square feet, 14 feet in height and second floors are not permitted.
24. 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 plan is required to supply the tax parcel information, owner’s name & lot area for all properties within 400 feet of the site(s) involved in this application.
  - B. **Section 146-11.B – Existing Features Plan** – The plan is required to plot the location of all utilities on the sites and within 400 feet of the properties involved in this application. Staff supports this request.
  - C. **Section 146-11-F – Sanitary Sewer Plan** – A plan is required to be submitted that includes elevation and profile of the existing sanitary sewer system and the proposed laterals.
  - D. **Section 146-11.G – Utility Plan** – The plan is required to be submitted that includes the location of all utilities including water, sanitary sewer, storm sewer, telephone, cable, electrical, gas and the location of all fire hydrants.
  - E. **Section 146-11.H – Landscaping Plan** – A plan is required to be submitted that includes the location, size and type of existing trees on the property proposed to be removed and all landscaping proposed to be installed.
  - F. **Section 146-11.I – Phasing Plan** – A Phasing Plan is required, however this is a two lot plan only.
  - G. **Section 146-11.J – Recreational Facilities Plan** – A waiver is required from this section of the ordinance. Staff is in favor of granting this waiver.
  - H. **Section 146-11-K – Planning Module** – The applicant is required to submit a Planning Module for review. The applicant has submitted a Planning Module Exemption Mailer that will be forwarded to DEP for review and final action.
  - I. **Section 146-11.L – Architectural Plans** – No architectural plans have been submitted for the proposed two new single family dwelling.

- J. **Section 146-27 – Sidewalks** – No sidewalks are shown on the plans submitted for review.
  
- K. **Section 146-32 – Monuments** – This office does not support this request. The Engineering Department has provided a plan that locates the monuments that are required to be set.

If there are any revisions to the plans or additional information you will be submitting, please feel free to direct them to my attention. If there are any questions pertaining to the comments listed above I can be reached at 267-536-1017.

Sincerely,



Mark A. Penecale  
Planning & Zoning Officer

Cc: Lawrence T. Matteo, Jr.; Director of Planning & Code Enforcement  
Michael E. Powers; Abington Township Engineer  
Bruce Hentschel; Abington Township Building Inspector  
Ken Clark; Abington Township Fire Marshal  
File Copy (2)

# **EASTERN / CHADROW ASSOCIATES, INC.**

333 E. STREET ROAD \* WARMINSTER, PA. 18974 \* (215) 672-8671 fax: (215) 672-6765  
www.easternchadrow.com

*Established 1967*

January 12, 2016

**Mr. Mark A. Penecale, Planning & Zoning Officer**  
**Abington Township**  
**1176 Old York Road**  
**Abington, Pa 19001-3713**

**RE: Application LD-15-16 - Minor Subdivision, Popper/Deacon, Inc.**  
**2718 Moreland Avenue**

Dear Mr. Penecale:

Please find the following responses to your Staff Review Comment Letter dated December 23, 2015 utilizing your numerical order as follows:

1. Statement, no response required.
2. Applicant will comply and provide once plans are approved.
3. Plans have been revised to address vacated Henry Avenue.
4. Plans have been revised to provide concrete monumentation.
5. No work is proposed to take place in Moreland Road.
6. Applicant will comply at building permit stage.
7. Applicant will comply at building permit stage.
8. Applicant will comply at building permit stage.
9. Plans have been revised as requested.
10. Applicant will comply at building permit stage.
11. Applicant will comply at building permit stage.
12. Applicant will comply at building permit stage.
13. Applicant will comply at building permit stage.
14. Applicant will comply at building permit stage.
15. Applicant will comply at building permit stage.
16. Statement, no response required.
17. Statement, no response required.
18. Plans have been revised to address vacated Henry Avenue.
19. Statement, no response required.
20. Applicant will comply at building permit stage.
21. Statement, no response required.
22. Plans have been revised to address side & rear yard dimensions.
23. The existing & proposed accessory structure is show as 596 square feet; the accessory structure shall not exceed 625 square feet, nor 14 feet in height and no second floor.

**Mr. Mark A. Penecale, Planning & Zoning Officer**  
**Abington Township**  
**Page 2**

24. The applicant respectfully request the following waivers from the Subdivision & Land Development ordinance.
- A. Sect. 146-11.A. – Property Identification Plan – since this project has a DeMinimis impact the applicant is requesting a waiver from plotting information within 400 feet of site.
  - B. Sect. 146-11.B. – Existing Features Plan - since this project has a DeMinimis impact the applicant is requesting a waiver from plotting information within 400 feet of site.
  - C. Sect. 146-11.F – Sanitary Sewer Plan – since there is adequate fall and sewage line is located directly in roadway applicant is requesting relief from providing profile plan.
  - D. Sect. 146-11.G. – Utility Plan – applicant is requesting relief from providing a separate plan since utilities are shown on the grading & erosion control plan.
  - E. Sect. 146-11.H. – Landscaping Plan – applicant is requesting relief from providing a separate plan since none is proposed.
  - F. Sect. 146-11.I. – Phasing Plan – applicant is requesting relief since this is only a minor subdivision.
  - G. Sect. 146-11.J. – Recreational Facilities Plan - applicant is requesting relief since this is only a minor subdivision.
  - H. Sect. 146-11.K. – Planning Module – applicant is requesting relief from full planning module since we have submitted an exemption mailer.
  - I. Sect. 146-11.L. – Architectural Plans – applicant will comply and provide plans.
  - J. Sect. 146-27 – Sidewalks – applicant is requesting relief since no adjacent sidewalks exist.
  - K. Sect. 146-32 – Monuments – proposed monumentation has been provided in plan.

Respectfully,

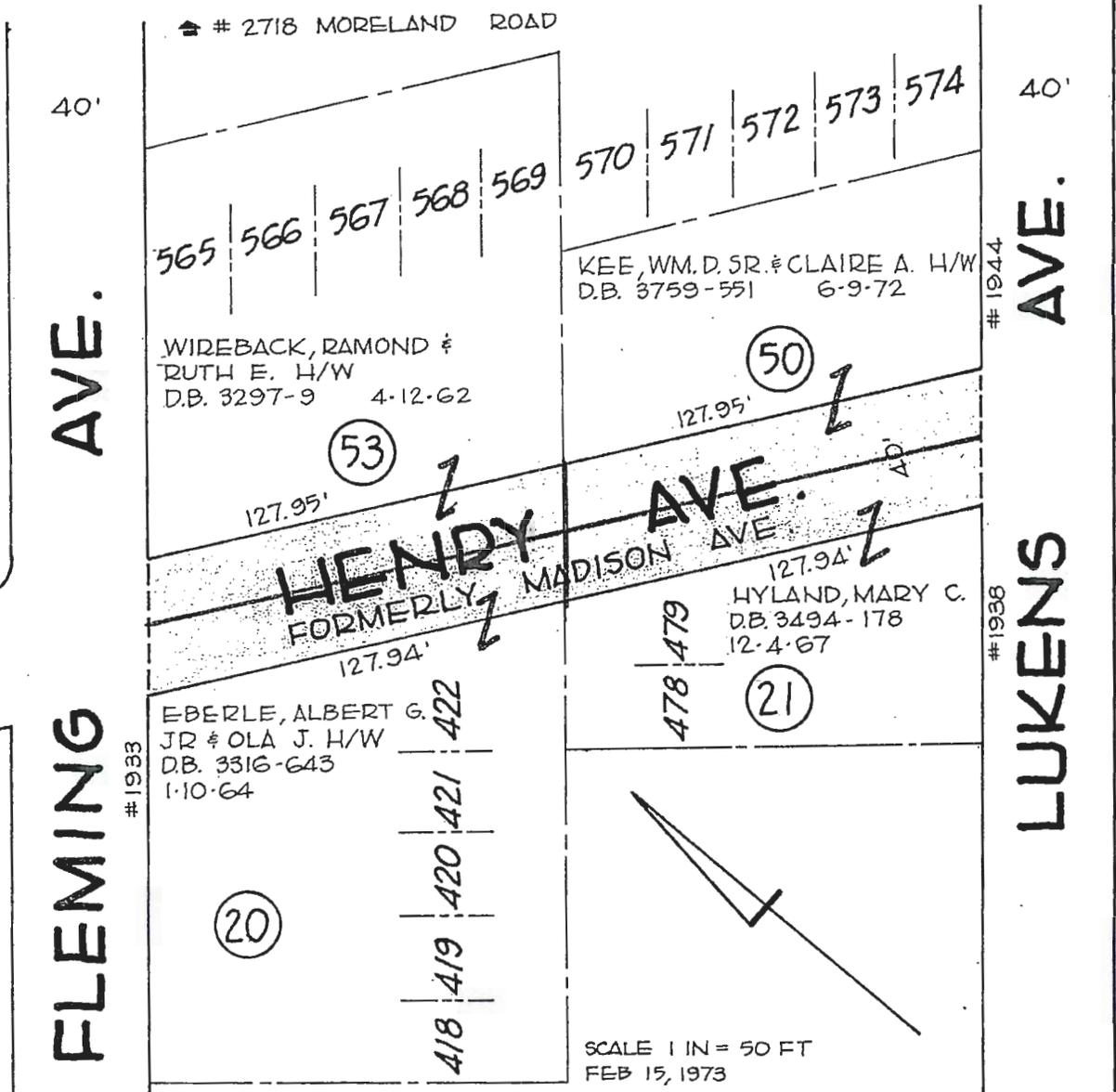


Edmund A. Chadrow, III, P.L.S.

EAC/tl

Cc: Poppet/Deacon, Inc., applicant

SKETCH SHOWING VACATION OF HENRY AVE.  
BETWEEN FLEMING AVE. AND LUKENS AVE.



ABINGTON TWP. FIFTH WARD BLOCK No. 22  
MONTGOMERY CO., PA.

EXHIBIT 'A'

PLAN OF WEST WILLOW GROVE LAND CO. D.B. 544 P500

**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

December 29, 2015

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

Re: MCPC #15-0300-001  
Elsner Plan – Block 116, Unit 53  
(3 lots/2 dus comprising .59 acres)  
Situate: Moreland Road (south)/Fleming Avenue (east)  
Abington Township

Dear Mr. Penecale:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 21, 2015. We forward this letter as a report of our review.

## BACKGROUND

Pat Deacon, of Popper & Deacon, Inc., the Applicant, proposes to subdivide two lots totaling 0.59 acres into three lots. Block 116, Unit 53 would be subdivided into two lots. Proposed Lot 1 would be 7,500 square feet, and Proposed Lot 2 would be 7,500 square feet. Proposed Lot 2 is the site of an existing shed and garage; the garage would be demolished under this plan. New homes would be constructed on each of those two lots. The third lot Block 116, Unit 42 would remain 9,998 square feet and is the site of an existing dwelling and a proposed new detached garage. The property is located at the intersection of Moreland Road and Fleming Avenue, in the R-4 High Density Residential District.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, in the course of our review we have identified the following issues that the applicant and Abington Township may wish to consider prior to final plan approval. Our comments are as follows.

## REVIEW COMMENTS

### SIDEWALK

- A. There is no sidewalk on the Fleming Road frontage. As an alternative to constructing a sidewalk there we recommend the applicant construct a crosswalk over Fleming Road, extending the sidewalk on Moreland Road [§146-27].

### STREET TREES

- A. Street trees are required approximately every 50 feet. It appears that there is one shade tree on the Moreland Road frontage and none on the Fleming Road frontage; therefore, approximately 4-5 new street trees would be required [§146-39].

### REQUIRED PLAN INFORMATION

- A. The location map provided appears to incorrectly indicate the property location by showing it one block to the west of the actual site [§146-11.A]

### DESIGN

- A. The "Left Side Elevation" of the two new homes shows virtually "blank walls"—or facades nearly devoid of windows. To help promote attractive infill development that matches the character of existing development, and enhances public safety by eliminating blind spots outside homes, we recommend more windows be added to the "left side elevation" façade.

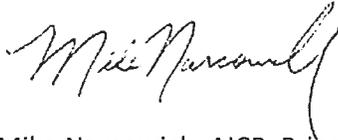
## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal and we believe that our suggestion will better achieve the township's planning objectives for walkability and shade trees.

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,

A handwritten signature in black ink, appearing to read "Mike Narcowich". The signature is fluid and cursive, with a large initial "M" and a long, sweeping underline.

Mike Narcowich, AICP, Principal Community Planner  
[mnarcowi@montcopa.org](mailto:mnarcowi@montcopa.org) - 610-278-5238

c: Pat Deacon, Popper & Deacon, Inc., Applicant  
Edmund A. Chadrow, III, R.P.L.S., Applicant's Engineer  
Ron Rosen, Chair, Township Planning Commission  
Michael LeFevre, Township Manager  
Lawrence T. Matteo Jr., Dir. Township Planning and Code Enforcement  
Michael E. Powers, P.E., Township Engineer  
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor

Attachments: Reduced Copy of Applicant's Plan  
Aerial Photo of Site