

# Subdivision & Land Development Notice Plan Review SD-16-04

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 **Kurt & Donna Werner and Joseph and Betsy Schofield**.

MEETINGS	DATE AND TIME
Planning Commission Committee	May 24, 2016 @ 7:30 p.m.
Code Enforcement Committee	June 1, 2016 @ 7:00 p.m.
Board of Commissioners	June 9, 2016 @ 7:30 p.m.

This is the application of **Kurt & Donna Werner and Joseph and Betsy Schofield** owners of the properties located at 1943 and 1935 Acorn Lane, Abington, Pa. The applicants propose to relocate the shared property line adding 11,130 square feet to 1943 Acorn Lane. 1935 Acorn Lane will decrease in lot area from 38,063 square feet to 26,933 square feet in size and the 1943 Acorn Lane property will increase in size from 31,819 square feet to 42,949 square feet. No construction is proposed and no new building lots will be created by this application. The properties are zoned within the R-3 Residential District of Ward #10 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.*



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 T. Rose, P.E.  
Protract Engineering, Inc.  
Post Office Box 58  
Hatboro, Pa. 19040

May 12, 2016

**Re: Staff Review Comments on Application SD-16-04 for the properties located at 1935 & 1943 Acorn Lane, Abington, Pa. 19001.**

Dear Mr. Rose,

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 properties located at 1935 and 1943 Acorn Lane, Abington, Pa. 19001. The plan proposes to relocate a portion of the existing shared property line and increase the property located at 1943 Acorn Lane by 11,130 square feet. 1935 Acorn Lane will be decreased by the same 11,130 square feet. Both properties are located within the R-3 Residential District of Ward #1 of the Township of Abington and will remain in compliance with all of the dimensional requirements of the R-3 District. 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 to 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. No Construction is shown at this time. 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:**





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

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 flows for this area are treated by Northeast Philadelphia Treatment Plant. There is no proposed increase in flows with this plan.
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 applicant will place concrete monuments as noted on the plan. This is a requirement of the subdivision process.
10. The storm water management plan submitted with this application complies with the requirements of the Township of Abington.

**Planning Zoning Office:**

11. An ACT 537 Exemption Application has not been filed for this application and is not required at this time.
12. No construction is proposed at this time. Therefore no architectural plans have been submitted.
13. This application is required to obtain the following waivers from the Subdivision & Land Development Ordinance of the Township of Abington.





Wayne C. Luker, President  
Steven N. Kline, Vice President  
Michael LeFevre, Manager  
Jay W. Blumenthal, Treasurer

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- 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.
- F. **Section 146-27 – Curbing & Sidewalks** – The applicant requires a waiver for the installation of curbing, gutters and sidewalks. Staff is in favor of this request.

If there are any questions pertaining to the comments listed above, I would ask that you contact the reviewing department directly or contact the Code Enforcement Department @ 267-536-1012. This application is scheduled to be reviewed by the Planning Commission of the Township of Abington on Tuesday, May 24, 2016.

Sincerely,

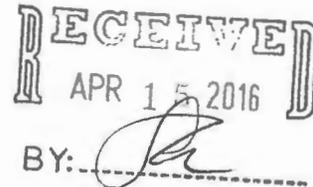
Mark A. Penecale  
Planning & Zoning Officer

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



April 14, 2016

Mr. Mark A. Penecale, Planning & Zoning Official  
Abington Township  
1176 Old York Road  
Abington, PA 19001



Dear Mr. Penecale:

On behalf of Kurt & Donna Werner and Joseph & Betsy Schofield, we are submitting the following information for a lot line change/subdivision application for the properties at 1943 Acorn Lane and 1935 Acorn Lane:

1. Signed Township application form
2. Copy of property deeds
3. Application fee check - \$300.00
4. Escrow check - \$2,500.00
5. 12 copies of subdivision plan (24" x 36")
6. One 11" x 17" copy of plan
7. MCPC application fee check - \$65.00
8. MCPC application form
9. Two copies of storm report

Could you please let me know if this project is scheduled for any Township meetings at which our attendance is required or recommended.

If you have any questions concerning this application or this project, please contact me. Thank you.

Sincerely,

**ProTract Engineering, Inc.**

A handwritten signature in black ink, appearing to read "Nick T. Rose".

Nick T. Rose, P.E.

Copy to: Kurt & Donna Werner (Applicants)  
Joseph & Betsy Schofield (Applicants)

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## TOWNSHIP OF ABINGTON Plan Application Submission Checklist

The applicant is responsible for the submission of a complete application. This checklist will aid both the applicant and staff in ensuring that all applications are complete. The following is a per item submission checklist for all Subdivision, Land Development and Conditional Use Application for the Township of Abington.

- Application Form:** completed and signed by the owner/applicant
- Modification Form:** completed and signed. Requests for Waivers are to be made on this form only. All requirements can be found in the Land Development & Subdivision Ordinance.
- 12 Copies** of the proposed plan, folded to legal file size. Plans should be to a 20 scale and will not exceed a sheet of 24" x 36".
- The applicant will provide a **reduced copy** of the plan, no larger than 11" x 17".
- Two copies of DER Planning Modules.** Refer to Section 146.11.K
- Letter of Sewer Availability:** This is obtained from the Township Engineer.
- Letter of Water Availability.** This is obtained from Aqua PA
- Two sets of tentative Architectural Plans.** Required for all applications proposing construction or land development.
- Montgomery County Planning Commission Form.** Completed by this office.
- Check** made payable to Montgomery County Treasurer.
- Application Fee** - check made payable to the Township of Abington.
- Escrow Fee** - check made payable to the Township of Abington. Separate check.
- Copies of previous Zoning Hearing Board decisions.
- Recreation Facilities Plan.**

Application Received By: \_\_\_\_\_ Date Received: 4/15/16

Application Fee: 300.00 Escrow Fee: 2500.00 Total Fee: 2800.00

This application should be presented to the Planning & Zoning Officer. In the event that individual is not available please place this application on that person's desk and deposit all checks in the Code Enforcement Department's safe.

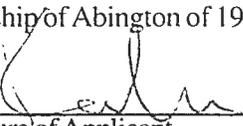
✓ # 847 - 300.00  
 ✓ # 848 - 2500.00

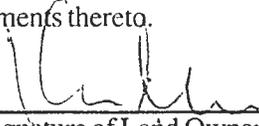
**Township of Abington  
APPLICATION FOR APPROVAL OF PLAN**

Submission Date \_\_\_\_\_ Application No. \_\_\_\_\_

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 1943 and 1935 Acorn Lane

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: 4/12/16 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:

11,130 square feet of land to be transferred from Unit 66 to Unit 42. No development or construction proposed, no new lots proposed.

C. Property Identification:

Address/Location 1943 Acorn Lane and 1935 Acorn Lane, Abington PA 19001

between streets Edge Hill Road and Country Club Drive

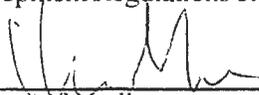
**(continued on next page)**

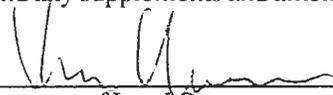
**Township of Abington**  
**APPLICATION FOR MODIFICATION OF PLAN**

Submission Date \_\_\_\_\_ Application No. \_\_\_\_\_

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 1943 and 1935 Acorn Lane

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 &amp; 146-11.B</u>	<u>(Partial Waiver) To not include all properties &amp; existing features within 400 feet of the site.</u>
<u>Topography</u>	<u>146-11.B.8</u>	<u>To not require contour lines/topography</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 &amp; Sidewalk</u>	<u>146-27</u>	<u>To not require sidewalks and curbs along Acorn Lane</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

\_\_\_\_\_  
 Date



# Municipal Request for Review



## To Be Completed By Municipality

Meeting Date: 5/4/16  
 Meeting Room, Commission Room: Township of Abington  
 Meeting Date: 6/9/16  
 Meeting Room: Lawrence Mather  
 Meeting Date: Director of Planning & Zoning  
 MCPC File Number: \_\_\_\_\_  
 Review Fee:  Fee Waived \$ 65.00  Fee No Approval

## To Be Completed By Applicant

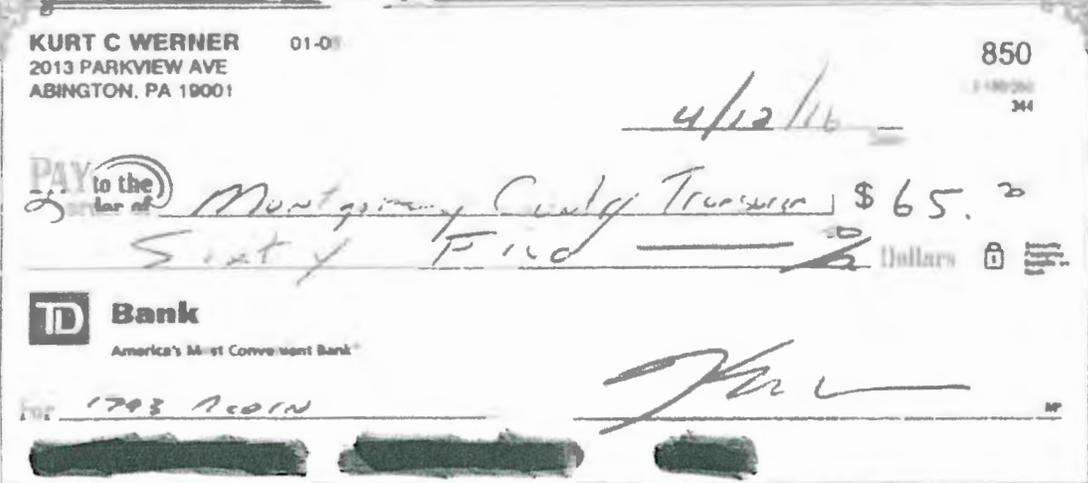
Development Name: Plan of Lot Line Change for 1943 & 1935 Acorn Lane  
 Applicant Name: Kurt & Donna Werner, and Joseph & Betsy Schofield  
 Applicant Address: 1943 Acorn Lane and 1935 Acorn Lane  
Abington, PA 19001  
 Applicant's Representative: Nick T. Rose, P.E., ProTract Engineering, Inc.  
 Business Phone: (215) 442-8230  
 Business Email: nrose@protract.net

### Zoning:

Existing District  
 Proposed District  
 Special Exception Granted:  Yes  No  
 Variance Granted:  Yes  No

### Plan Information:

850  
 344  
 1,130 SF (transfer)



Final  Phase II Pre-Proposal  
**Plan Submission (Subdivision/Land Development Plans):**  
 PLANS SUBMITTED AS  Paper Copy  Digital PDF Format on CD  Digital PDF Format e-mailed to MCPC

### Proposed Utilities:

Type		Capacity	
Water	Sewer	Water	Sewer
<input checked="" type="radio"/> Public	<input checked="" type="radio"/> Public	Available	<input checked="" type="radio"/> <input checked="" type="radio"/>
<input type="radio"/> Individual Well	<input type="radio"/> On-Lot	Individual	<input type="radio"/> <input type="radio"/>
<input type="radio"/> Community System	<input type="radio"/> Centralized	Unknown	<input type="radio"/> <input type="radio"/>

Townhouse/Twins	<input type="radio"/> Yes <input checked="" type="radio"/> No		
Apartments	<input type="radio"/> Yes <input checked="" type="radio"/> No		
Commercial	<input type="radio"/> Yes <input checked="" type="radio"/> No		
Industrial	<input type="radio"/> Yes <input checked="" type="radio"/> No		
Office	<input type="radio"/> Yes <input checked="" type="radio"/> No		
Institutional	<input type="radio"/> Yes <input checked="" type="radio"/> No		
Other	<input type="radio"/> Yes <input checked="" type="radio"/> No		

### Additional Information:

Lot line change to transfer 11 130 square feet from Tax Block 1 Unit 66 to Unit 42

# STORMWATER MANAGEMENT REPORT

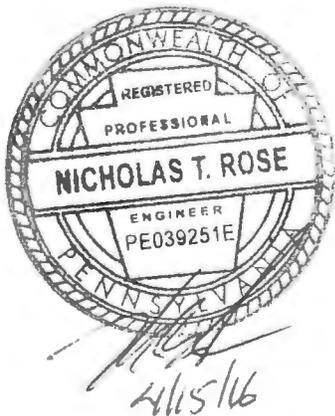
## Lot Line Change – 1943 & 1935 Acorn Lane

TAX PARCELS 30-00-00372-00-3 & 30-00-00368-00-7  
Tax Block 1 Units 66 and 42  
Abington Township

Prepared for:

Kurt & Donna Werner and Joseph & Betsy Schofield  
1943 Acorn Lane and 1935 Acorn Lane  
Abington, PA 19001

April 12, 2016



prepared by:

**ProTract Engineering, Inc.**  
P. O. Box 58, Hatboro, PA 19040

### Runoff Calculations

Existing Area of Unit 66 = 0.73 Acres

Pre-Existing CA =  $(0.60)0.4 + (0.13)0.9 = 0.36$

Proposed Area of Unit 66 = 0.99 Acres

Post-Project CA =  $(0.86)0.4 + (0.13)0.9 = 0.46$

Existing Area Unit 42 = 0.87 Acres

Pre-Existing CA =  $(0.75)0.4 + (0.12)0.9 = 0.41$

Proposed Area of Unit 42 = 0.62 Acres

Post-Project CA =  $(0.50)0.4 + (0.12)0.9 = 0.31$

Pre-Existing CA =  $0.36 + 0.41 = 0.77$

Post-Project CA =  $0.46 + 0.31 = 0.77$

There is no increase in CA, therefore there is no increase in runoff.

JOHN Y & MYOUNG EUN KIM  
1940 ACORN LN  
ABINGTON PA 19001

WILLIAM E & PENDERGHEST  
1909 MAPLEWOOD AVE  
ABINGTON PA 19001-1107

NICOLE E MEEHAN  
1915 MAPLEWOOD AVE  
ABINGTON PA 19001-1107

ANTHONY M & LINDA M DIMASSA  
1919 MAPLEWOOD AVE  
ABINGTON PA 19001-1107

SCOTT C SEAMANS  
1910 MAPLEWOOD AVE  
ABINGTON PA 19001-1108

GEOFFREY THOMAS & AMANDA  
ROSE BENNETT  
1918 MAPLEWOOD AVE  
ABINGTON PA 19001-1108

JOHN A JR & MECHELLA SOLECKI  
1920 EDGE HILL RD  
ABINGTON PA 19001-1116

COLEEN CALVIELLO  
1928 EDGE HILL RD  
ABINGTON PA 19001-1116

MAXIM A & NATALIE V BABIN  
1936 EDGE HILL RD  
ABINGTON PA 19001-1117

ROBERT C & SUZANNE W LOTZ  
1889 ACORN LN  
ABINGTON PA 19001-1301

BERNARD W III & JENNIFER  
MCANDREW  
1890 ACORN LN  
ABINGTON PA 19001-1302

ARCHIBALD W GARVIN  
1911 EDGE HILL RD  
ABINGTON PA 19001-1304

ZACHARY P & ANASTASIYA R  
HULAYEV  
1917 EDGE HILL RD  
ABINGTON PA 19001-1304

RUSSELL M JR & CAROL EGGER  
1923 EDGE HILL RD  
ABINGTON PA 19001-1312

DAVID W & KUSHIN CARLEY  
BOBER  
1900 ACORN LN  
ABINGTON PA 19001-1314

JEAN E & DUFFY MARY STANTON  
1906 ACORN LN  
ABINGTON PA 19001-1314

GREGG F & BONNIE P MEISTER  
1912 ACORN LN  
ABINGTON PA 19001-1314

JOHN F JR & DOLORES  
KUYKENDALL  
1918 ACORN LN  
ABINGTON PA 19001-1314

STEVEN J & CHRISTINE D SCHENK  
1922 ACORN LN  
ABINGTON PA 19001-1314

JOHN J & FLUEHR MARY  
MCQUIGGAN  
1928 ACORN LN  
ABINGTON PA 19001-1314

MICHAEL F & MAUREEN A  
ARCHER  
1952 ACORN LN  
ABINGTON PA 19001-1314

CATHERINE HENRY  
1901 ACORN LN  
ABINGTON PA 19001-1315

VIOLET & JENNIFER CHU  
1905 ACORN LN  
ABINGTON PA 19001-1315

CHRISTIAN J & SUSAN K FIDLER  
1915 ACORN LN  
ABINGTON PA 19001-1315

FRANCIS M DAVIES  
1923 ACORN LN  
ABINGTON PA 19001-1315

JOSEPH R JR & RITA MORGAN  
1929 ACORN LN  
ABINGTON PA 19001-1315

JOSEPH & BETSY SCHOFIELD  
1935 ACORN LN  
ABINGTON PA 19001-1315

KURT C SR & DONNA WERNER  
1943 ACORN LN  
ABINGTON PA 19001-1315

PAUL R SARAH S KRAUSE  
1947 ACORN LN  
ABINGTON PA 19001-1315

DAVID R AND JANE M BARRETT  
1953 ACORN LN  
ABINGTON PA 19001-1315

FRANK L & FRANA KLEMENCIC  
1957 ACORN LN  
ABINGTON PA 19001-1315

VALLEY COUNTRY CLUB  
HUNTINGDON  
OLD WELSH RD  
HUNTINGDON VALLEY PA 19006  
19006

ANDREW M & CHRISTINA G  
TERSŠAKOVEC  
1949 COUNTRY CLUB DR  
HUNTINGDON VALLEY PA 19006-  
5601

THOMAS C & JEAN A GIBBS  
1955 COUNTRY CLUB DR  
HUNTINGDON VALLEY PA 19006-  
5601

GARY L & MARY S JOHNSON  
1961 COUNTRY CLUB DR  
HUNTINGDON VALLEY PA 19006-  
5601

JOHN F & BARBARA N  
CARABELLO  
1967 COUNTRY CLUB DR  
HUNTINGDON VALLEY PA 19006-  
5601