

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-16-02

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 **Nicholas & Shelley Schorsch**.

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 **Nicholas & Shelley Schorsch**, owners of the property located at 1560 Warner Road and the vacant parcel known as #300043660023 fronting on Mill Road, Meadowbrook, Pa. The applicant's proposes to relocate the shared property line and add 11,031 feet to 1560 Warner Road. The vacant lot will be decrease in lot area from 8.11 acres to 7.86 acres in size. No construction is proposed and no new building lots will be created by this application. The properties are zoned within the R-1 Residential District of Ward #1 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.*

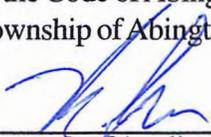


Township of Abington
APPLICATION FOR APPROVAL OF PLAN

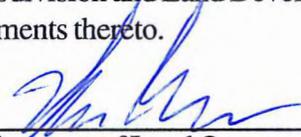
Submission Date 2/24/16 Application No. SD-16-02

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 Lot Line Change Prepared for Tax Block 32 Units 10 & 55

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: 2/19/16 Engineer: Nick T. Rose, P.E., ProTract Engineering, Inc.

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

11,031 square feet of land to be transferred from Unit 55 to Unit 10. No development or construction proposed, no new lots proposed.

C. Property Identification:

Address/Location 1560 Warner Road and Mill Road, Meadowbrook PA 19046

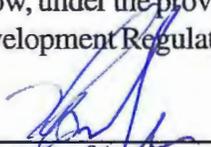
between streets Moredon Road and Valley Road

Township of Abington
APPLICATION FOR MODIFICATION OF PLAN

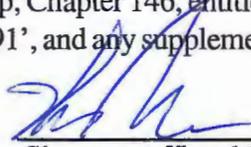
Submission Date 2/24/16 Application No. SD-16-02

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 Lot Line Change Prepared for Tax Block 32 Units 10 & 55

A. Plan Type:

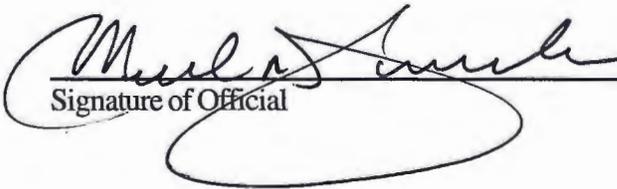
- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Preliminary Major SD & LD

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

<u>Regulation Topic</u>	<u>Section #</u>	<u>Extent of Modification Requested</u>
<u>Property Identification</u>	<u>146-11.A & 146-11.B</u>	<u>(Partial Waiver) To not include all properties & existing features within 400 feet of the site.</u>
<u>Street Plan</u>	<u>146-11.F.b</u>	<u>To not require profile plans, as no new streets are propos</u>
<u>Phasing Plan</u>	<u>146-11.I</u>	<u>To not require a phasing plan with defined timelines</u>
<u>Recreational Facilities Plan</u>	<u>146-J</u>	<u>To not require a recreational facilities plan</u>
<u>Architectural Plan</u>	<u>146-11.L</u>	<u>To not require tentative architectural plans (no work proposed)</u>
<u>Right of Way Width</u>	<u>146-24.D.1</u>	<u>To allow the existing cartways in lieu of the required widths</u>
<u>Curb, Gutter & Sidewalk</u>	<u>146-27</u>	<u>To not require sidewalks and curbs along Warner Road or along Mill Road</u>
<u>Street Lighting</u>	<u>146-38</u>	<u>To not require additional street lighting</u>
_____	_____	_____
_____	_____	_____



Fees acknowledged and modification request received:



 Signature of Official

RECEIVED
FEB 23 2016

Date _____ BY: 

D. Applicant Identification:

Applicant Nicholas & Shelley Schorsch
 Address 1560 Warner Road, Meadowbrook, PA 19046 Phone c/o 646-937-6915

Land Owner same as applicant
 Address _____ Phone _____

Equitable Land Owner _____
 Address _____ Phone _____

Architect Peter S. Friedman, Esq., Friedman Schuman Attorneys at Law
 Address 101 Greenwood Avenue, Fifth Floor, Jenkintown, PA 19046 Phone 215-635-7212

Engineer Nick T. Rose, P.E., ProTract Engineering, Inc.
 Address P.O. Box 58, Hatboro, PA 19040 Phone 215-442-9230

Attorney _____
 Address _____ Phone _____

IMPROVEMENTS PROPOSED

UNITS

ESTIMATED COST

<u>IMPROVEMENTS PROPOSED</u>	<u>UNITS</u>	<u>ESTIMATED COST</u>
Streets	NONE	
Street Widening		
Street Signs		
Street Lighting		
Curbs		
Sidewalks		
Storm Sewers		
Water Supply		
Fire Hydrants		
Sanitary Sewers		
Monuments		
Shade Trees		
Open Space		
Park Lane		
Other		
Total Cost:	0.00	

Fees received from applicant:

Check # 1019 Rec
 Check # 1020 Rec

Application Fee 300.00
 Review Escrow 2500.00
 Total 2800.00

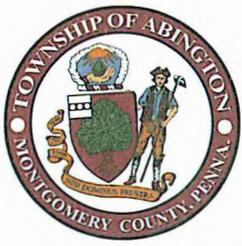
Fees acknowledged and application accepted as complete:

Signature of Official

RECEIVED
 FEB 23 2016

Date

BY:



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

Nicholas & Shelley Schorsch
1560 Warner Road
Meadowbrook, Pa. 19046

March 7, 2016

Re: Staff Review Comments on Application SD-16-02 for the property located at 1560 Warner Road, Meadowbrook, Pa. 19046.

Dear Mr. & Mrs. Schorsch,

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 submitted for your properties. The plan proposes to relocate the existing shared property line between the properties located at 1560 Warner Road and parcel #300043660023 fronting on Mill Road. The approval of this plan would transfer 11,031 square feet of lot area from the 8 acre vacant parcel to 1560 Warner Road. 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 area flow to the Northeast Philadelphia 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 are required to be amended to include (3) concrete monuments to be placed at the new property corners. 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 for either of the two lots. Abington Township's Storm Water Management Ordinance states that the impervious surface storm water run-off must be managed on the property with an on-site storm water management system {seepage pit, rain garden, drywell, etc}. The applicant will be required to apply for storm water management from this office. Any questions related to application, inspection or escrow fees should be directed to this office.
11. This office request that all signature blocks be placed near the bottom of the sheet.

Planning Zoning Office:

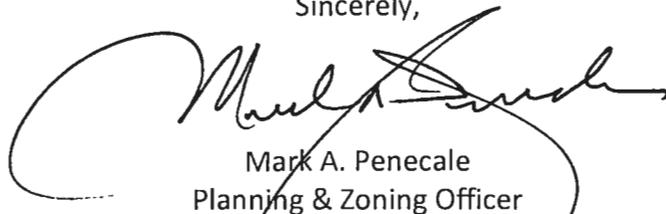
12. An ACT 537 Exemption Application has been not filed for this application. No new EDU is required at this time.
13. The property consists of 2 separate parcels. There are two existing non-conformity related to the side yard setback of 1560 Warner Road. This existing non-conforming yard dimension will remain unchanged.
14. No construction is proposed at this time. Therefore no architectural plans have been submitted.

15. 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.

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,



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)