



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 SD-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 **Priceless Homes, LLC**.

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 **Priceless Homes, LLC**, owner of the property located at 130 Fisher Road, Jenkintown, Pa. The applicant proposes to subdivide the property into two lots. Lot #1 will contain the existing single family dwelling on a lot of 13,108 square feet. Lot #2 is proposed for development and is plotted at 12,885 square feet. Both lots comply with the dimensional requirements of Section 303.3 of the Zoning Ordinance. Both lots will be served by public water and sewer. The property is zoned within the R-3 Residential District of Ward #4 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

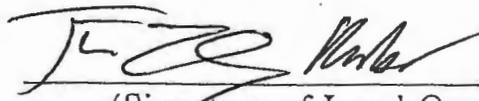
Submission Date 12/18/15

Application No. SA-15-05

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 of Applicant)



(Signature of Land Owner)

Title of Plan Submitted:

Plan of minor Subdivision
130 Fisher Road made for
priceless Homes.

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

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

B. Plan Identification:

Plan Dated: 12-15-2015

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:

1 New Building Lot, 1 Existing Home

C. Property Identification:

Address / Location 130 Fisher Rd, Jenkintown, Pa
Between streets Glen Road and Squirrel Road

Township of Abington

APPLICATION FOR MODIFICATION OF PLAN

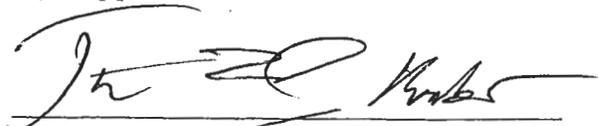
Submission Date 12/18/15

Application No. SA-15-05

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 of Applicant)



(Signature of Land Owner)

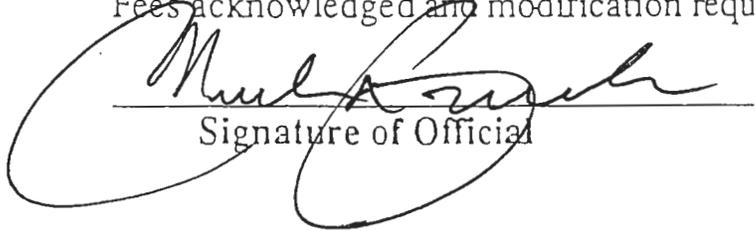
Title of Plan Submitted: Plan of Minor Sub.
Bo Fisher Road made for
priceless Hares.

A. Plan Type:

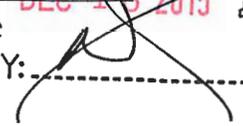
- | | |
|--|---|
| <input checked="" type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Minor Land Development |
| <input type="checkbox"/> Preliminary Major Subdivision | <input type="checkbox"/> Preliminary Land Development |
| <input type="checkbox"/> Final Major Subdivision | <input type="checkbox"/> Final Land Development |
| <input type="checkbox"/> Preliminary Major SD & LD | <input type="checkbox"/> Final Major SD & LD |

Regulation Topic	Section #	Extent of Modification Requested
<u>None requested</u>	<u>at this time</u>	
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Fees acknowledged and modification request received:



Signature of Official

RECEIVED
DEC 18 2015
Date _____
BY: 

Jim Zaspel jimzaspel@gmail.com

D. Applicant Identification:

Applicant: Jim Zaspel
Priceless Homes, LLC
Address: PO Box 505

Phone 267-577-1672

Fort Washington, PA 19034

Land Owner: _____
Address: Same Phone _____

Equitable Land Owner: _____
Address _____ Phone _____

Architect: _____
Address _____ Phone _____

Engineer: Eastern Chadrow Assoc. Inc.
Address: 555 E. 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	_____	_____
Sidewalks	_____	_____
Storm Sewers	_____	_____
Water Supply	_____	_____
Fire Hydrants	_____	_____
Sanitary Sewers	_____	_____
Monuments	_____	_____
Shade Trees	_____	_____
Open Space	_____	_____
Park Land	_____	_____
Other	_____	_____

Total:

Fees received from applicant:	Application Fee	<u>300.00</u>
	Review Escrow	<u>2500.00</u>
	Total	<u>2,800.00</u>

Fees acknowledged and application accepted as complete:

Michael J. [Signature]
Signature of Official

RECEIVED
DEC 18 2015



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

James Zaspel
Priceless Homes, LLC
Post Office Box 505
Fort Washington, Pa. 19034

December 23, 2015

Re: Staff Review Comments on Application SD-15-05 for the property located at 130 Fisher Road, Jenkintown, Pa. 19046.

Dear Mr. Zaspel,

This letter is written to inform you that the staff of the Township of Abington has reviewed the application and the plans submitted for the proposed subdivision of 130 Fisher Road, Jenkintown, Pa. 19046. The plan proposes to subdivide the .61 acre site into two lots. Lot #1 is proposed to contain the existing single family dwelling on a site of 13,108 square feet. Lot #2 is proposed as a building lot of 12,885 square feet. Both lots will conform to the dimensional requirements of Section 303.3 of the Zoning Ordinance of the Township of Abington. This application was reviewed as a preliminary as a final minor subdivision application. Several of the conditions listed below are building permit related and will be clearly marked within this letter with a (BP). These comments are required be addressed at the time a building permit is submitted for review. All other comments must be addressed to the satisfaction of the Board of Commissioners of the Township of Abington.

Code Enforcement Department:

1. Construction of a single family dwelling is shown to be on Sheet #3 of the plan packet submitted for review. The applicant is required to submit sealed architectural plans that comply with the residential construction code adopted by the Township of Abington at the time of submission. (BP)
2. All contractors and sub-contractors working on this site are required to be registered with Attorney General's Office of the Commonwealth of Pennsylvania. (BP)
3. Separate permits are required for all electrical, heating, air conditioning and the construction of any structures. (BP)

Plumbing Inspector's Office:



4. All plumbing work proposed to be completed in connection with this project is required to be applied for and completed by a Master Plumber that is registered with this office. (BP)
5. All plumbing work must be designed and installed to comply with the Plumbing Code adopted by the Township of Abington at the time the application is submitted for review. (BP)

Fire Marshal's Office:

6. No comment at this time.

Engineering Office:

7. Sanitary sewers of this area flow through Cheltenham Township.
8. Upon approval of this plan, the applicant shall provide the township with two (2) 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.
9. The plans do not indicate any proposed concrete monuments. The plans should show concrete monuments at the two (2) new property corners along the new property line. Upon approval of this plan, the Applicant shall install the concrete monuments. This is a requirement of the subdivision process.
10. Any work performed within the street/right-of-way areas of Fisher Road 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 and an itemized cost estimate breakdown of public and private improvements will be required.
11. 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.
12. Abington Township storm-water ordinance (Ord. No. 1910) states that a Storm Water Report and Plan must be completed for projects creating over one thousand square feet (1,000 s.f.) of impervious surface. The storm-water created by the new impervious surface area must be managed on the property with on-site storm-water management system (seepage pit, drywell, rain garden, etc.). This project falls under that category.
13. Before a Building Permit is issued, the applicant is required to apply for a Residential 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.

14. The "Proposed Dwelling" on the "Grading Plan" does not indicate a rear deck, patio, steps or basement egress. There should be at least one, if not two of these items shown on the plan and included with the Impervious Area calculations.
15. We KINDLY REQUEST that all township signature blocks be placed near the bottom of the sheet.

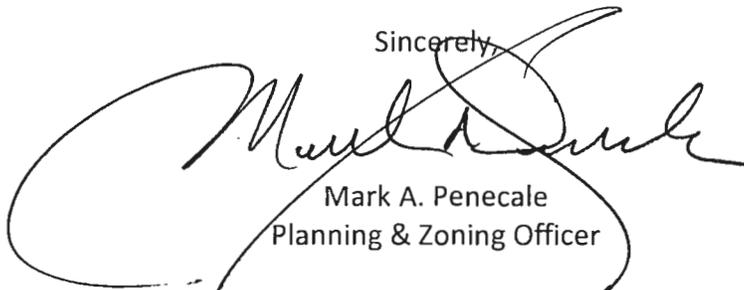
Planning Zoning Office:

16. An ACT 537 Exemption Application is required to be filed for this application. This application must be filed within 14 days of the date of this letter. Once submitted, the application will be reviewed by both the Abington Township Planning Commission and the Director of Waste Water Treatment Facility. This application has been on the EDU waiting list for the past 2 years. The EDU is now available.
17. Due to the fact that the sanitary sewer flows from the proposed new single family dwelling is directed to Cheltenham Township, the ACT 537 Exemption Application will also need to be approved by Cheltenham Township.
18. All trees proposed to be removed are required to be clearly marked on the plan. The type and size must also be included. The plan plots the location of at least three trees within the building envelope and several other within 15 feet of the proposed new dwelling.
19. Architectural plans should be submitted so that this office can ensure the proposed new single family dwelling complies with the requirements of Section 303.3 of the Zoning Ordinance of the Township of Abington.
20. The applicant is required to supply this office with a letter of availability from both Aqua and PECO.
21. 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. Staff supports this request.

- 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.C – Proposed Layout Plan** – The plan is required to plot the location of all existing utilities, to include the size, type and depth of all existing improvements proposed to remain and be removed. Staff supports this request.
- G. **Section 146-11.I – Phasing Plan** - A plan is required to be submitted, however this is a single lot application with no major public improvements that would require a phased development of the property. The applicant has requested this waiver. Staff supports this request.
- H. **Section 146-11.L – Architectural Plan** – An architectural plan is required to be submitted with this subdivision plan. Staff does not support this request.
- I. **Section 146-24.D – Right-of-Way Width** – The applicant requests approval to have the existing right-of-way widths remain as plotted. Staff supports this approval.

If there are any questions pertaining to the comments listed above, I would ask that you contact the reviewing department directly or I can be reached at 267-536-1017. This application is scheduled to be reviewed by the Planning Commission of the Township of Abington on Wednesday, November 18, 2015.

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)

**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 31, 2015

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

Re: MCPC #15-0304-001
Fisher Road – Priceless Homes
(2 lots comprising .60 acres)
Situate: Fisher Road (west)/north of Township Line Road
Abington Township

Dear Mr. Penecale:

We have reviewed the above-referenced minor subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 28, 2015. We forward this letter as a report of our review.

BACKGROUND

Priceless Homes, LLC, the Applicant, proposes to subdivide a lot of 0.60 acres into two lots. Proposed Lot 1 would be 13,108 square feet, and is the site of an existing 1,931 square feet dwelling and 556 square feet detached garage located to the rear of the home. Proposed Lot 2 is 12,885 square feet and would be the site of a 1,640-square foot home. The property is located on Fisher Road, north of Township Line Road in the R-3 Medium Density Residential District. Lot 1 is to be served by public sewer and water, and Lot 2 would be served by public water and sewer as well.

COMPREHENSIVE PLAN COMPLIANCE

MONTCO 2040: A Shared Vision, the Comprehensive Plan for Montgomery County, includes the goal “enhance community character and protect neighborhoods,” which itself urges the encouraging of appropriate infill development. To ensure maximum compliance with the County Comprehensive Plan, we recommend that the applicant consider how characteristics of the new infill home fit with those adjacent to it. Factors to consider include whether the proposed home would have a garage located to the rear as its neighbors do; and how the proposed home’s footprint, height, width, roof, windows, doors, and materials relate to the existing neighboring homes.

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

LANDSCAPING

A. Shade Trees [§146-39.A] – Three to four shade trees are required; the SALDO recommends that these trees be planted approximately 5 feet within the right-of-way. There are two trees – one on Lot 1 and one on Lot 2 that could be counted towards meeting this requirement. Thus, we recommend that one-to-two additional shade trees be planted.

PLAN INFORMATION

- A. Steep Slopes – Shall be shown [§146-11.B].
- B. Landscaping and Shade Tree Plan – Existing vegetation to be removed shall be shown [§146-11.H].
- C. Architectural Plans – Since the proposed new infill home would be located close to, and in the middle of a few homes sharing similar bulk, height, design, and materials, we recommend that architectural plans consistent with §146-11.H be provided to show how the new home would fit into the neighborhood.

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 shade trees and infill development.

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
mnarcowi@montcopa.org - 610-278-5238

c: Priceless Homes, LLC, Applicant
Edmund A. Chadrow, III, R.P.L.S., Applicant's Land Surveyor
Lawrence J. Byrne, R.P.E., Applicant's Engineer
Ron Rosen, Chair, Township Planning Commission
Michael LeFevre, Township Manager
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: Reduced Copy of Applicant's Plan
Aerial Photo of Site