



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-16-01

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 **Daniel J. Opdyke**.

MEETINGS	DATE AND TIME
Planning Commission Committee	March 22, 2016 @ 7:30 p.m.
Code Enforcement Committee	April 4, 2016 @ 7:00 p.m.
Board of Commissioners	April 14, 2016 @ 7:30 p.m.

This is the application of **Daniel J. Opdyke**, applicant for the property located at 821 Central Avenue and the vacant parcel known as #300011464008 fronting on Cricket Avenue, Ardsley, Pa. The applicant proposes to relocate the shared property and add 300 feet to the vacant parcel fronting on Cricket Avenue. The vacant lot will be increased to 7,500 sq. ft. and 821 Central Avenue will be reduced to 13,500 square feet. Both lots will 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-4 Residential District of Ward #9 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

MON 3:30

APPLICATION FOR APPROVAL OF PLAN

RECEIVED

FEB 02 2016

Submission Date _____
BY: _____

Application No. SD-16-01

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.

Donald J. Opdyke 1-27-16
(Signature of Applicant)

Nancy A. Opdyke 1/27/16
(Signature of Land Owner)

Title of Plan Submitted: MINOR SUBDIVISION - 821 CENTRAL AVE.

A. Plan Type:

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

B. Plan Identification:

Plan Dated: MARCH 25, 2013

Engineer: CHARLES E. SHOEMAKER, INC.

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:

APPLICANT INTENDS TO DIVIDE A 5' X 60' PARCEL OF LAND FROM PREMISES AT 821 CENTRAL AVENUE + COMBINE WITH A PREMISES ON CRICKET AVENUE, RESULTING IN TWO LOTS, ONE CONTAINING AN EXISTING DWELLING AND THE OTHER A 7,500 S.F. VACANT LOT.

C. Property Identification:

Address / Location 821 CENTRAL AVENUE + CRICKET AVENUE
Between streets SPEAR AVENUE and LINCOLN AVENUE

D. Applicant Identification:

Applicant: DANIEL J. OPDYKE

Address 311 ARBOUR GREEN COURT
HATFIELD, PA 19440

Phone 215-630-1585

Land Owner: CHRISTOPHER R, ALICE M. + NANCY A. OPDYKE

Address 821 CENTRAL AVENUE
ADDSEY, PA 19038

Phone 215-630-1585

Equitable Land Owner: _____

Address _____

Phone _____

Architect: _____

Address _____

Phone _____

Engineer: CHARLES E. SHOEMAKER, INC. - JOHN T. REILLEY, PLS

Address 1007 EDGE HILL ROAD
ABINGTON, PA 19001

Phone 215-887-2165

Attorney: _____

Address _____

Phone _____

IMPROVEMENTS PROPOSED	UNITS	EST. COST.
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Streets	_____	_____
Street Widening	_____	_____
Street Signs	_____	_____
Street Lighting	_____	_____
Curbs	_____	_____
Sidewalks	_____	_____
Storm Sewers	_____	_____
Water Supply	_____	_____
Fire Hydrants	_____	_____
Sanitary Sewers	_____	_____
Monuments	2	\$350.00
Shade Trees	_____	_____
Open Space	_____	_____
Park Land	_____	_____
Other	_____	_____

Total:

Fees received from applicant:

Application Fee

300.00

Check # 6787 Rec 882172

Review Escrow

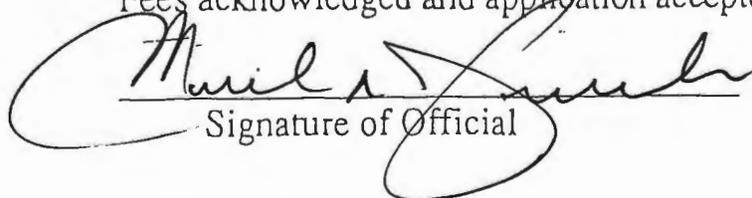
2500.00

Check # 6788 Rec 882173

Total

2,800.00

Fees acknowledged and application accepted as complete:


Signature of Official

RECEIVED
FEB 02 2016
Date

E /:

Township of Abington

APPLICATION FOR MODIFICATION OF PLAN

RECEIVED

Submission Date FEB 02 2016

Application No. SP-16-01

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.

Robert J. Opatycki 1-27-16
 (Signature of Applicant)

Nancy G. Opatycki 1/27/16
 (Signature of Land Owner)

Title of Plan Submitted: MINOR SUBDIVISION - 821 CENTRAL AVE.

A. Plan Type:

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

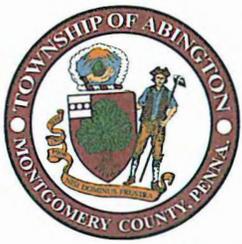
- Minor Land Development
- Preliminary Land Development
- Final Land Development
- Final Major SD & LD

Regulation Topic	Section #	Extent of Modification Requested
<u>OWNERS W/IN 400'</u>	<u>146-11.A.4</u>	<u>IMMEDIATELY ADJOINING OWNERS SHOWN</u>
<u>ELEVATIONS</u>	<u>146-11.A.7</u>	<u>NO ELEVATIONS SHOWN</u>
<u>PROPERTIES W/IN 400'</u>	<u>146-11.B.3</u>	<u>IMMEDIATELY ADJOINING PROPERTIES SHOWN</u>
<u>UTILITIES W/IN 400'</u>	<u>146-11.B.7</u>	<u>UTILITIES ALONG SITE FRONTAGE SHOWN</u>
<u>CONTOURS</u>	<u>146-11.B.8</u>	<u>NO CONTOURS SHOWN</u>
<u>PROPOSED DEVELOPMENT</u>	<u>146-11.C.6-11</u>	<u>NO DEVELOPMENT PROPOSED WITH APPLICATION</u>
<u>GRADING</u>	<u>146-11.D</u>	<u>NO GRADING PROPOSED</u>
<u>ARCHITECTURAL</u>	<u>146-11.I</u>	<u>NO BUILDING PROPOSED</u>
_____	_____	_____
_____	_____	_____

Fees acknowledged and modification request received:

Mark S. ...
 Signature of Official

RECEIVED
FEB 02 2016
 Date
 BY: *[Signature]*



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. Daniel Opdyke
311 Arbour Green Court
Hatfield, Pa. 19440

February 18, 2015

Re: Staff Review Comments on Application SD-16-01 for the property located at 821 Central Avenue, Ardsley, Pa. 19038.

Dear Mr. Opdyke,

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 lot line adjustment subdivision plan filed for the property located at 821 Central Avenue, Ardsley, Pa. 19038. The plan proposes to relocate the existing shared property line between the properties located at 821 Central Avenue and parcel #300011464008 fronting on Cricket Avenue. The proposed lot line adjustment will bring the vacant lot fronting on Cricket Avenue into conformance with the dimensional requirements of Section 304.3 of the Zoning Ordinance of the Township of Abington. 821 Central Avenue has a non-conforming side yard of 6.9 feet that will remain unchanged. 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 not shown on the plan submitted for review. In the event that construction is proposed at some point, 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. No plumbing work is proposed in connection with this application at this time. However, all plumbing work proposed in the future 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 has been provided by this office at this time.

Engineering Office:

7. The sanitary sewers connection for the vacant parcel fronting on Cricket Avenue is available, however an ACT 537 Exemption Application is required to be submitted for the application. Flow from this proposal are processed by Abington Township's Waste Water Treatment Facility.
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. Iron pins are not permitted. Upon approval of this plan, the applicant shall install the concrete monuments. This is a requirement of the subdivision process.
10. The plan submitted does not include any detail related to the required on-site storm water management system. This office is aware no construction is proposed at this time, however, the plan should still show an area for this use.
11. Any construction proposed with this development is required to design and install an on-site storm water management system. The office is tasked with the review and the approval of storm water management permits. Please feel free to contact this office directly for plan requirements and application fees.
12. This office request that all signature blocks be placed near the bottom of the sheet.

Planning Zoning Office:

13. An ACT 537 Exemption Application has been filed for this application. The application will be reviewed by both the Abington Township Planning Commission and the Director of Waste Water Treatment Facility. The EDU for this project is available.
14. The property consists of 4 separate parcels all contained within 1 deed. If this application is approved, the three parcels fronting on Central Avenue will be reduced to one parcel. The lot fronting on Cricket Avenue will have a separate parcel number.
15. No construction is proposed at this time. Therefore no architectural plans have been submitted. It is my understanding that the proposed new lot will be sold to a developer at a later date.
16. The applicant has submitted a letter of availability from both Aqua and PECO.
17. It will be very difficult to design and place an on-site storm water management system until the total square footage of all proposed impervious coverage is known. I would suggest that in order to address Review Comment #10 from the Engineering Office of the Township of Abington, a system be designed to accommodate the maximum permitted impervious coverage allowed within the R-4 Residential District of 55% of the total lot area or in this case 4,125 square feet. I would also suggest that the on-site storm water management system be placed within the front yard setback area. This would allow full use of the rear yard area once a proposed single family dwelling is placed.
18. 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.
 - D. **Section 146-11.L – Architectural Plan** – An architectural plan is required to be submitted with this subdivision plan. Staff supports this request.
 - E. **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 Tuesday, March 22, 2016.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark A. Penecale", is written over a large, faint circular stamp or watermark.

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
JOSEPH C. GALE



**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

March 8, 2016

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

Re: MCPC #16-0035-001
821 Central Avenue – Daniel Opdyke
Situate: Central Avenue (east)/north of Spear Street
Abington Township

Dear Mr. Penecale:

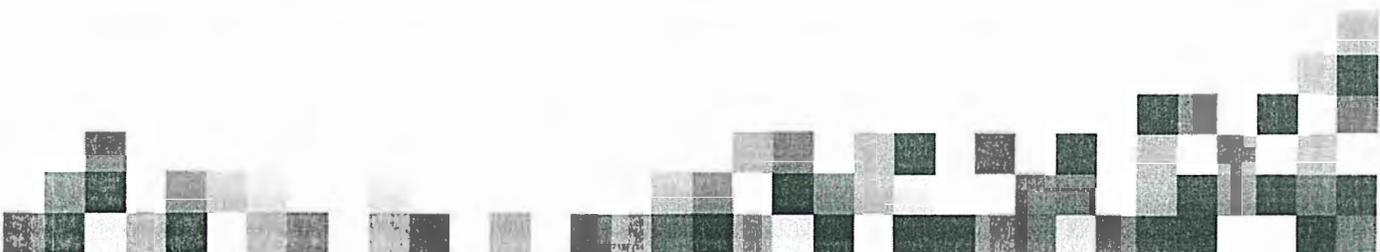
We have reviewed the above-referenced minor subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 5, 2016. We forward this letter as a report of our review.

BACKGROUND

Daniel Opdyke, the applicant, proposes to subdivide a lot of 0.60 acres into two lots. Proposed Lot 1 would be 13,500 square feet and proposed Lot 2 would be 7,500 square feet. Proposed Lot 1 is currently the site of a two-story frame dwelling and detached frame garage. The property has dual frontage on Central Avenue and Cricket Avenue. The property lies in the R4 High Density Residential District. Both proposed lots are served by public sewer and water.

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] – One additional shade tree is required on the Central Avenue frontage.

PLAN INFORMATION

- A. Cartway width shall be provided [§146-11].

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 residential neighborhoods.

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: Daniel Opdyke, Applicant
- John T. Reilly, R.P.L.S., Charles E. Shoemaker, Inc., Applicant's Land Surveyor
- Lucy Strackhouse, 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



Peggy Myers, President
Wayne C. Luker, Vice President
Michael LeFevre, Manager
Jay W. Blumenthal, Treasurer

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

April 25, 2013

Mr. John T. Reilly
Charles E. Shoemaker, Inc.
1007 Edge Hill Road
Abington, PA 19001

Re: Sewer availability for 821 central Avenue Subdivision

Dear Mr. Reilly:

This letter is to confirm that there is sanitary sewer service and capacity available to connect to the Abington Township sanitary sewer system for the above mentioned subdivision. This flow goes to our Wasterwater Treatment Plant.

Very truly yours,

Michael E. Powers
Township Engineer

MEP/ctt





Aqua Pennsylvania, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010

www.aquaamerica.com

April 29, 2013

John T. Reilley, PLS
Charles E. Shoemaker, Inc.
1007 Edge Hill Road
Abington, PA 19001

Re: Water Availability
Cricket Avenue
Bristol Township, Bucks County, Pennsylvania

Dear Mr. Reilley:

This letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania Inc.'s service territory. Service would be provided in accordance with Aqua Pennsylvania Inc.'s Rules and Regulations.

Please contact Deanne L. Ciotti, Aqua Pennsylvania Inc.'s New Service Representative at 610-541-4160 for further information on service alternatives that will meet your domestic and fire service needs. Ms. Ciotti will provide you with the appropriate service applications.

Please note that if any additional public hydrants are required, or any need to be relocated, for this project that it will be handled separately by me with the issuance of a Fire Hydrant Agreement or Relocation Agreement for execution. If required, please forward a drawing with the hydrant dimensioned in both directions showing any utilities that could be encountered by us in running the hydrant lead pipe. Similarly this also applies for our existing mains on a parcel, except that your firm would be required to prepare a drawing for us.

Flow data information may be obtained from our Production Department so that you may determine the adequacy of our supply for your project needs. Please fax a written request to Lisa Thomas Oliva at 610-645-1162 containing the address, street, cross street and municipality and all pertinent contact information.

If I can be of further assistance, you may contact me at (610) 645-4230.

Sincerely,

A handwritten signature in blue ink that reads "Gary J. Horne". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Gary J. Horne
New Business Representative